

**EDGERTON CITY COUNCIL  
MEETING AGENDA  
CITY HALL, 404 EAST NELSON STREET  
April 27, 2023  
7:00 P.M.**

**Call to Order**

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

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

4. Approve Minutes from April 13, 2023 Regular City Council Meeting.
5. Approve Application FP2023-02, Final Plat for Logistics Park Kansas City Phase VI – Third Plat, located at 30500 and 30700 W. 183<sup>rd</sup> Street, Edgerton, Kansas.

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

**Regular Agenda**

6. **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.
7. **Public Comments.** The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the City Council must sign-up before the meeting begins. Speakers must provide their name and address for the record and are limited to three (3) minutes. The maximum time limit for all speakers will be thirty (30) minutes. Comments on personnel matters or matters pending before court/other outside tribunals are not permitted. Any comments are for informational purposes only. No action will be taken.

The Mayor may modify these provisions, as necessary. The Mayor may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to City Council members only and should not speak to fellow audience members. City Council members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

**Business Requiring Action**

8. **CONSIDER OUTSIDE CITY LIMITS WATER SERVICE APPLICATION**

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

9. **CONSIDER THE 2022 AUDIT OF FINANCIAL STATEMENTS AS PRESENTED BY VARNEY & ASSOCIATES**

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

**10. CONSIDER CHANGE ORDER #7 AND #8 TO CONTRACT WITH PYRAMID CONTRACTORS INCORPORATED FOR CONSTRUCTION OF 207<sup>TH</sup> GRADE SEPARATION PROJECT**

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

**11. CONSIDER ORDINANCE NO. 2132 AMENDING ARTICLE 8 – ADMINISTRATIVE AUTHORITIES, DUTIES AND PROCEDURES - OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EDGERTON, KANSAS AND CONSIDER ORDINANCE NO. 2133 AMENDING ARTICLE 11 – PERMITTED CHANGES AND DOWNZONINGS – OF THE UNIFIED DEVELOPMENT CODE AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH**

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

**12. Report by the City Administrator**

- 2024 Budget Calendar
- First Quarter Community Development Update
- 2022-2023 Winter Weather Recap
- Johnson County Sheriff's Office First Quarter Update

**13. Report by the Mayor**

**14. Future Meeting Reminders:**

- May 9<sup>th</sup>: Planning Commission – 7:00PM
- May 11<sup>th</sup>: City Council Meeting – 7:00PM
- May 25<sup>th</sup>: City Council Meeting – 7:00PM
- June 8<sup>th</sup>: City Council Meeting – 7:00PM
- June 13<sup>th</sup>: Planning Commission – 7:00PM
- June 22<sup>nd</sup>: City Council Meeting – 7:00PM

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

**EVENTS**

April 28: Edgerton Elementary School Carnival  
May 2: Municipal Court  
May 8: Public Safety Town Hall  
May 9: Tales for Tots  
May 12: Edgerton Movie Night – E.T. the Extra Terrestrial  
May 13: City-Wide Garage Sale

**City of Edgerton, Kansas**  
**Minutes of City Council Regular Session**  
**April 13, 2023**

A Regular Session of the City Council (the Council) was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas April 13, 2023. The meeting convened at 7:01PM with Mayor Roberts presiding.

**1. ROLL CALL**

Clay Longanecker	present
Josh Lewis	absent
Josh Beem	absent
Deb Lebakken	present
Bill Malloy	present

With a quorum present, the meeting commenced.

Staff in attendance:

- City Administrator, Beth Linn
- City Attorney, Lee Hendricks
- City Clerk, Alex Clower
- Assistant City Administrator, Meagan Borth
- Marketing & Communications Manager, Kara Banks
- Public Works Director, Dan Merkh
- Public Works Superintendent, Trey Whitaker
- Development Services Director, Zachary Moore
- Finance Director, Karen Kindle
- Accountant, Justin Vermillion

**2. WELCOME.** Mayor Roberts welcomed all in attendance.

**3. PLEDGE OF ALLEGIANCE.** All present participated in the Pledge of Allegiance.

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

**4.** Approve Minutes from March 23, 2023 Regular City Council Meeting

Councilmember Longanecker moved to approve the Consent Agenda. Councilmember Malloy seconded the motion. The minutes were approved, 3-0.

**Regular Agenda**

**5. Declaration.** There were no declarations made.

**6. Public Comments.** There were no public comments made.

**7. Proclamation.** Mayor Roberts declared April 2023 as Fair Housing Month.

**8. Presentation** by ElevateEdgerton! regarding the 2023 EDGE Grant Program.

Mr. James Oltman, President of ElevateEdgerton!, addressed the Council. He announced the renewal of a grant program offered to Edgerton residents and businesses for beautification of their property, growth for their business, etc. He stated there were not many changes to the program this year. Home base daycares do qualify for this program, whether it is a new business starting or one that has been here that wants to grow their business. He stated multi-level marketing home-based businesses do not qualify. He stated the expansion piece is still the same, those grants will be offered to those that are looking to expand their business and offer things that they currently do not offer. He added that businesses may also apply for marketing dollars, including purchase of swag for giveaways, etc. He stated the only stipulation to that is that marketing items must include Edgerton, Kansas somewhere. He stated all information is on the website and the application window is now open. He stated the funds are on a first come first served basis.

Mayor Roberts stated the dollars last year were awarded within the first two weeks, and asked how many other applications were submitted that did not receive?

Mr. Oltman stated there were a few more that came in after the first wave but when funds were expended, notice was sent out via social media to let people know.

Councilmember Longanecker stated residential grants were at a \$500 max, and asked how much was allotted for commercial?

Mr. Oltman stated commercial is a little higher, they have a 50% cost reimbursement with a \$2,500 max. He stated there is \$5,000 allocated to beautification and \$5,000 to the attraction portion.

Councilmember Longanecker asked how many items are needed for resident bags.

Mr. Oltman stated between 50-100 items are recommended.

Mayor Roberts noted that ElevateEdgerton! is largely privately funded.

Mr. Oltman stated that is correct. ElevateEdgerton! is supported by private dollars. They do make an annual request to the City during budget season.

All the Councilmembers agreed they are excited to see this initiative back this year.

Mayor Roberts stated he would like to talk around budget time to see if there is anything within the budget the City can do to help push this initiative and allow for more grants to be given.

Councilmember Longanecker stated it is nice to see the private businesses support initiatives like this and provide dollars to Edgerton.

Mr. Oltman agreed, he stated the organization has seen great support from their members. He stated for those who would like to know more about the program or apply for a grant, they can visit [www.elevateedgerton.com/grants](http://www.elevateedgerton.com/grants)

**Business Requiring Action**

**9. PUBLIC HEARING REGARDING A RESOLUTION PROVIDING THAT THE CITY IS CONSIDERING ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT AND ADOPTING A PLAN FOR DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING (DWYER FARMS RURAL HOUSING INCENTIVE DISTRICT).**

Mr. Scott Anderson, Development Counsel, addressed the Council. He stated as many know, the City has been working with Rausch Coleman to develop a new housing subdivision. As part of the agreement the City has agreed to construct certain infrastructure to allow for this development. He stated as required with this Rural Housing Incentive District, the city is to adopt a resolution that gives notice of Public Hearing and stated in that Resolution is a requirement to also send said notice to the County and School District. He stated this resolution was approved in February with a Public Hearing date set for tonight and notice was given as required. Notice was also required to be published in the Gardner News. Unfortunately it was determined the notice that ran was too small to be read, thus the City is not comfortable moving forward as the public notice piece in the local paper was not satisfactory. He stated the recommendation tonight is to open the public hearing, take any comments, and continue the hearing to May 25<sup>th</sup>, 2023. He stated the resolution for approval is to be published in the paper and notify the public of the new hearing date.

With no questions or comments, Mayor Roberts opened the public hearing at 7:18PM.

He asked for staff to give a brief description of their portion of the agreement.

Ms. Linn stated the city plans to construct offsite infrastructure such as sanitary sewers, adjacent roadways, and waterlines. She stated these items have been included as funding in the 2023-2027 CIP Program. She stated the Governing Body has previously approved an agreement with BG Consultants to begin those projects. She stated the estimated cost is about \$10 million. She stated the city agreed to construct offsite infrastructure. Rausch Coleman is responsible for all things inside the property boundaries. She stated it is anticipated that there will be a need for financing to get the city to the point of receiving RHID revenues and would anticipate sewer to be funded through a grant or state revolving loan fund. She stated water/sewer is a critical component and they plan to address this as a priority because it must be ready for housing.

Mr. Brian O'Banion with Rausch Coleman Homes addressed the Council. He stated there is about 80 acres and the plan is to build 275 homes of both ranch and two story homes. He stated this will be done in four phases. He stated the anticipated absorption rate will be 4 per month and they will be building out till roughly 2026. He stated housing will start at about \$245K and range to about \$345K with various floor plans. He stated there are about 12 different floor plans and homes. He stated they are very proud and pleased to be working with Edgerton to provide good affordable housing for the community.

There were no public comments.

Mayor Roberts requested motion to continue the Public Hearing to May 25, 2023 at 7:00PM.

Councilmember Lebakken moved to approve the motion, seconded by Councilmember Malloy. The motion was approved, 3-0.

