

EDGERTON CITY COUNCIL
AMENDED MEETING AGENDA
CITY HALL, 404 EAST NELSON STREET
AUGUST 28, 2025
7:00 P.M.

Call to Order

1. Roll Call

____ Roberts ____ Longanecker ____ Lewis ____ Conus ____ 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 August 14, 2025, Regular City Council Meeting
5. Approve Post-Issuance Tax Compliance Services Proposal from Gilmore & Bell for the Series 2023A General Obligation Bonds

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.** Members of the public are welcome to present their items of concern to the City Council. The Council will not discuss or debate these items, nor will the Council make decisions on items presented during this time. Speakers should address their comments to City Council only not members of the audience or staff.

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 a total of thirty (30) minutes.

Written comments must be submitted by close of business on the day prior to the meeting at CityClerk@edgertonks.org. Written comments shall include name and address for the record.

8. Introduction of New Employee

Business Requiring Action

9. **CONSIDER RESOLUTION NO. 08-28-2025A APPROVING THE MAYORAL APPOINTMENT FOR CERTAIN PUBLIC OFFICIALS FOR THE CITY OF EDGERTON, KANSAS**

Motion: _____ Second: _____ Vote: _____

10. CONSIDER ORDINANCE NO. 2184 LEVYING ASSESSMENTS ON DWYER FARMS DEVELOPMENT

Motion: _____ Second: _____ Vote: _____

11. PUBLIC HEARING FOR THE 2025 BUDGET AMENDMENT FOR THE BOND & INTEREST FUND

12. CONSIDER AMENDMENT TO THE 2025 BUDGET – BOND & INTEREST FUND

Motion: _____ Second: _____ Vote: _____

13. PUBLIC HEARING FOR RESOLUTION NO 08-28-25B TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE

14. CONSIDER RESOLUTION NO. 08-28-25B OF THE CITY OF EDGERTON, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE

Motion: _____ Second: _____ Vote: _____

15. PUBLIC HEARING FOR 2026 RECOMMENDED BUDGET

15.5 ORDINANCE APPROVING AND AUTHORIZING THE CITY OF EDGERTON, KANSAS, TO ENTER INTO AN OMNIBUS AMENDMENT OF BOND DOCUMENTS RELATING TO ITS TAXABLE INDUSTRIAL REVENUE BONDS (WOODSTONE PROPERTIES, LLC PROJECT), SERIES 2024

16. Report by the City Administrator

- Edgerton Lake and Dam Report
- Lead & Copper Rule Improvements (LCRI) Update
- Presentation of Space Needs Study

17. Report by the Mayor

18. CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO THE ATTORNEY/CLIENT EXCPTION TO INCLUDE CITY ATTORNEY, CITY ADMINISTRATOR, ASSISTANTS TO THE CITY ADMINISTRATOR FOR THE PURPOSES OF CONSULTATION WITH AN ATTORNEY DEEMED PRIVILEGED IN THE ATTORNEY-CLIENT RELATIONSHIP (K.S.A. 75- 4319(B)(2))

Motion: _____ Second: _____ Vote: _____

19. Future Meeting Reminders:

- September 9: Planning Commission Meeting
- September 11: City Council Meeting
- September 25: City Council Meeting
- October 9: City Council Meeting

October 14: Planning Commission Meeting
October 23: City Council Meeting

20. **Adjourn**

EVENTS

September 9: Tales for Tots September BBQ

September 13: Movie Night – Minecraft

September 15: Needle-Felted Cats and Dogs Workshop

September 20: Cops N Bobbers

September 23: Scroll-Stopping Sweets: Taghulu and Dubai Strawberry
Cups

City of Edgerton, Kansas
Minutes of City Council Regular Session
August 14, 2025

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas on August 14, 2025. The meeting convened at 7:00 PM with City Council Mayor Roberts presiding.

1. ROLL CALL

Donald Roberts	Present
Clay Longanecker	Present
Josh Lewis	Present
Deb Lebakken	Present
Bill Malloy	Absent
Ron Conus	Present

With a quorum present, the meeting commenced.

Staff in attendance: City Administrator, Beth Linn
Assistant to the City Administrator, Kara Banks
Assistant to the City Administrator, Trey Whitaker
Interim City Clerk, Alex Firth
Public Works Director, Dan Merkh
CIP Project Manager, Holly Robertson
City Attorney, Todd Luckman
Finance Director, Karen Kindle
Senior Accountant, Justin Vermillion
Parks and Recreation Director, Levi Meyer
Construction Inspector, Todd Veeman
Public Works Foreman, Chase Forester
Parks & Recreation Maintenance Tech II, Colton Hamilton
Building Inspector, Jeff Swearingian

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 July 24, 2025, Regular City Council Meeting
5. Approve Concurrence to Bid 2025 CDBG Sanitary Sewer Rehabilitation Project

Councilmember Longanecker moved to approve but to exclude items 6 and 7, seconded by Councilmember Lewis. Vote approved, 4-0.

6. Approve Ordinance No. 2181 Amending Chapter XIV of the Edgerton, Kansas Municipal Code to Incorporate the 2025 Standard Traffic Ordinance, Subject to Existing Local Traffic Provisions in the City Code Which Supplement and/or Modify Certain Sections Thereof

Ms. Banks presented the item explaining this ordinance will adopt the new 52nd edition of the Standard Traffic Ordinance for Kansas Cities, published in 2025. Included with this item is an article prepared by the League of Kansas Municipalities which outlines the changes in the 2025 edition of the STO.

Councilmember Longanecker asked about the UTV item on the changes to STO. Ms. Banks stated that the change had no effect on City ordinances.

Mayor Roberts stated the City opted out of that section of the STO and Mr. Longanecker wanted to know what had changed. Ms. Banks stated that nothing materially changed, but rather the language was clarified.

Councilmember Lebakken moved to approve, seconded by Councilmember Longanecker. The motion carried, 4-0.

7. Approve Ordinance No. 2182 Amending Chapter XI, Article I, Section 11-101 of the Code of the City of Edgerton, Kansas, Concerning the Uniform Public Offense Code

Ms. Banks presented the item to council explaining that this ordinance will adopt the Uniform Public Offense Code, 41st Edition, except such articles, sections, parts or portions as are omitted, deleted, modified, or changed Section 11-102 of the existing Code of the City of Edgerton. The changes were also reflected in the article by the League.

Councilmember Longanecker moved to approve, seconded by Councilmember Lewis. The motion carried, 4-0.

Regular Agenda

8. **Declaration.** Council members had nothing to declare.

9. Public Comments

Mr. William La Falce, 516 W 4th St, thanked Mr. Moore, Development Services Director, for letting him know about the CIP meeting in October. He voiced concerns that the flooding issue in his yard will not be dealt with in the CIP and he recommended that we hire another engineer to come look to add to the project for the drainage issue in his yard. Mr. La Falce added that he has a cable in his yard and he called to have Mr. Whitaker, Assistant to the City Administrator and Mr. Moore come out to take a look and he wanted to thank them for their effort.

Mr. Troutner, 707 W Nelson St #707, stated a study of the City dam in January of 2024 found it significantly damaged and cracked in very unstable condition. The City had an open house of March of 2024 and he stated that since he has not heard about any changes, he feels that there is a serious safety issue that needs to be addressed.

10. Introduction of New Employee

Mr. Moore introduced the new building inspector Jeff Swearingian. He has been working for the City for about two weeks. He told Council that appreciates the opportunity to be part of the growth of this community, and he is happy to be here and see the growth. Mayor asked where Mr. Swearingian previously worked. He stated he was a building inspector in Olathe and prior to that handled facility maintenance and was maintenance supervisor for the public housing system.

Business Requiring Action

11. RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION NOTES OR BONDS FOR MAIN TRAFFICWAYS

Ms. Linn presented the item with a request authorizing the issuance of GO notes or bonds for street improvement projects that involve a two-step process. The first step was the passage and publication of the July 24 ordinance designating the streets as main trafficways. The second step is adopting a resolution authorizing the issuance of GO notes or bonds to finance the improvement of such main trafficways. This is the resolution approving GO financing of the streets.

This action item sets maximum amounts of GO notes or bonds that may finance each project but does not obligate the City to issue notes or bonds for these projects; she stated such issuances would be subject to future action by the Council.

Councilmember Lewis moved to approve, seconded by Councilmember Longanecker. The motion carried, 4-0.

12. CONSIDER ORDINANCE 2183 TO FORMALLY ADOPT AN AMENDMENT TO THE "ENVISION EDGERTON 2050 COMPREHENSIVE PLAN"

Mr. Moore presented the item. He stated the City Council adopted the Envision Edgerton 2050 Comprehensive plan in April of 2024. State law allows annual updates, and staff has identified two proposed amendments to the Future Land Use Map: redesignating 14.76 acres at W. 191st Street and Four Corners Road from Parks/Recreation to Logistics Park after confirming the property is privately owned and designating 34.79 acres at the southeast corner of Waverly Road and US-56 Highway as Mixed-Use, consistent with nearby properties. These amendments were presented at a Planning Commission work session on June 10, 2025, and a public hearing on July 8, 2025, where no public comments were received; the Commission voted 3-0 to recommend approval. Staff now recommends City Council approval of Ordinance No. 2183, subject to City Attorney review..

Mayor Roberts commented that a real estate agent for one of the properties contacted the city in support of this change.

