

**EDGERTON CITY COUNCIL
MEETING AGENDA
CITY HALL, 404 EAST NELSON STREET
May 8, 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 April 24, 2025, Regular City Council Meeting

Motion: _____ Second: _____ Vote: _____

Regular Agenda

5. 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.

6. 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.

Business Requiring Action

7. CONSIDER THE 2024 AUDIT OF FINANCIAL STATEMENTS AS PRESENTED BY VARNEY & ASSOCIATES

Motion: _____ Second: _____ Vote: _____

8. CONSIDER AWARD OF CONSTRUCTION TO SUNFLOWER PAVING, INC. FOR THE 2025 STREET PRESERVATION PROGRAM CURB WORK IN THE AMOUNT OF \$87,440.02

Motion: _____ Second: _____ Vote: _____

9. **CONSIDER CHANGE ORDER #1 TO CONTRACT WITH REDFORD CONSTRUCTION INC. FOR PHASE 1 OF THE DWYER FARMS WATER CONNECTIONS PROJECT FOR \$130,645**

Motion: _____ Second: _____ Vote: _____

10. **CONSIDER ORDINANCE NO. 2179 ADOPTING THE RECOMMENDATION OF THE EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION PUD2025-0001 FOR A REVISED PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR 80.4 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD IN EDGERTON, KANSAS**

Motion: _____ Second: _____ Vote: _____

11. **CONSIDER THE PURCHASE OF A 2025 RAVO I5 STREET SWEEPER FROM RED EQUIPMENT**

Motion: _____ Second: _____ Vote: _____

12. **CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO THE ATTORNEY/CLIENT EXCEPTION TO INCLUDE CITY ATTORNEY AND CITY ADMINISTRATOR FOR THE PURPOSES OF CONTRACT NEGOTIATIONS (K.S.A. 75-4319(B)(2))**

13. **Report by the City Administrator**

- CIP Project Update
- 1ST Quarter CommDev Report

14. **Report by the Mayor**

15. **Future Meeting Reminders:**

May 13: Planning commission Meeting
May 22: City Council Meeting
June 10: Planning Commission Meeting
June 12: City Council Meeting
June 26: City Council Meeting

16. **Adjourn** Motion: _____ Second: _____ Vote: _____

EVENTS

May 7: Mother's Day Handprint Flower Towel
May 10: City-Wide Garage Sale
May 17: City-Wide Clean Up
May 21: Senior Lunch & BINGO
May 23: Out of School Ice Cream Party
May 26: Memorial Day – City Offices Closed
June 18: Senior Lunch & BINGO
June 19: Juneteenth – City Offices Closed

City of Edgerton, Kansas
Minutes of City Council Regular Session
April 24, 2025

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas April 24, 2025. The meeting convened at 7:00 PM with Mayor Roberts presiding.

1. ROLL CALL

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

With a quorum present, the meeting commenced.

Staff in attendance:

- City Administrator, Beth Linn
- City Clerk, Alexandra Clower
- Assistant City Clerk, Alex Firth
- City Attorney, Todd Luckman
- Public Works Director, Dan Merkh
- CIP Project Manager, Holly Robertson
- Finance Director, Karen Kindle
- Senior Accountant, Justin Vermillion
- Development Services Director, Zach Moore
- Parks and Recreation Director, Levi Meyer
- Construction Inspector, Todd Veeman
- Public Works Foreman, Chase Forester

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 April 10, 2025, Regular City Council Meeting
5. Approve Master Services Agreement with George Butler Associates, Inc. (GBA) for Building Permit Plan Review and Building Permit Inspection Services
6. Approve the Resolution No. 04-24-25A Approving The Mayoral Appointment For Certain Public Officials For The City Of Edgerton, Kansas
7. Approve the Resolution No. 04-24-25B Setting Forth The Authority For Members Of The Governing Body And City Staff With Regard To The City's Accounts At Central Bank Of The Midwest

8. Approve A 5-Year Lease Agreement With Maps, INC. And Leaf, For Multi-Function Printer/Copier For City Facilities

Mayor Roberts requested items 5 and 6 be removed from the consent agenda. Councilmember Conus also requested item 5 be removed.