**10. CONSIDER RESOLUTION 04-13-23A PROVIDING THAT THE CITY IS CONSIDERING ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT AND ADOPTING A PLAN FOR DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING (DWYER FARMS RURAL HOUSING INCENTIVE DISTRICT).**

With no questions or comments, Mayor Roberts requested motion to approve Resolution No. 04-13-23A.

Councilmember Malloy moved to approve the motion, seconded by Councilmember Lebakken. The resolution was approved, 3-0.

**11. CONSIDER RESOLUTION NO. 04-13-23B OF THE CITY OF EDGERTON, KANSAS APPROVING A FIVE-YEAR CITY/COUNTY STREET IMPROVEMENT PROGRAM**

Mr. Trey Whitaker, Public Works Superintendent, addressed the Council. He stated every year, the City submits a request for match funding to the county under the CARS program. He stated this was brought about thanks to LPKC-generated revenue, which allows the City the ability to participate due to the matching requirement. He stated the CARS program provides funds to the cities of Johnson County to construct and maintain their major arterial roadways. He stated they use a scoring system to select and allocate funding.

He stated staff has identified potential projects to be submitted for consideration of the next annual 5-year CARS program. Staff is working with the City Engineer/BG Consultants to provide detailed project cost estimates and scopes for these projects. He stated this additional information will be submitted with the CARS 2024-2028 Program Submission. One of the projects (W. 8<sup>th</sup> Street) is funded in the 2023-2027 Capital Improvement Program (CIP), but two of the projects (Streetscape & W. Braun/207th Street) are not yet funded in the CIP. He stated staff recommends submitting them now for consideration while additional funding sources are considered. The five-year City/County plan has flexibility to move projects throughout the plan years, as well as addition or removal of projects. He stated the information for the projects to be submitted and information on CARS eligible routes can be found in the Council packet provided.

Ms. Linn stated the downtown streetscape is set for 2025 to be in conjunction with the building of The Greenspace. She stated what is included in The Greenspace project is improvements from the edge of street to the building, but it does not include road surface. She stated this will

allow for the City to fix remaining infrastructure. She stated the recommended 2026 project is related to Dwyer Farms and the first set of housing being established. She stated the 2027 recommended project is to complete the remaining area of the grade separation project that has not been completed. She stated these details are listed within the council packet. She stated there is some flexibility to move around timing with these projects, and a request can be made closer to deadlines. She stated it is important to get in line now for those dollars.

Councilmember Longanecker questioned if Second Street and Co-Op Road qualifies.

Mr. Whitaker stated staff has tried two or three times and the activity numbers on that roadway are just not there yet.

Mayor Roberts asked how much the city is eligible for.

Mr. Whitaker stated it is not known yet because there are a few factors included in the funding formula, including population.

Mayor Roberts asked about Braun Street, west to city limits.

Mr. Whitaker stated it is not a CARS route today, it stops at 8<sup>th</sup> Street. He stated that will be on the radar to count coming soon.

Mayor Roberts asked if it can become a CIP item then.

Ms. Linn stated the RHID funds can pay over time, but the question is what funds to use from the beginning.

With no further questions or comments, Mayor Roberts requested motion to approve Resolution No. 04-13-23B.

Councilmember Longanecker moved to approve the motion, seconded by Councilmember Malloy. The resolution was approved, 3-0.

**12. CONSIDER PURCHASE AUTHORITY FOR PLAYGROUND EQUIPMENT FOR \$130,000 AND FITNESS EQUIPMENT FOR \$30,000 AS PART OF GLENDELL ACRES PARK RENOVATION PROJECT**

Mr. Dan Merkh, Public Works Director, addressed the Council. He stated in February, the City Council approved early procurement for structures and equipment as part of the Glendell Acres park renovation project. He stated the park renovation includes playground structures and fitness equipment. He stated in March, the city received 8 submissions on the RFP, all of which were within budget, and each submitter provided options for both playground structures and some sort of fitness component.

He presented conceptual renderings of the recommended equipment.

He stated initial recommendation is a typical post and deck style playground with various heights of play, climbing, slides, etc. He stated all colors seen in renderings are customizable through the selection process. He stated some designs are almost circuit like play, where they play in one area and just move to the next, other fit a wide range of age groups. He stated in the recommendation received, there was an included musical instruments area, swings and an inclusive swing. He stated after review staff and consultants agreed with the proximity to housing, it was decided to opt out of the music option and include equipment that would likely be used more.

He stated the fitness recommendation is more a ninja warrior style to address desires from the public input. He stated this could be used at a recreation event, whereas traditional fitness equipment is used for specific exercises.

He stated with the revisions to the components within each section of equipment, City Staff recommends approving purchasing authority of up to \$130,000 for playground equipment and \$30,000 for fitness equipment from the above vendors. Any revisions to the components will be within purchasing authority.

Councilmember Longanecker asked if there will be any change to City insurance with the equipment.

Mr. Merkh stated they are different components than what we have today, so he is unsure of the impact to the City's insurance.

Mayor Roberts stated the city is protected in certain aspects with the Tort Claim Liability Act.

Mr. Hendricks stated that is correct, and he would not be worried about that from the cost standpoint of the City. He stated anyone who walks into a playground accepts some liability.

With no further questions or comments, Mayor Roberts requested motion to approve the purchase authority for Playground and Fitness equipment for a total of \$160,000 as part of the Glendell Acres Park Renovation Project.

Councilmember Lebakken moved to approve the motion, seconded by Councilmember Longanecker. The item was approved, 3-0.

**WALK ON:** Resolution No. 04-13-23C updating the Fee Resolution.

Ms. Linn stated at the last council meeting, the governing body approved a resolution to update the Fee Resolution to reference the changes made in language for cut off day. She stated that resolution did not reflect the proper adoption date and effective date. This resolution before Council does not change anything related to fees or language within, it will only reference the correct effective and adoption dates.

With no questions or comments, Mayor Roberts requested motion to approve Resolution No. 04-13-23C as provided by staff.



Councilmember Longanecker moved to approve the motion, seconded by Councilmember Malloy. The resolution was approved, 3-0.

**13. Report by the City Administrator**

- Mr. Merkh provided the Governing Body with an update to the Water Emergency & Conservation Plans. He stated in 2020, these plans were approved by the City Council and the city is required to review the plans annually. He stated if any changes are made, approval is required by the council and then submitted to the state for review and acceptance. He stated major revisions were completed in 2020 and no substantial revisions to the plans are recommended at this time.

He stated in 2023, staff revised the gallons per year Edgerton is allocated under the contract with the Hillsdale Area Water Cooperative in both the Emergency and Conservation Plans. No other updates were made. However, the City's contract with Baldwin City for purchase of potable water does expire in 2023, so further revisions may be required.

He stated the primary objectives for each are outlined in the council packet provided. Verification of Council review will be provided to the Kansas Water Office.

**14. Report by the Mayor**

Mayor Roberts had no report to give at this time.

**15. Future Meeting Reminders:**

- April 27<sup>th</sup>: City Council Meeting – 7:00PM
- May 9<sup>th</sup>: Planning Commission – 7:00PM
- May 11<sup>th</sup>: City Council Meeting – 7:00PM
- May 25<sup>th</sup>: City Council Meeting – 7:00PM
- June 8<sup>th</sup>: City Council Meeting – 7:00PM
- June 13<sup>th</sup>: Planning Commission – 7:00PM
- June 22<sup>nd</sup>: City Council Meeting – 7:00PM

**16. Adjourn**

Councilmember Longanecker moved to adjourn, seconded by Councilmember Lebakken. The meeting was adjourned at 7:52PM,

Submitted by Alexandria Clower, City Clerk

## City Council Action Item

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**Council Meeting Date:** April 27, 2023

**Department:** Community Development

**Agenda Item: Consider Application FP2023-02, Final Plat for Logistics Park Kansas City Phase VI – Third Plat, located at 30500 and 30700 W. 183<sup>rd</sup> Street, Edgerton, Kansas**

**Background/Description of Item:**

The City of Edgerton has received Application FP2023-02 for the Final Plat of *Logistics Park Kansas City Phase VI – Third Plat*, located at 30500 and 30700 W. 183<sup>rd</sup> Street. This Final Plat request is a replat of three (3) lots and two (2) tracts into one (1) lot and two (2) tracts, to accommodate a future industrial warehouse that was approved with Final Site Plan application FS2023-01. The final plat area includes 79.78 acres in total, all of which was annexed in April 2010.

The entire property included within this replat was zoned to the City of Edgerton L-P (Logistics Park) District on January 26, 2017 and was previously platted as *Logistics Park Kansas City Phase VI – Second Plat*, which was recorded on August 20, 2018. This replat proposal will create one (1) lot and two (2) tracts that are intended to be used for stormwater and drainage and will be owned and maintained by the Logistics Park Kansas City Owners Association. New Drainage Easements (D/E) and Cross Access Easements (A/E) will be dedicated with this plat as well, while previously existing Access Easements and Utility Easements running north/south through the site will be vacated with this plat.

City staff has reviewed the Final Plat submittal for conformance with the approved Preliminary Plat and requirements in Section 13.3 of Article 13 of the Edgerton UDC. The applicant's engineer will update the Final Plat as required by stipulations listed in the staff report prior to the Final Plat being recorded with the County. This Final Plat has been reviewed by the City Engineer and found to be in compliance with City Code requirements.