Councilmember Lewis moved to approve, seconded by Councilmember Conus. The motion carried, 4-0.

13. CONSIDER AN UPDATE TO THE STRATEGIC COMMUNICATIONS PLAN AND THE CREATION OF A NEW FACEBOOK PAGE FOR EDGERTON PARKS AND RECREATION DEPARTMENT

Ms. Banks presented the item. In 2019, the City of Edgerton adopted its Strategic Communications Plan and launched the official government Facebook page. Since then, First Amendment case law has shifted, and staff recommends updating the City's content moderation policy to align with recent legal decisions. Under the proposed changes, comments will no longer be moderated based on profanity, topic, or relevance, while spam posts will continue to be removed immediately to protect citizens from harmful actors.

As part of this update, staff also proposed the creation of a separate Facebook page for the Parks and Recreation Department in recognition of the department's significant growth.

Mr. Conus asked who would be doing to set up the page. Ms. Banks stated that she would be doing the general set up and make the page look cohesive with the City Government page that currently exists.

Mr. Conus asked Ms. Banks how the Facebook page bot activity is monitored. Ms. Banks stated that she does this manually as the activity arises. She also limits the reach of the page to the US and that helps cut down on the bot activity as well. She stated the settings can also limit what people can post on the city page so no one can add pictures or links in the comments, which also helps.

Ms. Linn stated this gives the City the opportunity for us to look for other ways to engage with the community and we will want the Edgerton voice to stay consistent with this page but also have more reach. She stated if this were approved, staff would roll out the new Facebook page when activities are ramping up and we can roll it out when there is the possibility of the most traffic for the page.

Mr. Lewis stated that he feels that this is a good idea and will make it to where the recreation posts on the City page will not drown out the PSA and will make the regular city page more informational.

Ms. Lebakken agreed that many residents would be more willing to follow the post for a recreation page than a city page.

Mr. Lewis agreed and said that when people get notification after notification from a certain page on your media you get numb to it and may not pay attention when it is the city doing a PSA. He believes that this additional page will reduce the noise on the city page and allow for more reach on both pages.

Councilmember Lebakken moved to approve, seconded by Councilmember Lewis. The motion carried, 4-0.

14. Report by the City Administrator

- 2nd Quarter Financial Report

Karen Kindle, Finance Director, summarized the financial report for the 2nd quarter and stated that the City was on track for the fiscal year and within budget authority.

- 2nd Quarter CommDev Report

Mr. Moore presented the quarterly report for Community Development Department, and it shows steady permitting activity, with nearly \$4 million in total permit valuation. He stated code enforcement remains an active area, with the majority of violations related to property maintenance, though the high abatement rate (80%) indicates effective resolution. Only two citations were issued, suggesting compliance is often achieved without formal penalties.

Animal control cases were relatively low, with most incidents involving loose animals rather than aggressive or dangerous behavior.

Ms. Lebakken asked what falls under zoning violations. Mr. Moore stated those are items like an out of compliance driveway expansion or incorrect material used.

- Update on Johnson County Transportation Connection Plan

Mr. Merkh presented an update to Council on the Johnson County Transportation Connection Plan, which was developed in conjunction with the redevelopment of the former Sunflower Army Ammunition Plant into the Astra Enterprise Park. Study findings indicated that recommended revisions to the County's CARNP plan are located mainly north of 143rd Street and no changes were recommended for Edgerton's immediate transportation system. He stated while regional traffic may eventually reach the broader network, the study findings did not recommend a change to CARNP in Edgerton's network. Council was provided with a FAQ from the County's public meeting and a QR code linking to the full plan for further reference.

- Biannual Parks & Recreation Report

Mr. Meyer presented the report from January through July 2025, the Parks & Recreation Department reported steady growth in facility use, programs, and community engagement. The Greenspace welcomed over 20,700 visitors, issued 948 day passes, and hosted 19 rentals, while also serving as both a cooling center and storm shelter when needed. Overall, he stated the department emphasized improved maintenance, diverse programming, and multipurpose facility use to better serve residents and visitors.

Ms. Linn stated that she wished there was a way to count the kids at the splash pad this year. She stated what is happening in The Greenspace lawn is the Council's vision of bringing people together.

Mr. Conus inquired about the Greenspace hours and asked if Mr. Meyers had an opinion on if they should change. Mr. Meyer said he would like The Greenspace to be open a year before he re-evaluates the hours of The Greenspace.

Ms. Lebakken asked if the timer got fixed on the splash pad. Mr. Meyer answered they did get it fixed, but it was a very complex timer and it took calling the manufacturer and many hours by one employee going through all the settings to get it fixed.

15. Report by the Mayor

- Mayor Roberts stated he would like to see another inspection for the dam soon. The dam replacement is not a budgeted item, and he would like to see that repair moved forward on the schedule due to the nature of the safety concern.

WALK-ON ITEM: Ms. Banks requested Council members approve a new contract with Brightspeed for the alarm line at the wastewater treatment plant. She stated the City maintains an alarm line in case of equipment malfunctions, communication failures, power outages, etc. This telephone line has been serviced by various companies throughout the years, most recently with Brightspeed. She stated that staff has been trying to align the billing for the plant so that the alarm line and the internet were on the same bill. The alarm line is currently on the same internet bill with Public Works. Staff were recently notified that in order to switch the line to the same account number as the wastewater treatment plant, they would need to cancel and sign a new contract.

The new contract before Council will fix the billing issue and save approximately \$4.50 per month from the current contract. The City Attorney has reviewed and approved the terms of the contract.

Ms. Lebakken inquired about the type of line it is; Ms. Banks was not sure, but stated it is considered a POTS line if that helped answer the Council member's question.

16. Future Meeting Reminders

Mayor reminded the Council of the future meetings for the Council and Planning Commission.

17. Adjourn

Councilmember Lewis moved to adjourn, seconded by Councilmember Conus. The meeting was adjourned at 7:52 pm with a 4-0 vote.

Submitted by Alex Firth, Interim City Clerk.

City Council Action Item

Council Meeting Date: August 28, 2025

Department: Administration

Agenda Item: Consider Post-Issuance Tax Compliance Services Proposal from Gilmore & Bell for the Series 2023A General Obligation Bonds

Background/Description of Item:

On November 9, 2023, the City issued Series 2023A General Obligation Bonds (the Bonds) to finance the construction of The Greenspace. The amount of bonds issued was based on estimates of the project cost as well as a contingency since the project had not yet been bid. Now that the project is substantially complete and expenditures are being finalized, staff estimate that there will be unspent bond proceeds. The unspent proceeds will be used to make debt service payments on the bonds until they are depleted. Staff estimates there are sufficient proceeds to cover the payments in 2025 and some of the amount due in 2026.

In connection with the issuance of the Series 2023A General Obligation (GO) Bonds, the City agreed to comply with all federal tax laws to maintain the exemption of interest on the Bonds from federal income taxation. To fulfill the obligation to comply with the federal tax laws, staff is requesting assistance from the City's Bond Counsel, Gilmore & Bell. The enclosed proposal from Gilmore & Bell covers the services for which staff needs assistance.

The agreement covers the period from the date the proposal is executed through December 31, 2028. This should be the most relevant period for tax compliance activities for the Bonds under the federal tax laws. Exhibit A contains the scope of services included in the proposal. The cost for the services is \$5,000, payable in two installments. The first installment is \$2,000, payable upon completion of the first arbitrage calculation report. The balance would be due upon completion of the close-out report. The remaining unspent bond proceeds can be used to pay the fees for these tax compliance services.

Related Ordinance(s) or Statue(s): Ordinance No. 2150; Resolution No. 11-09-23A

Funding Source: Unspent Bond Proceeds

Budget Allocated: N/A



x Karen E. Kindle

Finance Director Approval: Karen Kindle, Finance Director

Recommendation: Approve the Post-Issuance Tax Compliance Services Proposal from Gilmore & Bell

Enclosed: Post-Issuance Tax Compliance Services Proposal from Gilmore & Bell

Prepared by: Karen Kindle, Finance Director



2405 Grand Boulevard, Suite 1100
Kansas City, Missouri 64108-2521

(816) 221-1000 / (816) 221-1018 FAX / gilmorebell.com

December 20, 2024

Karen Kindle
Finance Director
City of Edgerton, Kansas
404 East Nelson
Edgerton, KS 66021

Re: Post-Issuance Tax Compliance Services Proposal

Dear Ms. Kindle:

Gilmore & Bell, P.C. (“**Gilmore & Bell**”) is pleased to submit this post-issuance tax compliance services proposal to the City of Edgerton, Kansas (the “**City**”). In connection with the issuance of the General Obligation Bonds, Series 2023A in the original principal amount of \$9,840,000 (the “**Bonds**”), the City has covenanted to comply with all federal tax laws to maintain the exemption of interest on the Bonds from federal income taxation. The purpose of this engagement is to provide tax compliance services to assist the City in meeting these covenants.

SCOPE OF ENGAGEMENT

Gilmore & Bell will provide the services expressly described on **Exhibit A** (the “**Services**”) for the Bonds in accordance with the terms further described in this letter. Additional tax-advantaged bond issues may be incorporated into this engagement and Services will be provided for additional tax-advantaged bond issues upon execution by the City of a certificate similar to the form attached as **Exhibit B**.

STAFFING

Gilmore & Bell will provide the necessary attorneys, tax analysts, legal assistants, and administrative support to perform the Services. The primary points of contact for this engagement are as follows:

Gilmore & Bell:

James Dummitt
Telephone: 816-218-7583
EMAIL: jdummitt@gilmorebell.com

Kevin Wempe
Telephone: 816-218-7532
EMAIL: kwempe@gilmorebell.com

City:

Karen Kindle
Telephone: 913-893-6231
EMAIL: kkindle@edgertonks.org

FEES

Gilmore & Bell's total fee for Services for the Bonds is \$5,000. This amount (the "Fee") is payable to Gilmore & Bell as follows: \$2,000 is payable to Gilmore & Bell upon completion of the first interim arbitrage computation report. The balance of the Fee is payable to Gilmore & Bell upon completion and delivery of the Close Out report unless this engagement has been terminated in accordance with the terms below. In addition, Gilmore & Bell expects to be reimbursed for all out-of-pocket third-party expenses made on behalf of the City.

The City may make an advance payment of the full aggregate amount upon execution of this engagement or at any time during the term of this engagement. If the City pays the aggregate amount upon execution of the proposal, or any remaining aggregate amount during the term of the engagement, the aggregate fee will be deposited to a special trust account maintained by Gilmore & Bell for client fees held as a retainer. The portion of the aggregate fee held as retainer will be earned and disbursed to Gilmore & Bell's general operating account as described above. No interest will be paid on funds held in this special trust account. All earnings attributable to the investment of amounts within this account are disbursed to a charitable foundation as required by Kansas law.

FURNISHING OF INFORMATION; RECORDS

The City agrees to provide to Gilmore & Bell, in electronic format if available, any information and documentation requested by Gilmore & Bell which is necessary to complete the engagement. All completed reports will be provided to the City in electronic format (paper copies are available upon request). In addition, Gilmore & Bell will maintain all final reports prepared in connection with the Services for at least the term of the engagement, and additional copies will be made available at any time to the City upon request.

TERM OF ENGAGEMENT; TERMINATION

The initial term of this engagement shall be from the date of execution through December 31, 2028. This engagement may be terminated at any time by either party with 30 days written notice to the other party. Upon termination of this engagement, the City will pay all fees and expenses for Services completed but unpaid at the time of termination.

NO CONFLICTS; NO PROHIBITION OF FUTURE ROLES

Please note that Gilmore & Bell does not provide investment advice, advice relating to any municipal financial products or financial advice relating to the issuance of municipal securities, and nothing contained in this engagement or any services provided by Gilmore & Bell under this engagement shall constitute advice to the City with respect to municipal financial products or the issuance of municipal securities (other than legal advice), all within the meaning of Section 15B(e) of the Securities Exchange Act of 1934, as amended.

Gilmore & Bell represents many political subdivisions, underwriters, and others in public finance transactions. It is possible that during the time that we are representing the City under this engagement, one or more of our present or future clients will have transactions with the City. We do not believe any such representation will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the scope of this engagement so as to make such

representations not adverse or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of this engagement. In the event a conflict does arise, we will work with the City to resolve the situation in a manner acceptable to the City.

CONCLUSION

If the foregoing terms are acceptable to the City, please return a signed copy of this letter to me and retain a copy for your files. The offer to perform the Services described in this letter expires 60 days from the date first shown above, and no engagement will commence unless and until Gilmore & Bell receives a copy signed by the City within such timeframe. Thank you again for your interest in our post-issuance federal tax law compliance services. If you have any questions, please do not hesitate to email or call me. We look forward to continuing to work with you and the City.

Very truly yours,



Kevin J. Wempe

KJW:eeh

cc: Justin Vermillion
Shelby Exposito
Chanelle Perez
James Dummitt

Acknowledged and Agreed as of _____, 2024.

CITY OF EDGERTON, KANSAS

By: _____

Name: _____

Title: _____

EXHIBIT A

SCOPE OF TAX COMPLIANCE SERVICES

Arbitrage Computation Services

Gilmore & Bell will provide the City with annual interim arbitrage estimates for the Bonds as well as an installment date arbitrage calculation in accordance with the terms of the tax agreement for the Bonds. As part of the annual calculation services Gilmore & Bell will:

- Quantify any accrued arbitrage liability as of each annual calculation date based on information provided to us and performed in accordance with procedures described in a written explanation of the arbitrage calculation that will be provided to the City;
- Identify any noted accounting/record keeping problems that may adversely affect the City's ability to comply with the arbitrage regulations;
- Assist the City in making timely accounting elections and track expenditure of proceeds for purposes of meeting applicable arbitrage rebate spending exceptions in appropriate situations; and
- If required, perform yield reduction payment calculations and quantify any accrued yield reduction payment liability.

In addition to providing the calculation described above, as part of the installment date calculation services Gilmore & Bell will:

- Provide a legal opinion stating that the calculation was prepared in accordance with applicable United States Treasury Regulations; and
- Prepare Form 8038-T for filing with the Internal Revenue Service if a rebate payment or yield reduction payment is required.

To prepare the arbitrage calculations, Gilmore & Bell will need for the City to provide investment and expenditure information for all funds and accounts requested by Gilmore & Bell that contain "gross proceeds" of the applicable Bonds.

Final Written Allocation Services

Gilmore & Bell will assist the City in compiling the records necessary to account for the expenditure of Bond proceeds, and upon completion of the project financed by the Bonds, prepare a written report (the "**Close Out**") for the Bonds. As part of this effort Gilmore & Bell will:

- Prepare a final written allocation of Bond proceeds memorandum for the City to memorialize the use and expenditure of Bond proceeds;

- Provide a summary allocation of total sources (including Bond proceeds and investment earnings attributable to investment of Bond proceeds) to total uses of Bond proceeds for costs of the project financed by the Bonds;
- Review the overall costs of the project financed by the Bonds and assist the City in preparing a final Bond financed asset list reconciled to available records of investment and expenditure of Bond proceeds; and
- Provide a form “compliance checklist” to assist the City monitor the ongoing post-issuance requirements related to the Bonds. For example, the compliance checklist will include questions that the City can use to solicit information from employees and staff concerning the use of the Bond financed projects on an annual basis.

To prepare the Close Out of Bond proceeds, Gilmore & Bell will need for the City to provide trustee requisitions or a ledger of expenditures with the following information: payee, check or wire transfer date, payment amount, general description of expenditure purpose either by narrative description or reference to capital account to which the payment will be allocated.

Services Outside the Scope of the Engagement

Services to assist the City with preparation of Internal Revenue Service Form 8038-R (related to a potential refund of overpayment of arbitrage rebate), responding to an examination by the Internal Revenue Service or to provide a supplemental tax opinion, as required by the applicable financing documents, are outside the scope of this engagement but may be provided to the City pursuant to a separate engagement agreed upon by the parties.

EXHIBIT B

**ADDENDUM [NUMBER] TO TAX COMPLIANCE SERVICES LETTER
FOR ADDITIONAL ISSUE**

City of Edgerton, Kansas
[\$[Par Amount]
[Bond Issue Name]
Series [20__]

The City of Edgerton, Kansas (the “City”) previously engaged Gilmore & Bell, P.C. for the post-issuance federal tax law compliance services described in the letter dated December 20, 2024 (the “Engagement”). Capitalized terms used herein shall have the same meaning defined within the Engagement. The City is executing this certificate to confirm the addition of the above-referenced financing (the “Series [20__] Bonds”) to the Engagement.

Gilmore & Bell’s fee for Services for the Series [20__] Bonds is \$[Total Fee] for a five-year contract term commencing on [Issue Date or Date of Addendum]. This amount is payable to Gilmore & Bell on each subsequent anniversary of the issue date of the Series [20__] Bonds at a rate of \$[Annual Fee] per year unless this arrangement is terminated in accordance with the Engagement.

The City may make an advance payment of the full aggregate amount upon execution of this addendum or at any time during the term of this Engagement. If the City pays the aggregate amount upon execution of the addendum, or any remaining aggregate amount during the term of the Engagement, the aggregate fee will be deposited to a special trust account maintained by Gilmore & Bell for client fees held as a retainer. The portion of the aggregate fee held as retainer will be earned and disbursed to Gilmore & Bell’s general operating account as described above. No interest will be paid on funds held in this special trust account. All earnings attributable to the investment of amounts within this account are disbursed to a charitable foundation as required by Kansas law. In addition, Gilmore & Bell expects to be reimbursed for all out-of-pocket third-party expenses made on behalf of the City.

Dated: _____

CITY OF EDGERTON, KANSAS

By: _____
Title: _____

ACKNOWLEDGED:

By: _____
Gilmore & Bell, P.C.

City Council Action Item

Council Meeting Date: August 28, 2025

Department: Administration

Agenda Item: Consider Resolution No. 08-28-2025A Approving the Mayoral Appointment for Certain Public Officials for the City of Edgerton, Kansas

Background/Description of Item:

Chapter 1, Article 3, Section 301 of the Edgerton City Code states that at the first regular meeting in May of each year the Mayor, by and with the consent of the Council, shall appoint the City Clerk and City Treasurer, and may appoint a City Attorney, Municipal Judge and such other officers as deemed necessary for the best interest of the City.

Those appointments were completed in May; however, a new City Clerk has been hired for the City of Edgerton. Draft Resolution 08-25-2025A replaces Alex Firth as Interim City Clerk with Dusti Callahan as City Clerk. No other changes to the other appointed positions (City Treasurer, City Attorney, Municipal Judge, Municipal Prosecutor or City Engineer) were made.