The Planning Commission voted to approve the Final Plat (FP2023-02) for *Logistics Park Kansas City Phase VI – Third Plat* with a 3-0 vote at their meeting on April 11, 2023.

**Related Ordinance(s) or Statute(s):** K.S.A. 12-741, K.S.A 12-749, K.S.A. 12-752.

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**Funding Source:** N/A

**Budget Allocated:** N/A

**Finance Director Approval:** N/A

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<p><b>Recommendation: Approve Application FP2023-02, Final Plat for Logistics Park Kansas City Phase VI – Third Plat, located at 30500 and 30700 W. 183<sup>rd</sup> Street, Edgerton, Kansas</b></p>
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**Enclosed:**

- Revised Final Plat dated April 4, 2023.
- Staff Report from April 11, 2023 Planning Commission including Final Plat Application FP2023-02
- Excerpt of April 11, 2023 Planning Commission Meeting Draft Minutes – Logistics Park Kansas City Phase VI – Third Plat portion only.

**Prepared by:** Zachary Moore, Development Services Director

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 22 EAST,  
IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

132 Abbie Avenue  
Kansas City, Kansas 66103



## LOGISTICS PARK KANSAS CITY PHASE VI – THIRD PLAT

Application FP2023-02  
30700 and 30500 W. 183<sup>rd</sup> Street

### QUICK FACTS

#### PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat 30700 and 30500 W. 183<sup>rd</sup> Street.

#### Owner and Applicant

Edgerton Land Holding Company, LLC, property owner, represented by Brody Sherar, Agent.

#### Zoning and Land Use

L-P (Logistics Park) with no current development.

#### Parcel Size

79.8 acres

#### Staff Report Prepared by

Chris Clinton



## BACKGROUND

### *Subject Site*

The parcel is located within the Bull Creek watershed and was annexed into the City of Edgerton on March 25, 2010.

Utilities and service providers:

- a. Water Provider - Johnson County Rural Water District #7.
- b. Sanitary Sewer - City of Edgerton.
- c. Electrical Service - Evergy.
- d. Gas Service – Kansas Gas Service.
- e. Police Protection - City of Edgerton through the Johnson County Sheriff's Office.
- f. Fire Protection - Johnson County Fire District #1.

### *Site History and Past Approvals*

The subject property was rezoned from the *A-G, Agriculture* District to *L-P, Logistics Park* District on January 26, 2017 (ZA2016-03). The Planning Commission (the Commission) approved Preliminary Plat PP2017-03 on July 11, 2017, which included two (2) lots and three (3) tracts. A Final Plat, FP2017-03, accompanied the Preliminary Plat application and was approved by the Commission on the same date and was approved by the City Council on August 24, 2017. The previously approved Final Plat (FP2017-03) included an Access Easement (A/E) and Utility Easements (U/E) that bisect the property, running north to south, which must first be vacated prior to issuance of a building permit. The requirement for this easement to be vacated is included as a stipulation of staff's recommendation.

Also, during the July 11, 2017 meeting, the Commission approved a Preliminary Site Plan (PS2017-03) on the subject property, which identified two (2) buildings, with one (1) on each of the lots. The first building was proposed as Inland Port IX and be 492,283 square feet and the second was proposed as Inland Port X and be 682,500 square feet. A Final Site Plan (FS2017-02) was approved for Inland Port IX on July 11, 2017, however, a building permit was not issued within one year and therefore, that Final Site Plan has expired. A Final Site Plan was never presented for Inland Port X.

At the February 14, 2023 meeting, a new Final Site Plan (FS2023-01) was presented to the Commission. The Commission heard testimony from the applicant and neighboring property owners, and the Final Site Plan (FS2023-01) was approved with stipulations by the Commission during that meeting. That Final Site Plan included a 1,000,000 square foot warehouse which will run parallel with the rear property line along the railroad tracks, therefore the building will run southwest to northeast.

### *Proposal*

This Final Plat request is to replat two (2) lots and three (3) tracts into one (1) lot and two (2) tracts. The building approved with FS2023-01 was proposed to cross over existing lot lines therefore, the property must be replatted prior to issuance of a building permit. The two (2) tracts proposed are intended to be used for stormwater and drainage purposes and will be owned by the Logistics Park Kansas City Owners' Association. Drainage Easements (D/E) will also be dedicated in each of the two (2) tracts.

## FINAL PLAT REVIEW

Staff has reviewed the Final Plat submittal for compliance with the requirements in Section 13.3.G of Article 13 of the Edgerton Unified Development Code (UDC). Review comments are as follows:

### **Section 13.3.G Final Plat. Required Contents**

1. The instrument of survey which shows the point of beginning, corner, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pin, monuments found or set. All P.I.'s corners, boundaries must be monumental with a 2" x 24" metal bar.
  - a. *The legend indicates that solid dots are "Found Monument as Noted" but there are no notes provided on those monuments.*
  - b. *The right-of-way widths for the south portion of 183<sup>rd</sup> Street is incorrect.*

***Update Final Plat.***

2. All easements with widths, and roads with curve data.
  - a. *Additional utility easements may be necessary, and the plat should be reviewed by all utility companies.*

***Update Final Plat as needed.***

### **Section 13.3.G Final Plat. Required Contents**

1. All resubdivision plats shall contain the title RESUBDIVISION or REPLAT followed by the original title of the plat and, if applicable, the lot(s) that are to be divided: ie, A Replat of Lots 1 and 2 of \_\_\_\_\_ Subdivision.

***Update Final Plat as needed.***

## NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

## DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FS2023-02	12/23/2022
1	Final Plat	3/20/2023


## STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FP2023-02 Inland Port IX**, subject to the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.
2. The Access and Utility Easements that are down the center of the proposed lot and recorded on Book 201808, Page 005903 will need to be removed and properly vacated.
3. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code (UDC).
4. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
5. All City Engineer comments related to the Stormwater Management Plan must be addressed prior to issuance of a building permit.
6. All Final Plat requirements of the City listed on page 3 shall be met or addressed prior to recording of the Plat.
7. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the Final Plat will expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

***Note: For Application FP2023-02 the Planning Commission will be the approving authority for the application. However, the Governing Body must accept all dedication of land for public use, and the Final Plat will be presented to the Governing Body on April 27, 2023.***



☒ INITIAL SUBMISSION☐ RE-REVIEWNAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City Phase VI-Third PlatLOCATION OR ADDRESS OF SUBJECT PROPERTY: 30700 W 183RD STLEGAL DESCRIPTION: All of Logistics Park Kansas City Phase VI-Second PlatCURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: Vacant FieldTOTAL AREA: 79.78 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 2,904,145 Sq. Ft.DEVELOPER'S NAME(S): Brody Sherar PHONE: (816) 888-7380COMPANY: ELHC IX, LLC FAX: NAMAILING ADDRESS: 3315 N. Oak Trafficway Kansas City MO 64116  
Street City State ZipPROPERTY OWNER'S NAME(S): Brody Sherar PHONE: (816) 888-7380COMPANY: Edgerton Land Holding Company, LLC FAX: NAMAILING ADDRESS: 3315 N. Oak Trafficway Kansas City MO 64116  
Street City State ZipENGINEER'S NAME(S): Patrick Cassity PHONE: (816) 800-0950COMPANY: Renaissance Infrastructure Consulting FAX: NAMAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside MO 64150  
Street City State ZipSIGNATURE OF OWNER OR AGENT: Brody Sherar Digitally signed by Brody Sherar  
DN: C=US, E=bsherar@northpointkc.com, O=NorthPoint Development, CN=Brody Sherar  
Date: 2023.02.21 16:02:27-06'00'

If not signed by owner, authorization of agent must accompany this application.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 ½ x 11) must also be submitted with the application.

**FOR OFFICE USE ONLY**Application No.: FP2023-02 Application Fee Paid: \$ 310 Date Fee Paid: 2/22/23 Receipt # 00002805

Cashier Code: FINALPLAT

Received By: Christopher Clinton

# FINAL PLAT

## LOGISTICS PARK KANSAS CITY PHASE VI - THIRD PLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 22 EAST,  
IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

### LEGAL DESCRIPTION:

All of LOGISTICS PARK KANSAS CITY PHASE VI - SECOND PLAT, a subdivision in the City of Edgerton, Johnson County, Kansas.

### DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LOGISTICS PARK KANSAS CITY PHASE VI - THIRD PLAT".

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "DIE" is hereby granted to the City of Edgerton, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

### RESTRICTIONS:

Tracts "A", and "B" are intended to be used for stormwater detention and open space and shall be owned and maintained by Logistics Park Kansas City Owners' Association, its successors and assigns.

No Access will be permitted to Waverly Road from Tract A.

### CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners and the City of Edgerton, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on this land fronting and abutting on such dedicated public way or thoroughfare.