Related Ordinance(s) or Statue(s): Article 3, Section 1-301 of the Edgerton Municipal Code.

Funding Source: N/A

Budget Allocated: N/A

Finance Director Approval: N/A

Recommendation: Approve Resolution No. 08-28-2025A Approving the Mayoral Appointments for Certain Public Officials for the City of Edgerton, Kansas

Enclosed: Draft Resolution No. 08-28-25A

Prepared by: Kara Banks, Assistant to the City Administrator



RESOLUTION NO. 08-28-25A

A RESOLUTION APPROVING THE MAYORAL APPOINTMENTS FOR CERTAIN PUBLIC OFFICIALS FOR THE CITY OF EDGERTON, KANSAS

WHEREAS, City Code requires the Mayor to appoint certain public officials;

WHEREAS, the appointments named below meet all qualifications set forth by City Code;

WHEREAS, the Mayor hereby appoints, subject to the approval of the City Council, the individuals named below to fill the public appointments for the City of Edgerton, Kansas;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDGERTON, KANSAS:

SECTION ONE: The City Council hereby approves the following Mayoral appointments to serve the City of Edgerton:

Dusti Callahan as City Clerk
Karen Kindle as City Treasurer
Todd Luckman as City Attorney
Nate Sutton as Municipal Judge
Tom Barnes II as Municipal Prosecutor
David Hamby as City Engineer

SECTION TWO: EFFECTIVE DATE

This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body.

ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 28TH DAY OF AUGUST, 2025.

CITY OF EDGERTON, KANSAS

By: _____
Donald Roberts, Mayor

ATTEST:

Dusti Callahan, City Clerk

APPROVED AS TO FORM:

Todd Luckman, City Attorney
for Stumbo Hanson, LLP, City Attorneys

CITY OF EDGERTON, KANSAS

COUNCIL AGENDA ITEM

Council Meeting Date: August 28, 2025

Agenda Item: Ordinance levying assessments on Dwyer Farms development

Subject: Dwyer Farms Housing Subdivision

The City previously issued its General Obligation Bonds, Series 2012A, to finance the costs of certain water and sanitary sewer projects to initially serve an area generally located to the north of I-35 and Sunflower Road, and special assessments were imposed on such property at the time such bonds were issued. As part of the special assessment proceedings, the City reserved the right to impose special assessments on certain property that later developed and requested service from such improvements.

The City previously entered into a Development Agreement with Kansas LD, LLC (Rausch Coleman Homes) dated January 26, 2023, for the development of the Dwyer Farms housing subdivision, which is a single-family housing subdivision on an 80.4 acre parcel located at the southwest corner of 207th Street/Braun Street and 8th Street/Edgerton Road.

Pursuant to that Development Agreement and the planning submittals, the Developer requested that the project be served by the water and sewer improvements and agreed to make a “benefit fee” payment set forth in the Development Agreement. The City has received such payment and now desires to impose special assessments on the Dwyer Farms development for the remaining term of the benefit district (anticipated to be no later than 2030).

ORDINANCE NO. 2184

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY LOCATED IN A BENEFIT FEE AREA TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF EDGERTON, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTION NOS. 2-8-07H AND 2-8-07I OF THE CITY (SUNFLOWER RIDGE ADDITION WATER AND SANITARY SEWER PROJECTS).

WHEREAS, the governing body of the City of Edgerton, Kansas (the “City”) has previously authorized certain internal improvements (collectively, as described herein, the “Improvements”) pursuant to Resolution Nos. 2-8-07H and 2-8-07I adopted by the governing body of the City (the “Resolutions”) to be constructed pursuant to K.S.A. 12-6a01 *et seq.* (the “Act”); and

WHEREAS, the City issued its General Obligation Bonds, Series 2012A (the “Series 2012A Bonds”), to finance the costs of the Improvements, and later issued its General Obligation Refunding Bonds, Series 2020A (the “Series 2020A Bonds,” and together with the Series 2012A Bonds, the “Bonds”) to refund all outstanding Series 2012A Bonds; and

WHEREAS, the Improvements have been completed, and the City, pursuant to Ordinance No. 866, levied assessments on certain properties (together, the “Improvement District,” as defined in the Resolutions) to repay the Bonds; and

WHEREAS, pursuant to K.S.A. 12-6a19, the Resolutions (a) defined certain property not included within the Improvement District but which may benefit from the Improvements (the “Benefit Fee Area”), and (b) prescribed that a benefit fee be due and payable to the City at such time a property owner(s) within the Benefit Fee Area requests the City for service to be provided by the Improvements; and

WHEREAS, pursuant to a Development Agreement (Project Cola) dated as of January 26, 2023, between the City and Kansas LD, LLC, a Kansas limited liability company (as may be amended, supplemented, and/or assigned, the “Development Agreement”), the Developer (as defined in the Development Agreement), as property owner of the property set forth in *Exhibit A* hereto and located within the Benefit Fee Area (the “Property”), committed to constructing a housing project and related improvements known as the Dwyer Farms development (the “Project”); and

WHEREAS, pursuant to the City’s planning and land use processes, Developer submitted Application PUD2022-01, PUD2024-0101, and PUD2025-0002 (the “Applications”) in furtherance of the Project, such Applications including utility plans petitioning the City for the Property to be served by the Improvements; and

WHEREAS, pursuant to Section 7.3 of the Development Agreement, Developer petitioned the City for the Property to be served by the Improvements and stipulated that Developer must pay to the City a buy-in fee for the Property to receive access to the Improvements, as contemplated by K.S.A. 12-6a19 and the Resolutions, and the City later received such payment from Developer; and

WHEREAS, in accordance with the Act, and specifically K.S.A. 12-6a19, and the Resolutions, the City desires to levy assessments on the Property for the remaining term of the Series 2020A Bonds (or any bonds refunding such bonds).

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

Section 1. Finding; Levy of Assessments. The City hereby finds that the Developer has petitioned the City to be served by the Improvements pursuant to the Development Agreement and the Applications. For the purpose of paying the costs of the following described Improvements:

Project No. 1 – Sunflower Ridge – Water Supply and Distribution Improvements.

Resolution No. 2-8-07H. Water supply and distribution improvements, connection to Rural Water District No. 7 distribution system. construction of a pump and metering station at 207th Street and Spooncreek Road and construction of a 12” water main from 207th Street and Spoon creek Road along 207th to the west of Edgerton Road;

Project No. 2 – Sunflower Ridge – Sanitary Sewer Collection System Improvements.

Resolution No. 2-8-07I. Sanitary sewer collection system, including mains and appurtenant improvements;

there are hereby levied and assessed the amounts (with such clerical or administrative amendments thereto as may be approved by City officials) against the Property described on *Exhibit A* attached hereto. Additionally, the City will commensurately reduce the assessments originally levied on the original Improvement District.

Section 2. Payment of Assessments. The amounts so levied and assessed in *Section 1* hereof shall be due and payable from and after the date of publication of this Ordinance.

Section 3. Certification. Special assessments shall be certified by the City Clerk to the Clerk of Johnson County, Kansas, in the same manner and at the same time as other taxes are certified and will be collected in annual installments for the remaining term of the Series 2020A Bonds (or any bonds refunding such bonds), together with interest on such amounts at a rate not exceeding the maximum rate therefor as prescribed by the Act. The interest on all unpaid installments shall be added to each subsequent installment until paid.

Section 4. Effective Date. This Ordinance shall take effect and be in force from and after its passage, approval, and publication of the Ordinance or a summary thereof once in the official City newspaper.

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PASSED by the governing body of the City on August 28, 2025 and signed and **APPROVED** by the Mayor.

(SEAL)

Donald Roberts, Mayor

ATTEST:

Dusti Callahan, City Clerk

APPROVED AS TO FORM ONLY.

Gilmore & Bell, P.C.
Bond Counsel to City

EXHIBIT A

EXHIBIT A

Parcel	Owner	Square Footage	Total Assessment
BP25600000 0001	Lennar Homes of Kansas LLC	9,099.87	\$739.82
BP25600000 0002	Kansas LD LLC	11,050.93	\$898.44
BP25600000 0003	Kansas LD LLC	6,250.00	\$508.13
BP25600000 0004	Paul Prutsman	6,250.00	\$508.13
BP25600000 0005	Rausch Coleman Kansas City LLC	6,250.00	\$508.13
BP25600000 0006	Rausch Coleman Kansas City LLC	6,250.00	\$508.13
BP25600000 0007	Dallas Lynn Lammert	6,250.00	\$508.13
BP25600000 0008	Rausch Coleman Kansas City LLC	6,250.00	\$508.13
BP25600000 0009	Rausch Coleman Kansas City LLC	6,725.41	\$546.78
BP25600000 0010	Justin Edward Heizer & Micah Lauren Heizer	7,306.13	\$593.99
BP25600000 0011	Rausch Coleman Kansas City LLC	6,000.00	\$487.80
BP25600000 0012	Lennar Homes of Kansas LLC	6,000.00	\$487.80
BP25600000 0013	Lennar Homes of Kansas LLC	6,000.00	\$487.80
BP25600000 0014	Lennar Homes of Kansas LLC	6,000.00	\$487.80
BP25600000 0015	Kansas LD LLC	6,000.00	\$487.80
BP25600000 0016	Kansas LD LLC	6,000.00	\$487.80
BP25600000 0017	Kansas LD LLC	6,178.13	\$502.28
BP25600000 0018	Kansas LD LLC	6,391.91	\$519.66
BP25600000 0019	Kansas LD LLC	6,228.07	\$506.34
BP25600000 0020	Kansas LD LLC	14,074.32	\$1,144.24
BP25600000 0021	Kansas LD LLC	10,246.17	\$833.01
BP25600000 0022	Kansas LD LLC	8,854.74	\$719.89
BP25600000 0023	Kansas LD LLC	8,404.35	\$683.27
BP25600000 0024	Kansas LD LLC	8,400.01	\$682.92
BP25600000 0025	Kansas LD LLC	8,400.01	\$682.92
BP25600000 0026	Kansas LD LLC	9,487.81	\$771.36
BP25600000 0027	Kansas LD LLC	9,623.71	\$782.41
BP25600000 0028	Kansas LD LLC	8,400.01	\$682.92
BP25600000 0029	Kansas LD LLC	8,400.00	\$682.92
BP25600000 0030	Kansas LD LLC	8,400.00	\$682.92
BP25600000 0031	Kansas LD LLC	7,800.01	\$634.14
BP25600000 0032	Kansas LD LLC	6,500.01	\$528.45
BP25600000 0033	Kansas LD LLC	6,500.01	\$528.45
BP25600000 0034	Kansas LD LLC	6,500.01	\$528.45