### EXECUTION:

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ELHC IX, LLC

Nathaniel Hagdom, Managing Member

STATE OF \_\_\_\_\_ SS

COUNTY OF \_\_\_\_\_

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public in and for said County and State, came Nathaniel Hagdom, Manager of ELHC IX, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

Notary Public \_\_\_\_\_ My Appointment Expires \_\_\_\_\_

### APPROVALS:

APPROVED by the Planning Commission of the City of Edgerton, Johnson County, Kansas, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John Daley, Chairman

Charles Cooks, Secretary

APPROVED by the Governing Body of the City of Edgerton, Johnson County, Kansas, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Donald Roberts, Mayor

Alex Cluser, City Clerk

APPROVED by the Zoning Administrator on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Zachary Moore, Zoning Administrator

I hereby certify that during January 2023, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

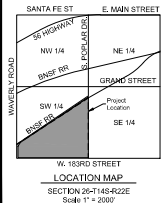
PRELIMINARY  
UNDER REVIEW

Roger B. Dill, Kansas PS-1408  
RBC KS CLS-224  
rbd@rbc-consult.com

### NOTES:

1. Basis of Bearings: LOGISTICS PARK KANSAS CITY PHASE VI - SECOND PLAT
2. Error of Closure: 1 part in: 731347.191"
3. All bearings and distances shown on this plat are plotted and measured unless otherwise noted.
4. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 200100110K (revised August 3, 2009), this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
5. 1/2" x 24" Rebar's with caps will be set on interior lot corners upon completions of construction.

- LEGEND:
- FOUND MONUMENT AS NOTED
  - FOUND 1/2" REBAR WITH RBC MOULDED 1000072 MOULDED CAP
  - FOUND CHISELED "X"
  - FOUND 1/2" x 24" REBAR WITH RBC MOULDED 1000072 MOULDED CAP
  - A/E ACCESS EASEMENT
  - B/E BUILDING SETBACK LINE
  - P/E PARKING SETBACK LINE
  - C/E CHANGE EASEMENT
  - G/E GAS LINE EASEMENT
  - L/E LANDSCAPE EASEMENT
  - P/E PLEISTOCENE EASEMENT
  - U/E UTILITY EASEMENT
  - H/E HATCHING EASEMENT
  - R/E RESTRICTED ACCESS



LOT NO.	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	BUILDING ENVELOPE
1	2,904,005 S.F., 66.667 Ac.	25'	100' (RESIDENTIAL) 0' (TRACT A & B)	25'	2,650,040 S.F.
TRACT A	384,176 S.F., 8.819 Ac.	25'	50' (STREET) 0' (LOT 1)	50'	Stormwater Detention
TRACT B	186,873 S.F., 4.290 Ac.	N/A	100' (RESIDENTIAL) 0' (LOT 1)	25'	Stormwater Detention
TOTALS	3,475,054 S.F., 79.776 Ac.	N/A	N/A	N/A	N/A



### LOGISTICS PARK KANSAS CITY PHASE VI - THIRD PLAT

Prepared For:  
Brody Shear  
NorthPoint Development, LLC  
3315 N. Oak Trailway  
Kansas City, MO 64116

Date of Preparation: February 2, 2023  
Revised: March 20, 2023

**Renaissance**  
Infrastructure  
Consulting

132 Abbe Avenue  
Kansas City, Kansas 66103  
913.317.9500  
www.ric-consult.com

**PLANNING COMMISSION MEETING**  
**April 11, 2023**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on April 11, 2023. The meeting convened when Vice Chair Jeremy Little called the meeting to order at 7:00 PM.

**1. ROLL CALL**

Jeremy Little	present
Charlie Crooks	present
Adam Draskovich	present
John Daley	absent
Jordyn Mueller	absent

With a quorum present, the meeting commenced.

Staff in attendance: Chris Clinton, Planning and Zoning Coordinator/Deputy City Clerk  
Zachary Moore, Development Services Director

**2. WELCOME** Vice Chair Little welcomed all in attendance to the meeting.

**3. PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

**CONSENT AGENDA**

4. Approve Minutes from the March 14, 2023 Planning Commission Meeting.
5. Approve Final Plat application FP2023-02 for Inland Port IX located at 30700 and 30500 W 183<sup>rd</sup> Street, with the following stipulations:
  1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.
  2. The Access and Utility Easements that are down the center of the proposed lot and recorded on Book 201808, Page 005903 will need to be removed and properly vacated.
  3. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code (UDC).
  4. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
  5. All City Engineer comments related to the Stormwater Management Plan must be addressed prior to issuance of a building permit.
  6. All Final Plat requirements of the City listed on page 3 shall be met or addressed prior to recording of the Plat.
  7. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the Final Plat will

expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

Commissioner Crooks moved to approve the consent agenda. Commissioner Draskovich seconded the motion. The consent agenda was approved, 3-0.

DRAFT



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

## City Council Action Item

**Council Meeting Date:** April 27, 2023

**Department:** Utilities

### **Agenda Item: Consider Outside City Limits Water Service Application**

#### **Background/Description of Item:**

On March 17, 2023 David and Kendra Dwyer submitted a Water Connection Application for new water service to a property on the west side of E. 2300 Road, approximately 1350 linear feet north of the intersection N. 100 Road and E 2300 Road (see included map). This property currently does not have a residential structure on the property, does not have an address. This property is outside the corporate city limits of Edgerton.

In the Edgerton City Code, Chapter XV, Section 15-105, it states the following:

- (1) Before any connection is made to the city's water system an application must be made in writing to the city clerk by the owner of the premises, or his or her authorized representative, for a permit to make such connection.
- (2) If the premises served, or intended to be served, is located outside the corporate limits of the city, the following additional provisions shall apply:
  - (a) No connection to the city's water system shall be permitted without the approval of the governing body.
  - (b) Before any application for connection to the city's water system is considered by the governing body, all owners of the premises, or their authorized representative, shall execute in writing their consent to annexation by the city of the premises, provided, that nothing herein shall require the city to annex any property for which a consent to annex is given as aforesaid.  
Edgerton City Code 15-2 2019
  - (c) The application for water service shall be accompanied with a nonrefundable processing fee of \$75.00

Specifically notice the property owner is required to submit the application and approval is required by the governing body. Staff has received this application and the consent to annex the property.

The City does have an existing 8" PVC waterline on the east side of E 2300 Road. The property owners requested a 5/8" meter to serve a future residential house. A bore of the existing roadway is needed, all permits and fees are handled by the applicant.

If approved the City will connect the customer to the system. The bore to the property will be provided by licensed contractor and the applicant. The owner of the premises will be solely responsible for the cost of the outside city limits water connection fee and water system development fee as described in the City's Fee Resolution. The fees have been summarized to the applicant prior to his submission of the application. Following the connection, the owner of the premise will complete the water service application to activate their utility account and pay the applicable fee as described in the City's Fee Resolution.

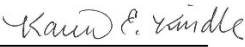
The application and associated documents are currently under review by the City Attorney. Staff recommends approval of the application for water service pending any revisions needed by City Attorney.

**Related Ordinance(s) or Statute(s):** n/a

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**Funding Source:** N/A

**Budget Allocated:** N/A

x 

**Finance Director Approval:** Karen Kindle, Finance Director

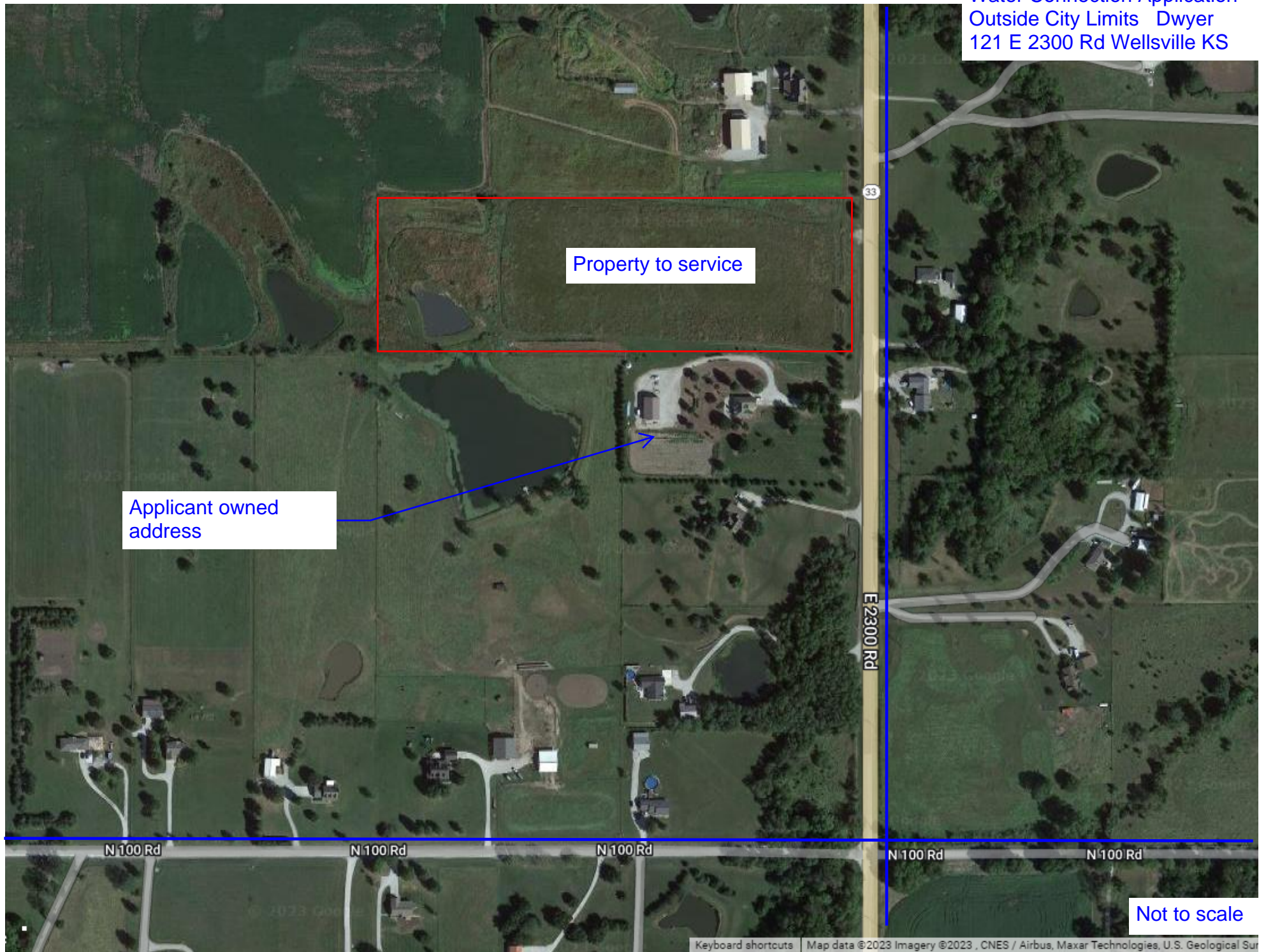
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<b>Recommendation: Approve Water Service Application, Pending City Attorney Approval</b>
--