BP25600000 0035	Kansas LD LLC	6,500.01	\$528.45
BP25600000 0036	Kansas LD LLC	6,443.79	\$523.88
BP25600000 0037	Kansas LD LLC	10,131.68	\$823.71
BP25600000 0038	Kansas LD LLC	9,240.78	\$751.28
BP25600000 0039	Kansas LD LLC	7,578.01	\$616.09
BP25600000 0040	Kansas LD LLC	6,000.01	\$487.80
BP25600000 0041	Kansas LD LLC	6,000.01	\$487.80
BP25600000 0042	Kansas LD LLC	6,000.01	\$487.80
BP25600000 0043	Kansas LD LLC	6,000.01	\$487.80
BP25600000 0044	Kansas LD LLC	7,606.14	\$618.38
BP25600000 0045	Kansas LD LLC	6,784.85	\$551.61
BP25600000 0046	Kansas LD LLC	6,811.57	\$553.78
BP25600000 0047	Kansas LD LLC	6,360.00	\$517.07
BP25600000 0048	Kansas LD LLC	6,360.00	\$517.07
BP25600000 0049	Kansas LD LLC	6,878.07	\$559.19
BP25600000 0050	Lennar Homes of Kansas LLC	8,161.69	\$663.55
BP25600000 0051	Lennar Homes of Kansas LLC	6,240.00	\$507.31
BP25600000 0052	Lennar Homes of Kansas LLC	6,240.00	\$507.31
BP25600000 0053	Lennar Homes of Kansas LLC	6,240.00	\$507.31
BP25600000 0054	Kansas LD LLC	7,440.00	\$604.87
BP25600000 0055	Rausch Coleman Kansas City LLC	8,169.85	\$664.21
BP25600000 0056	Kansas LD LLC	8,652.58	\$703.45
BP25600000 0057	Kansas LD LLC	6,851.02	\$556.99
BP25600000 0058	Kansas LD LLC	6,500.00	\$528.45
BP25600000 0059	Lennar Homes of Kansas LLC	6,500.00	\$528.45
BP25600000 0060	Jack Jordan McMillen	6,991.15	\$568.38
BP25600000 0061	Michael Schrock & Addyson Shaw	8,050.00	\$654.47
BP25600000 0062	Matthew Thompson & Alexis Thompson	10,412.63	\$846.55
BP25600000 0063	Rausch Coleman Kansas City LLC	9,075.07	\$737.80
BP25600000 0064	Thomas Rohling & Anne Rohling	7,129.30	\$579.61
BP25600000 0065	Lennar Homes of Kansas LLC	8,201.44	\$666.78
BP25600000 0066	Lennar Homes of Kansas LLC	7,815.86	\$635.43
BP25600000 0067	Lennar Homes of Kansas LLC	7,444.84	\$605.27
BP25600000 0068	Kansas LD LLC	6,781.84	\$551.36
BP25600000 0069	Kansas LD LLC	6,077.02	\$494.06
BP25600000 0070	Kansas LD LLC	6,080.53	\$494.35
BP25600000 0071	Kansas LD LLC	6,115.37	\$497.18

BP25600000 0072	Kansas LD LLC	7,550.63	\$613.87
BP25600000 0073	Kansas LD LLC	9,082.19	\$738.38
BP25600000 0074	Kansas LD LLC	6,956.29	\$565.55
BP25600000 0075	Kansas LD LLC	5,797.03	\$471.30
BP25600000 0076	Rausch Coleman Kansas City LLC	5,880.67	\$478.10
BP25600000 0077	Rausch Coleman Kansas City LLC	5,848.44	\$475.48
BP25600000 0078	Rausch Coleman Kansas City LLC	5,816.22	\$472.86
BP25600000 0079	Lennar Homes of Kansas LLC	5,784.00	\$470.24
BP25600000 0080	Lennar Homes of Kansas LLC	5,751.77	\$467.62
BP25600000 0081	Lennar Homes of Kansas LLC	5,867.12	\$477.00
BP25600000 0082	Karen Lynn Haemmerle & William Gene Haemmerle	6,528.57	\$530.77
BP25600000 0083	Victor Ricardo Caceres	6,188.58	\$503.13
BP25600000 0084	Qingsong Sun	6,250.00	\$508.13
BP25600000 0085	CRC Property Management LLC	6,250.00	\$508.13
BP25600000 0086	Rausch Coleman Kansas City LLC	6,250.00	\$508.13
BP25600000 0087	Jared Stuart Bays & Mikayla Danielle Bays	6,250.00	\$508.13
BP25600000 0088	Kansas LD LLC	6,250.00	\$508.13
BP25600000 0089	Kansas LD LLC	7,032.26	\$571.72
BP25600000 0090	Rausch Coleman Kansas City LLC	6,250.00	\$508.13
BP25600000 0091	Rausch Coleman Kansas City LLC	8,580.74	\$697.61
BP25600000 0092	Kansas LD LLC	11,240.06	\$913.82
BP25600000 0093	Kansas LD LLC	6,750.10	\$548.78
BP25600000 0T0A	Kansas LD LLC	33,743.45	\$2,743.34
BP25600000 0T0B	Kansas LD LLC	405,836.22	\$32,994.48
BP25600000 0T0C	Kansas LD LLC	24,403.32	\$1,983.99
BP25600000 0T0D	Kansas LD LLC	25,088.52	\$2,039.70
BP25600000 0T0E	Kansas LD LLC	112.18	\$9.12
BP25610000 0094	ARG Land Holdings LLC	9,099.87	\$739.82
BP25610000 0095	ARG Land Holdings LLC	9,271.78	\$753.80
BP25610000 0096	ARG Land Holdings LLC	9,959.25	\$809.69
BP25610000 0097	ARG Land Holdings LLC	10,149.87	\$825.18
BP25610000 0098	ARG Land Holdings LLC	10,149.87	\$825.18
BP25610000 0099	ARG Land Holdings LLC	10,149.87	\$825.18
BP25610000 0100	ARG Land Holdings LLC	10,149.87	\$825.18
BP25610000 0101	ARG Land Holdings LLC	10,149.87	\$825.18
BP25610000 0102	ARG Land Holdings LLC	10,149.87	\$825.18
BP25610000 0103	ARG Land Holdings LLC	9,569.83	\$778.03

BP25610000 0104	ARG Land Holdings LLC	9,110.83	\$740.71
BP25610000 0105	ARG Land Holdings LLC	9,099.87	\$739.82
BP25610000 0106	ARG Land Holdings LLC	10,416.26	\$846.84
BP25610000 0107	ARG Land Holdings LLC	9,561.00	\$777.31
BP25610000 0108	ARG Land Holdings LLC	8,400.00	\$682.92
BP25610000 0109	ARG Land Holdings LLC	8,400.00	\$682.92
BP25610000 0110	ARG Land Holdings LLC	8,400.00	\$682.92
BP25610000 0111	ARG Land Holdings LLC	8,400.00	\$682.92
BP25610000 0112	ARG Land Holdings LLC	9,639.57	\$783.70
BP25610000 0113	ARG Land Holdings LLC	8,100.12	\$658.54
BP25610000 0114	ARG Land Holdings LLC	6,750.10	\$548.78
BP25610000 0115	ARG Land Holdings LLC	6,750.10	\$548.78
BP25610000 0116	ARG Land Holdings LLC	6,747.34	\$548.56
BP25610000 0117	ARG Land Holdings LLC	6,543.84	\$532.01
BP25610000 0118	ARG Land Holdings LLC	6,154.60	\$500.37
BP25610000 0119	ARG Land Holdings LLC	6,000.98	\$487.88
BP25610000 0120	ARG Land Holdings LLC	6,000.09	\$487.81
BP25610000 0121	ARG Land Holdings LLC	6,000.09	\$487.81
BP25610000 0122	ARG Land Holdings LLC	6,000.09	\$487.81
BP25610000 0123	ARG Land Holdings LLC	6,000.09	\$487.81
BP25610000 0124	ARG Land Holdings LLC	6,000.09	\$487.81
BP25610000 0125	ARG Land Holdings LLC	6,000.09	\$487.81
BP25610000 0126	ARG Land Holdings LLC	6,000.09	\$487.81
BP25610000 0127	ARG Land Holdings LLC	6,054.18	\$492.20
BP25610000 0128	ARG Land Holdings LLC	6,393.18	\$519.77
BP25610000 0129	ARG Land Holdings LLC	6,714.98	\$545.93
BP25610000 0130	ARG Land Holdings LLC	6,750.10	\$548.78
BP25610000 0131	ARG Land Holdings LLC	10,707.26	\$870.50
BP25610000 0132	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0133	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0134	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0135	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0136	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0137	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0138	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0139	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0140	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0141	ARG Land Holdings LLC	6,250.10	\$508.13