**Enclosed:** Property Map

**Prepared by:** Dan Merkh, Public Works Director





Property to service

Applicant owned  
address

E 2300 Rd

N 100 Rd

N 100 Rd

N 100 Rd

N 100 Rd

N 100 Rd

Not to scale

## City Council Action Item

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**Council Meeting Date:** April 27, 2023

**Department:** Administration

### **Agenda Item: Consider the 2022 Audit of Financial Statements as Presented by Varney & Associates**

**Background/Description of Item:**

On September 9, 2021, staff recommended, and Council approved, a contract with Varney & Associates, CPAs, LLC, for the audit of the 2021, 2022 and 2023 financial statements. A single audit was not required for 2022, since the City did not receive federal funds in excess of the single audit threshold. The 2022 Audit of Financial Statements is now complete.

The objective of the audit is the expression of an opinion as to whether the City's financial statements are fairly presented, in all material respects, in conformity with the Kansas prescribed basis of accounting. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. The auditors perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws and governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity.

The audit procedures include tests of documentary evidence supporting the transactions recorded in the accounts and may include direct confirmation of certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. The audit also includes obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures.

A representative from Varney & Associates will present their findings to the City Council on April 27, 2023. The final Audit of Financial Statements will be presented to City Council that evening.

**Related Ordinance(s) or Statue(s):** K.S.A. 44-1030

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**Funding Source:** N/A



**Budget Allocated:** N/A

x Karen E. Kindle

**Finance Director Approval:** Karen Kindle, Finance Director

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<p><b>Recommendation: Accept the 2022 Audit of Financial Statements as presented by Varney &amp; Associates, CPAs, LLC.</b></p>
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**Enclosed:** Copies of the Audit Report will be available the evening of the meeting.

**Prepared by:** Justin Vermillion, Accountant

## City Council Action Item

---

**Council Meeting Date:** April 27, 2023

**Department:** Public Works

### **Agenda Item: Consider Change Order #7 and #8 to Contract with Pyramid Contractors Incorporated for Construction of 207<sup>th</sup> Grade Separation Project**

**Background/Description of Item:**

On February 11, 2021, Council awarded the bid for construction of the 207<sup>th</sup> Street Grade Separation to Pyramid Contractors Inc. for \$7,021,895.00. Throughout the project there were 8 change orders, of which several have been previously approved. A summary of those change orders is below.

According to the purchasing policy, change Orders #7 and #8 require City Council approval. During CIP in 2021, Council approved having Pyramid construct an improved intersection of 8<sup>th</sup> and Braun. This project included relocated waterline, increase pavement surface to the north and east leg of the intersection to allow truck turn movements. This project also added storm drainage in the project area.

Change Order #7 is an increase (+\$182,700) to have Pyramid Contractors relocate waterline in association with the project area of 8<sup>th</sup> and Braun.

Change Order #8 is an increase (+\$354,532.09) to have Pyramid Contractors reconstruct the intersection of 8<sup>th</sup> and Braun.

The contract amount is revised from \$7,021,895.00 to \$7,590,110.34 after all the change orders are approved.

		<b>ORIGINAL CONTRACT</b>	<b>\$ 7,021,895.00</b>	
<b>Change Order Number</b>	<b>Description</b>	<b>Amount</b>	<b>Authority</b>	<b>Previously Approved</b>
1	upgrade in type of concrete for the bridge deck of the 207th Street Grade Separation	\$ 52,960.00	City Council	Yes
2	change to cement treated base material	\$ (39,887.00)	City Administrator	Yes
3	additional streetlight conduit for a revised light pole location	\$ 3,528.00	City Administrator	Yes
4	road repair services at Co-Op Rd	\$ 5,798.50	City Administrator	Yes
5	temporary striping through the winter	\$ 3,543.75	City Administrator	Yes
6	additional trees planted on the west side of the bridge for screening	\$ 5,040.00	City Administrator	Yes
7	Pyramid Contractors relocate waterline in association with the project area of 8th and Braun	\$ 182,700.00	City Council	
8	Pyramid Contractors reconstruct the intersection of 8th and Braun	\$ 354,532.09	City Council	
	<b>TOTAL CONTRACT TO DATE WITH CHANGE ORDERS</b>	<b>\$ 7,590,110.34</b>		

These change orders do not include the final overrun/underrun of quantities for both project areas. The remaining punch list items are scheduled to be completed over the next several weeks. Upon completion staff will bring forward the authorization for final change order and final payment at a future Council date. As of today the final change order would total an approximate increase of \$8,932.65 (pending completion of work).

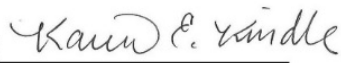
Funding for this project was included in the 2020-2024 Capital Improvement Program, with an overall project cost of \$15,000,000. During the 2023-2027 Capital Improvement Program the revised project budget is \$12,000,000. The change orders with Pyramid Contractors are within budget.

Therefore, it is the recommendation of Staff to approve Change Order #7 and #8 for construction of the 207<sup>th</sup> Grade Separation to Pyramid Contractors.

**Related Ordinance(s) or Statute(s):**

**Funding Source:** County Assistance Road System (CARS)  
Public Infrastructure Fund

**Budget Allocated:** \$12,000,000

x 

**Finance Director Approval:** Karen Kindle, Finance Director

**Recommendation: Approve Change Order #7 and #8 to Contract with Pyramid Contractors Incorporated for Construction of 207<sup>th</sup> Grade Separation Project for \$537,232.09**

**Enclosed:**

Change Order #7, #8

**Prepared by:**

Dan Merkh, Public Works Director



795 W. IRONWOOD • OLATHE, KANSAS 66061 • PHONE: (913) 764-6225 • FAX: (913) 764-8695

February 21, 2022

Dan Merkh  
City of Edgerton  
404 E. Nelson  
Edgerton, KS 66021

**Project: 207th Street Grade Separation**

**CHANGE ORDER/FORCE ACCOUNT REQUEST**

As part of the additional work to widen the 8th & Braun intersection the existing waterline will need to be relocated, modified and upgraded. The pricing below is for the work that was outlined in the 2021-12-03 Water Plan exhibit, and includes the quantities as outlined in Redford's attached quote. This pricing does not include any provisions for replacing the existing shed, and reinstallation of the existing fence, which will be required for the waterline modifications. The pricing for those items will be included with the intersection widening pricing.

Waterline Relocation	1.0	LS	\$182,700.00 /LS	\$182,700.00
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*The undersigned hereby certifies, under penalty of law for perjury or falsification, that I am authorized to submit this contract adjustment request on behalf of the Contractor and to bind the Contractor, that the contract adjustment request is made in good faith and, to the best of the Contractor's knowledge and belief, is a true and complete statement of the estimated costs and time sought for the Contract Change and is authorized by the Contract. I further certify that no additional claims will be submitted related to the contract document request, and the Contractor will maintain documentation that supports the contract adjustment request.*

  
By: Pat Weaver, Project Manager  
Pyramid Contractors Inc.