BP25610000 0142	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0143	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0144	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0145	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0146	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0147	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0148	ARG Land Holdings LLC	6,250.10	\$508.13
BP25610000 0149	ARG Land Holdings LLC	7,500.12	\$609.76
BP25610000 0150	ARG Land Holdings LLC	8,096.62	\$658.26
BP25610000 0151	ARG Land Holdings LLC	7,044.16	\$572.69
BP25610000 0152	ARG Land Holdings LLC	6,904.77	\$561.36
BP25610000 0153	ARG Land Holdings LLC	6,575.62	\$534.60
BP25610000 0154	ARG Land Holdings LLC	8,537.62	\$694.11
BP25610000 0155	ARG Land Holdings LLC	7,805.80	\$634.61
BP25610000 0156	ARG Land Holdings LLC	7,460.52	\$606.54
BP25610000 0157	ARG Land Holdings LLC	10,453.61	\$849.88
BP25610000 0158	ARG Land Holdings LLC	9,693.31	\$788.07
BP25610000 0159	ARG Land Holdings LLC	8,100.09	\$658.54
BP25610000 0160	ARG Land Holdings LLC	6,750.08	\$548.78
BP25610000 0161	ARG Land Holdings LLC	6,750.08	\$548.78
BP25610000 0162	ARG Land Holdings LLC	6,750.08	\$548.78
BP25610000 0163	ARG Land Holdings LLC	6,750.08	\$548.78
BP25610000 0164	ARG Land Holdings LLC	6,750.08	\$548.78
BP25610000 0165	ARG Land Holdings LLC	6,750.82	\$548.84
BP25610000 0166	ARG Land Holdings LLC	8,904.72	\$723.95
BP25610000 0167	ARG Land Holdings LLC	7,473.59	\$607.60
BP25610000 0168	ARG Land Holdings LLC	8,117.64	\$659.96
BP25610000 0169	ARG Land Holdings LLC	6,000.00	\$487.80
BP25610000 0170	ARG Land Holdings LLC	6,000.00	\$487.80
BP25610000 0171	ARG Land Holdings LLC	6,000.00	\$487.80
BP25610000 0172	ARG Land Holdings LLC	7,200.00	\$585.36
BP25610000 0173	ARG Land Holdings LLC	6,719.89	\$546.33
BP25610000 0174	ARG Land Holdings LLC	6,385.50	\$519.14
BP25610000 0175	ARG Land Holdings LLC	7,511.15	\$610.66
BP25610000 0176	ARG Land Holdings LLC	7,758.53	\$630.77
BP25610000 0177	ARG Land Holdings LLC	8,458.15	\$687.65
BP25610000 0178	ARG Land Holdings LLC	6,857.84	\$557.54
BP25610000 0179	ARG Land Holdings LLC	6,859.98	\$557.72

BP25610000 0180	ARG Land Holdings LLC	6,862.11	\$557.89
BP25610000 0181	ARG Land Holdings LLC	6,864.25	\$558.06
BP25610000 0182	ARG Land Holdings LLC	6,866.38	\$558.24
BP25610000 0183	ARG Land Holdings LLC	6,868.51	\$558.41
BP25610000 0184	ARG Land Holdings LLC	6,868.75	\$558.43
BP25610000 0185	ARG Land Holdings LLC	7,591.08	\$617.15
BP25610000 0186	ARG Land Holdings LLC	9,337.27	\$759.12
BP25610000 0187	ARG Land Holdings LLC	8,281.21	\$673.26
BP25610000 0188	ARG Land Holdings LLC	9,088.14	\$738.87
BP25610000 0189	ARG Land Holdings LLC	8,609.71	\$699.97
BP25610000 0190	ARG Land Holdings LLC	6,942.13	\$564.40
BP25610000 0191	ARG Land Holdings LLC	6,940.33	\$564.25
BP25610000 0192	ARG Land Holdings LLC	6,938.53	\$564.10
BP25610000 0193	ARG Land Holdings LLC	6,936.73	\$563.96
BP25610000 0194	ARG Land Holdings LLC	6,934.93	\$563.81
BP25610000 0195	ARG Land Holdings LLC	6,933.13	\$563.66
BP25610000 0196	ARG Land Holdings LLC	6,931.33	\$563.52
BP25610000 0197	ARG Land Holdings LLC	6,929.53	\$563.37
BP25610000 0198	ARG Land Holdings LLC	7,210.13	\$586.18
BP25610000 0T0A	ARG Land Holdings LLC	112.51	\$9.15
BF211513-3001	ARG Land Holdings LLC	910,104.60	\$73,991.50

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City Council Action Item

Council Meeting Date: August 28, 2025

Department: Administration

Agenda Item: Consider Amendment to the 2025 Budget – Bond & Interest Fund

Background/Description of Item:

The development agreement for Dwyer Farms contained the requirement that the developer buy into the Sunflower Benefit District. The City is required to use the funds from the buy-in payment to redeem some of the outstanding bonds. The 2025 Budget did not include the buy-in payment revenue nor the related bond payment expenditure due to the uncertainty of the timing of the payment. As a result, the City needs to amend the 2025 Budget to include the revenue from the buy-in payment and the related expenditure for the redemption of a portion the outstanding bonds.


Staff published the public hearing notice in the Legal Record on August 5, 2025. The public hearing was held earlier during this Council meeting.

The final steps in the budget amendment process are: (1) Council formally approves the 2025 Budget Amendment; (2) Council members sign the Certificate Page of the State Budget Forms; and (3) staff submit the required budget forms to the Johnson County Clerk before December 31, 2025.

Related Ordinance(s) or Statue(s): Kansas Budget Law – K.S.A. 79-2925 et seq.

Funding Source: N/A

Budget Allocated: N/A

x 

Finance Director Approval: Karen Kindle, Finance Director

Recommendation: Approve the 2025 Budget Amendment

Enclosed: Certificate Page
Amended Budget Schedule – Bond & Interest Fund

Prepared by: Karen Kindle, Finance Director

**Amended
Certificate
For Calendar Year 2025**

To the Clerk of Johnson, State of Kansas
We, the undersigned, duly elected, qualified, and acting officers of
City of Edgerton
certify that: (1) the hearing mentioned in the attached publication was held;(2) after the Budget Hearing this Budget was duly approved and adopted as the maximum expenditure for the various funds for the year.

		2025 Amended Budget			
Table of Contents:		Page No.	Amount of 2024 Tax that was Levied	Adopted 2025 Expenditures	Proposed Amended 2025 Expenditures
Fund	<u>K.S.A.</u>				
Bond & Interest Fund		2		551,811	927,917
Totals		xxxxxxxxxx	0	551,811	927,917
Summary of Amendments		3			

Attested date: _____

County Clerk

Assisted by:

Address:

Email:

Governing Body

CPA Summary

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**Notice of Budget Hearing for Amending the
2025 Budget**

The governing body of
City of Edgerton

will meet on the day of August 28, 2025 at 7:00 PM at City Hall, 404 E. Nelson St., Edgerton, KS 66021 for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at City Hall, 404 E. Nelson St., Edgerton, KS 66021 and will be available at this hearing.

Summary of Amendments

Fund	2025 Adopted Budget			2025 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Bond & Interest Fund			551,811	927,917
			0	0
			0	0
			0	0
			0	0
			0	0

Beth Linn

Official Title: City Administrator

City Council Action Item

Council Meeting Date: August 28, 2025

Department: Administration

Agenda Item: Consider Resolution No. 08-28-25B Of The City Of Edgerton, Kansas To Levy A Property Tax Rate Exceeding The Revenue Neutral Rate

Background/Description of Item:

In 2021, the legislature made significant changes to the tax lid law effective for the 2022 Budget. The tax lid law now focuses on the Revenue Neutral Rate (RNR). The RNR is the mill rate that would generate the same amount of property tax revenue in the current year as the previous year based on the current year's assessed valuation. K.S.A. 79-2988 establishes the process for Kansas taxing subdivisions to notify the public and hold a hearing if they plan to exceed their RNR for property taxes. K.S.A. 79-2988 does not provide for any adjustments to the RNR to capture economic growth, issuance of debt or County errors in the assessed valuation numbers.

At the Council Meeting on June 10, 2021, Council provided the following policy direction regarding adjustments to the RNR. The RNR will be adjusted to include

- Roll-off of all types of incentives (i.e., property tax abatements)
- New territory/annexations
- Growth in assessed value of non-residential property
- Growth in assessed value of residential property due to inflation based on the CPI-U
- Issuance of General Obligation (GO) debt
- Errors by Johnson County

The property tax revenue amount included in the 2026 General Fund Budget was calculated based on this policy. Please find enclosed the calculation of property tax revenue amount, including these adjustments, that was presented during the 2026 Budget Work Session on July 10, 2025.

The City is required to hold an RNR Public Hearing and pass a resolution setting the mill rate to be used for the 2026 Budget. The notice of the public hearing was published in the Legal Record on August 5, 2025, and on the City's website as required by State statute. The RNR public hearing was opened earlier this evening. The attached draft Resolution No. 08-28-25B establishes the City's estimated mill rate at 29.602 mills.

Related Ordinance(s) or Statue(s): K.S.A. 79-2988

Funding Source: N/A

Budget Allocated: N/A

x Karen E. Kindle

Finance Director Approval: Karen Kindle, Finance Director

Recommendation: Approve Resolution No. 08-28-25B Of The City Of Edgerton, Kansas To Levy A Property Tax Rate Exceeding The Revenue Neutral Rate.

Enclosed: Resolution No. 08-28-25B
Calculation of the Adjustment to the RNR

Prepared by: Karen Kindle, Finance Director

Resolution No. 08-28-25B

A RESOLUTION OF THE CITY OF EDGERTON, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE;

WHEREAS, the Revenue Neutral Rate for the City of Edgerton was calculated as 25.965 mills by the Johnson County Clerk; and

WHEREAS, the budget proposed by the Governing Body of the City of Edgerton will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body held a hearing on August 28, 2025, allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony; and

WHEREAS, the Governing Body of the City of Edgerton, having heard testimony, still finds it necessary to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON:

The City of Edgerton shall levy a property tax rate exceeding the Revenue Neutral Rate of 29.602 mills.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

ADOPTED this 28th day of August 2025 and **SIGNED** by the Mayor.

Donald Roberts, Mayor

Attested:

Dusti Callahan, City Clerk

Todd Luckman, City Attorney
For Stumbo Hanson, LLP, City Attorneys

**City of Edgerton
Calculation of the Adjustment to the RNR
for the 2026 Budget**

Real Property							
Class	Description	Nov 2024	6/15/2025 Assessed Value			Change	
			#'s Co Clerk	Corrections	Adj #'s	Nov 2024-6/15/2025 Adj	Council Policy
R	Residential Including Apartments	\$ 15,526,812	\$ 16,451,445	\$ -	\$ 16,451,445	\$ 924,633	capture revenue incr up to CIP-U
A	Agricultural Land Use & Improvements	\$ 178,913	\$ 173,338	\$ (6,051)	\$ 167,287	\$ (11,626)	capture all revenue
C	Commercial & Industrial	\$ 27,218,326	\$ 36,512,017	\$ -	\$ 36,512,017	\$ 9,293,691	capture all revenue
V	Vacant Lots	\$ 4,680,781	\$ 5,071,639	\$ -	\$ 5,071,639	\$ 390,858	capture all revenue
N	Not for Profit	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
O	All Other Real Property	\$ 1,875	\$ 1,872	\$ -	\$ 1,872	\$ (3)	capture all revenue
U	Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
ED	Exempt Dam	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
EI	Exempt IRB	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
EIC	Exempt IRB for Com	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
EIR	Exempt IRB for Res	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
EIV	Exempt IRB for Vac	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
EX	Exempt Ec Dev	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
EXC	Exempt Ec Dev for Com	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
EXR	Exempt Ec Dev for Res	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
EXV	Exempt Ec Dev for Vac	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
E	All Other Tax Exempt Property	\$ -	\$ -	\$ -	\$ -	\$ -	capture all revenue
Total Real Property		\$ 47,606,707	\$ 58,210,311	\$ (6,051)	\$ 58,204,260	\$ 10,597,553	

**City of Edgerton
Policy Regarding Adjustments to the RNR
Adopted by Council on 6/10/2021**

Categories of Adjustments to the RNR:

- 1 Roll off of incentives, including abatements
- 2 New territory/annexations
- 3 Growth in assessed value for non-residential properties
- 4 Growth in assessed value of residential property due to inflation based on the CPI-U
- 5 Issuance of GO debt
- 6 County errors

Personal Property							
Class	Description	Nov 2024	6/15/2025 Assessed Value			Change	
			#'s Co Clerk	Adj	Adj #'s	Nov 2024-6/15/2025 Adj	Council Policy
	Personal Property	\$ 144,603	\$ 132,113	\$ -	\$ 132,113	\$ (12,490)	capture all revenue

State Assessed							
Class	Description	Nov 2024	6/15/2025 Assessed Value			Change	
			#'s Co Clerk	Adj	Adj #'s	Nov 2024-6/15/2025 Adj	Council Policy
	State Assessed	\$ 34,634,116	\$ 35,826,620	\$ -	\$ 35,826,620	\$ 1,192,504	capture all revenue
Grand Totals		\$ 82,385,426	\$ 94,169,044	\$ (6,051)	\$ 94,162,993	\$ 11,777,567	

Calculation of Adjustment to RNR

Total Allowable Change in Assessed Value Per Council Policy	\$ 11,555,476
Nov 2024 Mill Rate for the 2025 Budget	29.672
Allowable increase in Property Tax Revenue per Council Policy	\$ 342,874
Property Tax Levied 2024 for 2025 Budget	\$ 2,444,546
Total Property Tax Revenue for the 2026 Budget	\$ 2,787,420
Base Mill Rate Needed	29.602
Mill Rate Needed for GO Debt Service	\$ -
Total Mill Rate Needed	29.602
RNR	25.965
Estimated Adjustment to the RNR	3.637
Decrease in Mill Rate from 2025 Budget to 2026 Budget	(0.070)

* Due to Council Policy of only allowing an increase in Residential Assessed Value equal to the rate of inflation, the City is removing \$222,091 of assessed value out of the property tax calculation, resulting in forgone revenue of \$6,590.

Revenue Neutral Rate FAQs

What is a Revenue Neutral Rate (RNR)?

The tax rate in mills that would generate the same property tax revenue in dollars as levied the previous tax year using the current tax year's total assessed valuation. If the City were to stay revenue neutral every year, they would have to provide this year's services, with this year's prices, on last year's budget.

Why is the City holding a hearing about the Revenue Neutral Rate?

If the City collects even one more dollar in property tax revenue, it exceeds the Revenue Neutral Rate and is required to hold a hearing by state law.

Why would the City exceed RNR?

The Edgerton City Council set a policy on June 10, 2021 to determine when additional property tax revenue would be collected.

1. Roll off of all types of incentives (like property tax abatements on the buildings at LPKC)
2. New Territory or Annexations
3. Growth in assessed value of non-residential property
4. Growth in assessed value of residential property due to inflation
5. Issuance of General Obligation Debt
6. Errors by Johnson County

Proposed FY 2026 Budget

The City Council has expressed intent to reduce the mill levy from 29.672 to 29.602 for the upcoming budget year. This exceeds the RNR of 25.965.

If approved, the City would use the increase in revenue to invest in street maintenance and public safety and to help cover increased operating costs caused by inflation.

2026 Budget Process



5-Yr Capital Improvement Project List Approved

Outside Agencies Request Funding



Budget Work Session

Budget Public Hearing



Budget Approved



CITY OF EDGERTON, KANSAS

COUNCIL AGENDA ITEM

Council Meeting Date: August 28, 2025

Agenda Item: Ordinance authorizing an amendment of bond documents relating to the City's Taxable Industrial Revenue Bonds (Woodstone Properties, LLC Project), Series 2024 (the "Bonds")

Subject: Amendment of IRB Documents

In 2024, the City issued the Bonds for the purpose of providing a sales tax exemption on construction materials for the initial site preparation and infrastructure work for the Woodstone Properties project located at the northwest corner of Homestead and I-35. The Bonds are set to mature later this year, which would eliminate the developer's ability to utilize the sales tax exemption without issuing additional industrial revenue bonds.

The developer has requested that the City approve an extension of the Bonds through December 31, 2027, to provide more time to complete "phase 2" of the infrastructure project.

This Ordinance approves the execution of an "omnibus" amendment that would extend the Bonds and all related documents through 2027, as requested by the developer.

No other aspects of the original transaction are otherwise affected by this Ordinance or amendment.