2/21/22  
Date

By: Donald Roberts, Mayor  
City of Edgerton, KS

Date



*An Equal Opportunity Employer*



Stan Redford, President  
P.O. Box 1065  
Raymore, MO 64083

Certified MBE



**REDFORD  
CONSTRUCTION**

## PROPOSAL

8<sup>th</sup> & BRAUN INTERSECTION  
WATER RELOCATION  
EDGERTON, KANSAS

Office: 816-540-2030  
Fax: 816-540-3071

[larry@redfordconstruction.com](mailto:larry@redfordconstruction.com)

DATE: January 7, 2022  
Revised: February 22, 2022

TO: Pyramid Contractors  
Pat Weaver

ENGINEER: BG Consultants  
PLAN DATE: August 26, 2021  
BID DATE: January 7, 2022

<u>WATER RELOCATION</u>		<u>UNIT COST</u>	<u>TOTAL</u>
MOBILIZATION	LUMP SUM	\$2,400.00	\$ 2,400.00
CONNECT TO EXISTING MAIN	3 EACH	\$1,200.00	\$ 3,600.00
8" PVC C900	248 LF	\$190.00	\$47,120.00
6" PVC C900	80 LF	\$185.00	\$14,800.00
8" GATE VALVE	2 EACH	\$1,500.00	\$ 3,000.00
FIRE HYDRANT ASSEMBLY	1 EACH	\$5,000.00	\$ 5,000.00
WATER SERVICE RECONNECT	1 EACH	\$640.00	\$ 640.00
ESI FLOW CONTROL VALVE STATION	1 EACH	\$92,200.00	\$92,200.00
DEMO EXISTING STATION	1 EACH	\$2,000.00	\$ 2,000.00
PIPE TESTING & DISINFECTING	LUMP SUM	\$1,500.00	\$ 1,500.00
BOND	LUMP SUM	\$1,740.00	\$ 1,740.00

**TOTAL: \$174,000.00**

NOTE: Electrical, pavement replacement and sales tax are excluded.

GENERAL NOTES:

**\*Our proposal is subject to acceptance within thirty (30) days.**

\*The final contract amount will be subject to adjustment according to final measurement of used or delivered quantities.

\*This bid is contingent upon the owner furnishing evidence of sufficient funding for the project.

**\*Payment is to be 100% of the monthly estimate, due ten (10) days following the date of the invoice.**

\*The monthly estimate may include not only the percentage complete of the work in place, but also any materials and/or equipment suitably stored at the site or at an off-site location agreed to by the owner.

\*In the event that the amount due is not paid within (30) days of the billing date, you will be charged interest at the rate of 1.5% per month on any unpaid balance plus any costs of collection, including reasonable attorneys' fees.

EXCLUSIONS: Staking of lines & grades, permits, inspection & tap fee, re-route of existing utilities, demolition, licensed plumber, seeding, sodding, soil stabilization, compaction testing, any work with contaminated soil, spoil haul off site, haul-in of fill dirt, pre-blast reports, clearing, rock excavation, hoe ram rock, granular fill/flowable fill under pavement, as-built drawings and erosion control.

MONTHLY DRAWS FOR WORK COMPLETE:  
PRICES ONLY GOOD FOR 30 DAYS.

**CONSENT OF OWNER**

**CONSENT IS HEREBY GIVEN FOR FILING OF MECHANIC'S LIENS BY ANY PERSON WHO SUPPLIES MATERIALS OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT ON THE PROPERTY ON WHICH IT IS LOCATED IF THEY ARE NOT PAID.**

**NOTICE TO OWNER**

**FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.**

  
\_\_\_\_\_  
Redford Construction, Inc.

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Pyramid Contractors

\_\_\_\_\_  
Date

\*Work will not commence until a signed proposal has been received by Redford Construction, Inc.



795 W. IRONWOOD • OLATHE, KANSAS 66061 • PHONE: (913) 764-6225 • FAX: (913) 764-8695

April 7, 2023

Dan Merkh  
City of Edgerton  
404 E. Nelson  
Edgerton, KS 66021

**Project: 207th Street Grade Separation**

**CHANGE ORDER/FORCE ACCOUNT REQUEST**

In an effort to accomodate futre development, as well as increased truck traffic utilizing the 207th Street Grade Separation the 8th & Braun intersection needed to be modified and upgraded. The pricing below includes all work for the improvements to the intersection.

8th & Braun Intersection Improvements	1.0	LS	\$354,532.09 /LS	\$354,532.09
---------------------------------------	-----	----	------------------	--------------

*The undersigned hereby certifies, under penalty of law for perjury or falsification, that I am authorized to submit this contract adjustment request on behalf of the Contractor and to bind the Contractor, that the contract adjustment request is made in good faith and, to the best of the Contractor's knowledge and belief, is a true and complete statement of the estimated costs and time sought for the Contract Change and is authorized by the Contract. I further certify that no additional claimes will be submitted related to the contract document request, and the Contractor will maintain documentation that supports the contract adjustment request.*

By: Pat Weaver, Project Manager  
Pyramid Contractors Inc.

Date

By: Donald Roberts, Mayor  
City of Edgerton, KS

Date



*An Equal Opportunity Employer*





2023-01-16 - Edgerton 8th & Braun Intersection Phased Options					
ITEM	DESCRIPTION & UNIT	UNITS	QTY	BALANCE UNIT	BALANCE BID TOTAL
<b>Section 1 - Base Bid Road</b>					
1	Contractor Construction Staking	LS	1.00	\$3,500.00	\$3,500.00
2	Mobilization	LS	1.00	\$50,000.00	\$50,000.00
3	Temporary Erosion Control	LS	1.00	\$3,000.00	\$3,000.00
4	Clearing and Grubbing	LS	1.00	\$10,000.00	\$10,000.00
5	Removal of Existing Structures	LS	1.00	\$10,000.00	\$10,000.00
6	Common Excavation	LS	1.00	\$21,153.75	\$21,153.75
7	Flowable Fill	LF	114.00	\$70.00	\$7,980.00
8	Aggregate Base/Surfacing (AB-3) (6")	SY	99.30	\$27.00	\$2,681.10
9	Aggregate Base (AB-3) (8")	SY	1520.80	\$15.55	\$23,648.44
10	Geogrid	SY	1520.80	\$6.00	\$9,124.80
11	Traffic Control	LS	1.00	\$35,000.00	\$35,000.00
12	Pavement Marking (Multi- Component) (White) (4")	LF	693.00	\$4.80	\$3,326.40
13	Pavement Marking (Multi-Component) (White) (6")	LF	79.00	\$7.20	\$568.80
14	Pavement Marking (Multi- Component) (Yellow) (4")	LF	656.00	\$4.80	\$3,148.80
15	Pavement Marking (Intersection Grade) (White) (24")	LF	79.00	\$24.00	\$1,896.00
16	Pavement Marking Symbol (Intersection Grade) (Right Arrow)	EA	1.00	\$420.00	\$420.00
17	Permanent Signing	LS	1.00	\$4,200.00	\$4,200.00
18	Asphalt Pavement (8")	SY	71.90	\$93.06	\$6,691.01
19	Concrete Pavement (6" Uniform) (AE) (Drives)	SY	45.90	\$88.00	\$4,039.20
20	Concrete Pavement (11" Uniform) (AE) (NRDJ) (KCM MB)	SY	1471.30	\$73.45	\$108,066.99
21	Storm Sewer (12") (RCP)	LF	17.30	\$122.00	\$2,110.60
22	Storm Sewer (18") (RCP)	LF	19.50	\$70.00	\$1,365.00
23	Storm Sewer (24") (RCP)	LF	46.00	\$133.00	\$6,118.00
24	Storm Sewer (29" x 45") (RCHEP)	LF	43.50	\$270.00	\$11,745.00
25	End Section (12") (RC)	EA	2.00	\$1,100.00	\$2,200.00
26	End Section (18") (RC)	EA	2.00	\$1,200.00	\$2,400.00
27	End Section (24") (RC)	EA	2.00	\$1,600.00	\$3,200.00
28	End Section (29" x 45") (RC)	EA	2.00	\$2,700.00	\$5,400.00
29	Silt Fence (APWA)	LF	332.00	\$1.35	\$448.20
30	Ditch Checks (Rock) (APWA)	EA	4.00	\$200.00	\$800.00
31	Concrete Washout	EA	1.00	\$5,000.00	\$5,000.00
32	Temporary Seeding (APWA)	LS	1.00	\$2,400.00	\$2,400.00
33	Permanent Seeding (APWA)	LS	1.00	\$2,900.00	\$2,900.00
<b>Section 1 Subtotal</b>					<b>\$354,532.09</b>
<b>Total Bid</b>					<b>\$354,532.09</b>

## City Council Action Item

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**Council Meeting Date:** April 27, 2023

**Department:** Community Development

**Agenda Item: Consider Ordinance No. 2132 Amending Article 8 – Administrative Authorities, Duties and Procedures - Of The Unified Development Code Of The City Of Edgerton, Kansas And Consider Ordinance No. 2133 Amending Article 11 – Permitted Changes And Downzonings – Of The Unified Development Code And Repealing All Ordinances Or Parts Of Ordinances In Conflict Therewith**

**Background/Description of Item:**

The City of Edgerton's Uniform Development Code (UDC) was adopted to encourage the most appropriate use of land and to ensure the logical and compatible growth of various districts within the City. The UDC is intended to implement the planning goals and policies contained in the Comprehensive Plan 2000-2020, other planning documents, and policies of the City Council and Planning Commission.