ORDINANCE NO. 2185

ORDINANCE APPROVING AND AUTHORIZING THE CITY OF EDGERTON, KANSAS, TO ENTER INTO AN OMNIBUS AMENDMENT OF BOND DOCUMENTS RELATING TO ITS TAXABLE INDUSTRIAL REVENUE BONDS (WOODSTONE PROPERTIES, LLC PROJECT), SERIES 2024

WHEREAS, the City of Edgerton, Kansas (the “Issuer”), is authorized by K.S.A. 12-1740 to 12-1749d, inclusive, as amended (collectively, the “Act”), to issue revenue bonds, the proceeds of which shall be used for the purpose of paying all or part of the cost of purchasing, acquiring, constructing, reconstructing, improving, equipping, furnishing, repairing, enlarging or remodeling facilities for agricultural, commercial, hospital, industrial, natural resources, recreational development and manufacturing purposes; and

WHEREAS, the governing body of the Issuer, pursuant to Ordinance No. 2148 passed on October 26, 2023, found and determined that it was necessary and desirable to issue its revenue bonds to assist in financing a commercial facility (the “Project”) for Woodstone Properties, LLC, a Missouri limited liability company (the “Company” and “Bondowner”), through the issuance of revenue bonds; and

WHEREAS, pursuant to the Act, the Issuer issued \$4,000,000 principal amount of Taxable Industrial Revenue Bonds (Woodstone Properties, LLC Project), Series 2024 (the “Bonds”), under the Trust Indenture dated as of March 1, 2024 (the “Indenture”), between the Issuer and BOKF, N.A., as trustee (the “Trustee”), for the purpose of providing funds to finance the costs of the Project; and

WHEREAS, the Issuer entered into a Lease Agreement dated as of March 1, 2024 (the “Lease Agreement”), by and between the Issuer, as lessor, and the Company, as lessee, pursuant to which the Project was acquired, constructed and equipped and pursuant to which the Issuer leased the Project to the Company, and the Company agreed to pay Lease Payments (as defined in the Indenture) sufficient to pay the principal of and premium, if any, and interest on, the Bonds; and

WHEREAS, the Company and Bondowner have requested that the Issuer and Trustee consider amending the Indenture, the Lease Agreement, and other documents relating to the Bonds (collectively, the “Bond Documents”) to extend the term of the Bond Documents and maturity of the Bonds, and the Issuer finds and determines that it is necessary and desirable that the Issuer enter into an Omnibus Amendment of Bond Documents dated on or about August 1, 2025 (the “Omnibus Amendment”) to amend and supplement the Bond Documents in connection with the Bonds, a copy of which has been presented to the governing body at this meeting and shall be filed with the records of the Issuer.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS, AS FOLLOWS:

Section 1. Approval of Omnibus Amendment; Execution. The governing body of the Issuer hereby determines and declares the intent of the Issuer to acquire, construct and equip the Project out of the proceeds of the Bonds of the Issuer in the principal amount not to exceed \$4,000,000. The form of the Omnibus Amendment is hereby approved. The governing body authorizes the Mayor or City Council President and Interim City Clerk to execute and deliver the Omnibus Amendment and a new Bond R-2 in substantially the form attached thereto on behalf of the Issuer in substantially the form presented to the governing body on this date.

Section 2. Further Authority. The Issuer shall, and the officers, agents and employees of the Issuer are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments, including any required agreements or documentation, as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the governing body, approval by the Mayor (or acting Mayor) and publication of the Ordinance or a summary thereof in the official Issuer newspaper.

PASSED by the governing body of the Issuer on August 28, 2025 and **APPROVED AND SIGNED** by the Mayor.

Donald Roberts, Mayor

(Seal)

ATTEST:

Dusti Callahan, City Clerk

APPROVED AS TO FORM ONLY.

Gilmore & Bell, P.C.
Bond Counsel to City

(Published in *The Legal Record* on September __, 2025)

SUMMARY OF ORDINANCE NO. _____

On August 28, 2025, the governing body of the City of Edgerton, Kansas, passed an ordinance entitled:

ORDINANCE APPROVING AND AUTHORIZING THE CITY OF EDGERTON, KANSAS, TO ENTER INTO AN OMNIBUS AMENDMENT OF BOND DOCUMENTS RELATING TO ITS TAXABLE INDUSTRIAL REVENUE BONDS (WOODSTONE PROPERTIES, LLC PROJECT), SERIES 2024

The City previously issued its Taxable Industrial Revenue Bonds (Woodstone Properties, LLC Project), Series 2024, in the principal amount of \$4,000,000 (the “Bonds”) for the purpose of acquiring, constructing, furnishing, and equipping a commercial facility for Woodstone Properties, LLC, a Missouri limited liability company. The Ordinance approves execution of certain documents extending the maturity of the Bonds and the term of the related documents. The Bonds constitute limited obligations of the City payable solely from the sources and in the manner as provided in the Indenture, and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate (as defined in the Indenture) to the Trustee and in favor of the owners of the Bonds. A complete text of the Ordinance may be obtained or viewed free of charge at the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas 66021. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at <https://www.edgertonks.org/>.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: August 28, 2025.

City Attorney

EPA's Lead & Copper Rule Improvements (LCRI): WHAT IT MEANS FOR EDGERTON'S FUTURE



WHAT IS THE LCRI?

The Lead and Copper Rule Improvements (LCRI), established by the U.S. Environmental Protection Agency, require communities across the country to identify and replace lead service lines in public drinking water systems. These replacements, combined with lowering lead thresholds and greater water testing requirements, are designed to reduce lead exposure and improve long-term public health outcomes, particularly for children and vulnerable populations.

The Kansas Department of Health and Environment is overseeing the state-level implementation of the LCRI. As part of this effort, every public water system in Kansas, including the City of Edgerton, is required to comply with the LCRI requirements.

WHO MUST COMPLY WITH THE LCRI?

The City of Edgerton, as a public water system operator, must comply with the LCRI. Private property owners may also need to provide information about service lines on the property or respond to requests for information.

WHY COMPLY?

- **Protect Public Health:** Reduce risk of lead exposure for Edgerton residents, especially children and vulnerable residents.
- **Preserve Funding Eligibility:** Maintain access to state and federal infrastructure funding, including grants and low-interest loans.
- **Avoid Regulatory Penalties:** Non-compliance risks facing regulatory enforcement actions and/or loss of funding opportunities.
- **Builds Community Support:** Demonstrates transparency and proactive stewardship to Edgerton residents and businesses.
- **Enhance Community Growth:** Encourage new development as a clean-water community.

Goal:

Replace 100% of lead and galvanized-requiring-replacement (GRR) public and private service lines by 2037. GRR lines may be lead-contaminated, thus requiring removal.

Why it Matters:

Lead contamination can lead to severe health complications, including birth defects and child development.

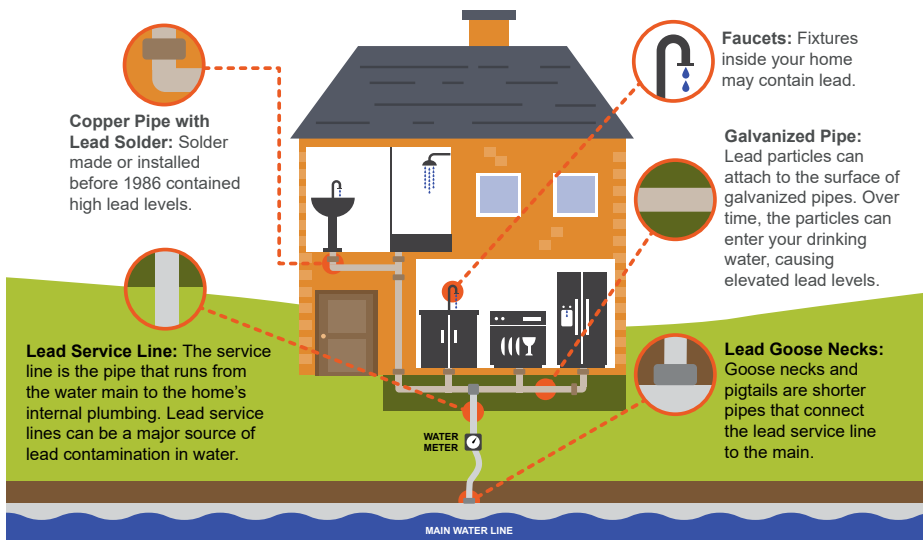
Your Water:

EDGERTON'S water is safe. The pipes carrying water from the City's water main to private property may be a source of lead exposure for Edgerton residents, especially as older pipes age.

Edgerton is in the middle of a multi-year effort to help residents identify the material in their lines and, if needed, create a plan to partner with them in removing lead-contaminated water service lines from their homes and businesses and safeguarding public health.



Sources of LEAD in Drinking Water



Source: <https://www.epa.gov/ground-water-and-drinking-water/infographic-lead-drinking-water>

EDGERTON'S RESPONSIBILITIES UNDER THE LCRI:

The City must identify and maintain detailed records of the material of every water service line, both public and private, within the system. This includes service lines, pipe connectors, and water mains.

- The City must keep the inventory current with annual updates through 2037, incorporating new data from maintenance, inspections, or construction. This inventory data must be submitted to KDHE and be available to the public.
 - » *If lead or galvanized lines requiring replacement are identified, the City must also create a service line replacement plan to remove 100% of all identified lines with a clear timeline, funding plan, and replacement strategy by 2027.*
- The City must notify property owners/customers if their service lines are identified as unknown materials or need replacement from lead lines or from potentially contaminated galvanized lines.

By complying with LCRI, Edgerton protects public health, maintains eligibility for future infrastructure funding, and avoids additional potentially costly oversight and testing requirements. The City is actively working with consultants and state agencies to meet all requirements on time and with transparency.

EDGERTON'S PROGRESS WITH THE LCRI

Phase 1: Inventory (Completed October 2024)

Edgerton's initial inventory was completed using records, visual and mechanical inspections (including potholing), and modeling.

Phase 2: Baseline Inventory + Replacement Plan (Due Nov 1, 2027)

WE ARE HERE

- **Remove** unknown lines from inventory through further verification
- **Develop** a plan for annual replacement rates based on verified inventory

Phase 3: Replacement (2027-2037)

- **Replace** all lead and GRR lines

TO LEARN MORE VISIT:



KDHE Lead & Copper Rule

kdhe.ks.gov/547/Lead-Copper-Rule



Edgerton City Office Information

edgertonks.org/departments/utilities/lead/



Health Effects of Lead

epa.gov/ground-water-and-drinking-water/basic-information-about-lead-drinking-water