During a recent review of the Unified Development Code (UDC), staff identified two (2) sections of the Code that should be updated for increased clarity in reading the UDC and increased transparency to City residents. The first section is Article 8, Section 8.1.F.2, which pertains to 'The Conduct of Hearings' at Planning Commission. This section of the UDC prescribes a set order in which different parties may speak at a public hearing and establishes when the Planning Commission may recess into executive session. Staff is recommending removing the prescribed sequence of speakers for public hearings for two (2) main reasons: first, the same sequence already exists in the Planning Commission By-Laws and the UDC is not the appropriate location for these procedures to be identified, and secondly, removing this from the UDC will allow greater flexibility in changing public hearing procedures in the future, should the City see it fit to do so. There are no changes to the current public hearing procedures with this proposal, it is simply removing the language from the UDC.

The second section of the UDC that is proposed to be updated is Article 11 – Permitted Changes and Downzonings, which currently allows for the Planning Commission to make a change to a more restrictive district without first providing notification of the new zoning district. For example, if an applicant requests to rezone a parcel of land to the R-2 District, the Planning Commission, under today's UDC, may amend the application to the R-1 District, which is more restrictive than the R-2 District. Staff's recommendation is to remove this Article entirely, and reserve Article 11 for future use. This would require any change in the requested or

recommended zoning district to be republished and for notification to all property owners within the required notification area to be notified of the new request. Staff is recommending this change to the UDC for greater transparency and clarity to residents.

The enclosed draft ordinances have been reviewed by the City Attorney, and Staff recommends approval of the UDC Amendments to Chapters 8 and 11.

**Related Ordinance(s) or Statue(s):** Edgerton UDC Article 8, Section 1.F and UDC Article 11

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**Funding Source:** N/A

**Budget Allocated:** N/A

**Finance Director Approval:** N/A

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**Recommendation: Approve Ordinance No. 2132 Amending Article 8 – Administrative Authorities, Duties and Procedures - Of The Unified Development Code Of The City Of Edgerton, Kansas And Approve Ordinance No. 2133 Amending Article 11 – Permitted Changes And Downzonings – Of The Unified Development Code And Repealing All Ordinances Or Parts Of Ordinances In Conflict Therewith**

**Enclosed:** Planning Commission Memo – March 14, 2023 Meeting  
Planning Commission Minutes – March 14, 2023 Meeting  
DRAFT Ordinance 2132  
DRAFT Ordinance 2133

**Prepared by:** Zachary Moore, Development Services Director

**MEMORANDUM**

Date: March 7, 2022

To: City of Edgerton Planning Commission

From: Zachary Moore, Development Services Director

Re: Public Hearing for UDCA2023-01 For Amendments to Articles 8 (Administrative Authorities, Duties and Procedures) & 11 (Permitted Changes and Downzonings) of the Edgerton Unified Development Code

While reviewing public hearing processes for applications, staff identified two Sections of the Unified Development Code (UDC) that should be updated. The first of which is **Article 8, Section 8.1.F.2**, which pertains to **'The Conduct of Hearings'** at Planning Commission and currently prescribes a set order in which different parties must speak at a public hearing for a development application or Code amendment. While no changes are proposed to the current procedures that the City has established, removing them from the UDC will allow the City greater flexibility should the process be updated in the future. This will also bring the City of Edgerton closer in alignment with other communities in Johnson County, as other communities do not list the specific order of speakers at public hearings within their Codes. The current Section of the UDC is attached, and staff's proposal is to eliminate the list identifying the order of speakers at a public hearing.

The second section of the UDC that staff is proposing to update is **Article 11 – Permitted Changes and Downzonings**. This Article currently allows a number of changes to be made to a zoning request by the Planning Commission for a more restrictive district than the zoning district requested. For instance, if an applicant requests to rezone a parcel of land to the R-2 District, the Planning Commission may currently amend the application to the R-1 District, which is more restrictive than the R-2 District. The table provided below shows the following changes that the UDC currently permits the Planning Commission to make to the rezoning request, without renotification to the public. This Article of the UDC is attached, and staff's proposal is to eliminate this Article in its entirety.

Applicant's Requested District	Planning Commission May Change To This District
R-2	R-1
R-3	R-2
C-1	C-D
C-2	C-1
I-H	I-G

Staff requests that the Commissioners provide any additional feedback regarding **Article 8, Section 8.1.F.2** as it relates to the order of speakers at a public hearing and **Article 11**. Staff will collect final comments or feedback and incorporate them into a final version of these Articles, which would be presented to the Planning Commission at the April 2023 meeting. Following review and recommendation by the Planning Commission, the final form Articles will be presented to the City Council for review, approval, and adoption. Prior to presentation to the Governing Body, staff will provide a revised copy of the UDC to the City Attorney for review.

**PLANNING COMMISSION MEETING**  
**March 14, 2023**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on March 14, 2023. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

**1. ROLL CALL**

Jeremy Little	absent
Charlie Crooks	present
Adam Draskovich	present
John Daley	present
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: Chris Clinton, Planning and Zoning Coordinator/Deputy City Clerk  
Zachary Moore, Development Services Director

**2. WELCOME** Chairperson Daley welcomed all in attendance to the meeting.

**3. PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

**CONSENT AGENDA**

**4.** Approve Minutes from the February 14, 2023 Planning Commission Meeting.

Commissioner Crooks moved to approve the consent agenda. Commissioner Mueller seconded the motion. The consent agenda was approved, 4-0.

**REGULAR AGENDA**

**5. DECLARATION**

Chairperson Daley asked the Commissioners to declare any correspondence they have received or communication they have had regarding the matters on the agenda. If they have received correspondence or have had any communication, he asked if it may influence their ability to impartially consider the agenda items.

The Commissioners did not have anything to declare at this time.

**BUSINESS REQUIRING ACTION**

**NEW BUSINESS**

6. **UDCA2023-01: AMENDMENTS TO ARTICLE 8 (ADMINISTRATIVE AUTHORITIES, DUTIES AND PROCEDURES) AND 11 (PERMITTED CHANGES AND DOWNZONINGS) OF THE UNIFIED DEVELOPMENT CODE**

Chairperson Daley opened the public hearing. There were no public comments made. Commissioner Crooks moved to close the public hearing. Commissioner Draskovich seconded the motion. The public hearing was closed, 4-0.

Mr. Zachary Moore, Development Services Director, addressed the Commission. He explained in his review of the Unified Development Code (UDC), there are two (2) sections that need to be updated. The first is Article 8, Section 8.1.F.2 which outlines the order of a public hearing. He said that procedure is not appropriate to be in the UDC as they are already in the bylaws of the Commission. No changes to the current procedures that the City has established are proposed, removing those procedures from the UDC would allow greater flexibility in the procedures in the future, if needed.

Mr. Moore stated the second section is Article 11. This Article allows the Commission to make changes to a zoning request for a more restrictive district than requested. The change can be done during the meeting without renotification of the public. He said the City Attorney recommended that if the Commission wanted to recommend a more restrictive zoning designation, they would table the application and renotify the public for a new public hearing. He explained City staff recommends deleting Article 11 of the UDC and have it be reserved for future use.

Commissioner Draskovich stated by removing Article 11 it would make it more restrictive on the Commission as they would no longer be able to make changes to an application during the first meeting it is presented to them. Mr. Moore answered that is correct. He explained if an application came forward for a district, the public could look into those requirements for the requested zoning and not have any qualms with that district. But if the Commission changes the request to a different district, the public would not know that change is occurring prior to the meeting and not have time to research the new district. Mr. Moore explained it would be increasing the transparency of the Commission. Commissioner Draskovich stated some people might not like that the City is deleting an entire Article of the UDC without realizing the change is more restrictive to the Commission. He inquired if a reason can be added in the UDC as to why the removal of the Article was needed. Mr. Moore explained a proposed redlined draft was not provided to the Commission but will be presented to the Governing Body. He added the City could do research to see if other municipalities have reasons why codes have been changed listed in their codes. Mayor Donald Roberts stated he believes the UDC should be black and white and having a reason as to why a code has been amended makes it grey. He stated the public may be supportive of one rezoning, but if the Commission sees a less intense rezoning district would be better, renotification is not currently required but it should be. Mr. Moore said adding a justification into the UDC could be seen as an over justification and if anyone requested as to why the UDC was amended, he would direct them to the minutes to show what was discussed.

Chairperson Daley inquired as to why the change is needed in Article 8. Mr. Moore replied that the section that outlines the conduct of meetings is what is being proposed to be removed. He stated that Mr. Chris Clinton, Planning and Zoning Coordinator/Deputy City

Clerk, researched other Johnson County municipalities and Edgerton is the only one with these procedures outlined in the UDC. The procedure is in the bylaws and states the same thing as this section of the UDC. Chairperson Daley asked if this was a housekeeping item and no changes would be made to the Commission meetings. Mr. Moore answered that is correct and verified no changes would be made to the procedures of the Commission meetings.

Commissioner Crooks moved to recommend approval of Application UDCA2023-01, amendments to Article 8 and 11 of the UDC. Commissioner Draskovich seconded the motion. UDCA2023-01 was recommended for approval, 4-0.

## **7. FUTURE MEETING REMINDERS**

Chairperson Daley stated the next Planning Commission meetings are scheduled for April 11, May 9, and June 13, 2023.

## **8. ADJOURN**

Commissioner Crooks moved to adjourn the meeting. Commissioner Draskovich seconded the motion. The meeting was adjourned at 7:11 PM, 3-0.

**ORDINANCE NO. 2132**

**AN ORDINANCE AMENDING ARTICLE 8 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EDGERTON, KANSAS REGARDING THE CONDUCT OF HEARINGS AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

**SECTION 1.** Article 8, Section 8.1 F of the Edgerton Unified Development Code shall be amended to read as follows:

2. All members of the public have the right to speak at a public hearing. The Planning Commission Chair may set reasonable time limits for public speakers and discussion.

The Planning Commission may, at times, recess into executive session in accordance with K.S.A. 75-4309 and the Kansas Open Meetings Act.

**SECTION 2.** REPEAL OF CONFLICTING ORDINANCES. All ordinances or sections of ordinances in conflict herewith are hereby repealed.

**SECTION 3.** EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its passage, approval and publication once in the City's official paper.

PASSED by the Council and APPROVED by the Mayor on this 27<sup>th</sup> Day of April, 2023

\_\_\_\_\_  
DONALD ROBERTS, Mayor

ATTEST:

\_\_\_\_\_  
ALEXANDRIA CLOWER, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
LEE W. HENDRICKS, City Attorney



**ORDINANCE NO. 2133**

**AN ORDINANCE AMENDING ARTICLE 11 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EDGERTON, KANSAS REGARDING PERMITTED CHANGES AND DOWN-ZONINGS BY DELETING IT IN ITS ENTIRITY, RESERVING IT FOR FUTURE USE AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

**SECTION 1.** Article 11 of the Edgerton Unified Development Code is hereby deleted in its entirety and reserved for future use.

**SECTION 2.** REPEAL OF CONFLICTING ORDINANCES. All ordinances or sections of ordinances in conflict herewith are hereby repealed.

**SECTION 3.** EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its passage, approval and publication once in the City's official paper.

PASSED by the Council and APPROVED by the Mayor on this 27<sup>th</sup> Day of April, 2023

\_\_\_\_\_  
DONALD ROBERTS, Mayor

ATTEST:

\_\_\_\_\_  
ALEXANDRIA CLOWER, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
LEE W. HENDRICKS, City Attorney

## BUDGET CALENDAR

### 2024 Budget

DATE	RESPONSIBLE PARTY	TASK
April 17	Finance Director	Financial Software Ready for Entry of 2024 Budget
April 17 – May 9	City Administrator, Staff	Develop Department Budgets Vehicle & Equipment Budget Development
May 10 – June 30	City Administrator, Staff	Department Budget Meetings, Revenue Forecast, Finalize Recommended Fund Budgets, Finalize Vehicle & Equipment Replacement Budget
April 27	City Administrator, Accountant	<b>City Council Meeting:</b> Presentation of 2022 Audit
May 25	City Administrator, City Council	<b>City Council Meeting:</b> Presentations and 2024 Funding Requests by EEI, and other organizations
June 30	City Administrator, City Clerk	Publish the Budget Work Session Packet
July 6	City Administrator, City Council	<b>Budget Work Session (off cycle meeting):</b> Present Recommended Fund Budgets Present Vehicle and Equipment Replacement Budget
July 7	City Administrator, Fin. Director	Notify County Clerk of RNR Hearing
July 7 – August 5	City Administrator, Fin. Director	Finalize Budget and Prepare RNR and Budget Public Hearing Notices
July 28	City Clerk	Send RNR and Budget Public Hearing Notices to Gardner News for publication on Wednesday, August 2, 2023.
	Marketing/Communications Manager	Post the RNR and Budget Public Hearing Notices on the City's Website
August 24	City Administrator, City Council	<b>City Council Meeting:</b> Conduct RNR and Budget Public Hearings and Consider RNR Resolution
September 14	City Administrator, City Council	<b>City Council Meeting:</b> Adopt the 2024 Budget
September 15-29	City Clerk, Finance Director	Certify Budget to County Clerk

### 2025 Budget

DATE	RESPONSIBLE PARTY	TASK
October 12	City Administrator, City Council	<b>Budget Work Session following City Council Meeting:</b> 2024-2028 CIP Discussion
October 26	City Administrator, City Council	<b>City Council Meeting:</b> Adopt the 2024-2028 CIP



# Community Development Quarterly Report

Quarter 1:  
Jan-Mar 2023

## Building

### Building Permits Issued

12 RESIDENTIAL      1 COMMERCIAL

1

SOLAR PANELS

1

BASEMENT FINISH

3

UTILITY LINE REPAIRS

2

WATER HEATER

**\$275,301** TOTAL PERMIT  
VALUATION

### Building Inspections

14 RESIDENTIAL

34 COMMERCIAL

### Building Code Update

Staff is working on assessing the impacts of updating the City's Building Code from the 2006 ICC Suite to the 2018 ICC Suite. A work session was held with City Council in March, covering the International Building Code, and additional work sessions will be held through 2023 to cover other Codes in the ICC Suite, such as the Fire Code and Residential Code.

## Planning News

### Edgerton Greenspace

This spring, the Edgerton City Council approved a rezoning and the Planning Commission approved a Final Site Plan for the Edgerton Greenspace, at the southeast corner of Nelson Street and East 3rd Street. The Greenspace will include an approximately 13,000 square foot red-brick building with indoor community gathering spaces, a gymnasium, an outdoor lawn, and a splashpad.

### Inland Port IX

The Edgerton Planning Commission approved a Final Site Plan for Inland Port IX at the February 14, 2023 Planning Commission meeting. The Final Site Plan included a 1,000,000 square foot warehouse at 30700 W. 183rd Street, which will be the latest addition to Logistics Park Kansas City.

### Envision Edgerton: Comprehensive Plan Update

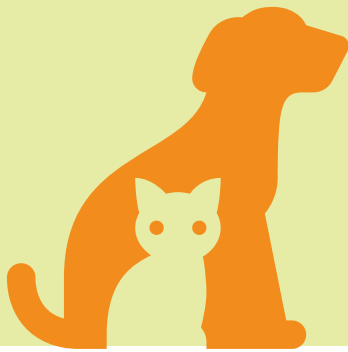
The draft plan stage of the Comprehensive Plan update is in full swing. Staff and the City's consultant, Confluence, have monthly meetings set with the Steering Committee from March to June. These meetings provide input that is critical to drafting the plan, which will serve as the guiding document for development as the City continues to grow.



# Community Development Quarterly Report

Quarter 1:  
Jan-Mar 2023

## Animal Control



38

LOOSE ANIMALS

2

DOG BITE  
CASES

5

CHICKEN PERMITS  
& INSPECTIONS

0

DECEASED ANIMALS  
REMOVED

4

UNREGISTERED  
PET VIOLATIONS

9

BARKING  
COMPLAINTS

## Low-Cost Animal Vaccine Clinic Results

Each year, Edgerton Animal Control hosts a low-cost animal vaccine clinic for a one-stop shop for residents to get their cats and dogs vaccinated and registered. This year on March 4 a total of 204 vaccines were administered to 117 cats and dogs, and 10 microchips were implanted. Pet registrations expire at the end of the calendar year, but the City allows a 3 month grace period before late fees apply.

## CODE ENFORCEMENT

4

CITATIONS  
ISSUED

68%

OFFICER  
DRIVEN



32%

RESIDENT  
DRIVEN



Boat/RV	10
Inoperable Vehicles	19
Trash/Exterior Conditions/Storage	28
Public Safety	1
Parking	0
Signage	0
Tall Grass/Weeds	0
Environmental	0
Zoning	4

The Community Development Department strives to create a livable, resilient, and safe City by enhancing and guiding our community's neighborhoods and commercial areas through City planning, building supervision, code enforcement, and animal control.

April 27, 2023

TO: Mayor and City Council Members

FROM: Dan Merkh, Public Works Director

SUBJECT: 2022-23 Winter Weather Recap

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On October 27, 2022 City staff presented the annual Snow & Ice presentation to kick off the winter season. In this presentation, we talked about our fleet for snow operations, we reviewed the priority maps and looked at typical responses for certain types of storms.

Edgerton endured 7 winter weather events in 2022-2023. Below is a listing of dates for each storm:

Event	Date	Precipitation Amount/Type
#1	11.14.22	1" - Rain, Sleet & Snow
#2	12.21-12.25.22	2.5" - Ice & Snow
#3	1.21.23	.5" - Drizzle & Light Snow
#4	1.24-1.25.23	.67" - Light Snow
#5	2.9.23	1.78" - Snow
#6	2.16.23	.12" - Ice
#7	3.3.23	.5" - Light Snow

For the 2022-23 season, the City received a total accumulation of 7.04 inches and with a single snow event declared. This compares to 9 total events in the 2021-2022 winter, which saw 22.27 total inches of accumulation and three snow events.

Staff utilized a total of 137 tons of salt and 4500 gallons of brine. The amount of each material used during events is determined by the type and duration of the precipitation.

Crews spent a total of 405 hours responding to winter weather events. Crews are split into 2 teams of 4, each team working 12-hour shifts. We pay close attention to the start of precipitation to know when to start the snow shift. This past winter crews averaged about 57 hours per event.

The fleet of 9 vehicles, including the wheel loader and additional plow truck added in 2021, continue to aid Team Edgerton in our efforts to efficiently and effectively respond to snow and ice events.

Staff works very hard to keep Edgerton roads clear and safe. We are extremely appreciative to have the tools needed to do a good job.