Councilmember Conus moved to approve the consent agenda with items 5 and 6 removed, seconded by Councilmember Longanecker. The Consent Agenda as amended was approved, 3-0.

Item 5 Discussion:

Development Services Director, Zach Moore presented. The City of Edgerton entered into a Master Services Agreement (MSA) with George Butler Associates, Inc. (GBA) in June 2020 for building permit plan review and building inspection services. GBA served as the City's primary building permitting service from first entering into the agreement in 2020 through October 2023, when the City hired an in-house Building Inspector.

The Building Inspector that was hired in October 2023 retired in April 2025. However, the City has kept the agreement in place for GBA to serve as 'back-up' for when the in-house Building Inspector would take vacation or be out of the office for any reason. Now that the Building Inspector position is vacant once again, GBA will resume their role as the City's primary building permitting service, performing building permit plan review and inspections for the City.

The agreement that is currently in place is set to expire in June 2025. City staff is requesting that the MSA with GBA be renewed.

Minor changes will include extending term of agreement from 5 years to 7 years, updating GBA's fees to reflect 2025 rates, updating Code references to 2018 ICC Suite, and lastly, updating signature blocks for both City and GBA representatives.

Ms. Linn stated that this contract was also compliant with the cash basis laws, multi-year agreement. City Attorney Todd Luckman added that the contract says 7 years but there is a provision in the agreement that says the City can terminate the contract easily and the only liability is not being able to terminate in budget year. Mr. Moore concluded his presentation and opened the floor to any questions.

Councilmember Conus questioned how much this contract cost increased from the previous contract. Mr. Moore stated it is approximately a 10-20% increase from 2023-2025. Councilmember Conus followed up asking if the City has a requirement that this item go out to bid. Ms. Linn answered that there is no requirement as there are only two building permit companies in the area.

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

Item 6 Discussion: Mayor Roberts moved to remove Resolution 04-24-25A off the consent agenda for the appointments to take place and substitute it with an appointment of Alex Firth as Interim City Clerk due to Alexandria Clower leaving employment with the City of Edgerton.

Mayor requested a motion. Councilmember Longanecker moved to approve, seconded by Councilmember Malloy. The motion was approved, 3-0 to appoint Alex Firth as Interim City Clerk.

Mayor thanked Ms. Clower for her time with the City and wished her the best in her new position. Ms. Linn invited Ms. Clower to the podium to say her goodbyes. Ms. Clower addressed the Council and thanked them for the last 7 years and said that she has learned a lot. She is leaving Edgerton for a position with Johnson County as a County Clerk Supervisor. She is excited for the opportunity but sad to leave.

Regular Agenda

9. Declaration.

10. Public Comments.

Write-in Public Comment from Jaqualine Randal at 212 W McDonald St read by the Assistant City Clerk, Alex Firth.

Ms. Randal requested that a speed bump be installed near the new skate park as she has witnessed cars going too fast down that road. With the new foot traffic and street parking it may become dangerous as cars continue to speed down this street which may end in harm to someone.

10.5 Introduction of new Employee: Parks and Recreation Director Levi Meyer introduced Colton Walton as the new Parks and Recreation Maintenance Tech II. He recently worked for Spring Hill.

Business Requiring Action

11. CONSIDER AGREEMENT FOR LAW ENFORCEMENT SERVICES AT THE GREENSPACE IN EDGERTON, KANSAS

Mr. Meyer presented the item.

At the December 12, 2024 City Council meeting, staff presented a memo regarding recommended rental hours, rental rates, add-on fees, penalties, and reservation information for private events at The Greenspace. Following that Resolution No. 03-13-25A was approved adopting the fees for The Greenspace facility rentals as directed by the Governing Body.

In addition, Council provided direction for to Staff to coordinate security for any reservation after normal business hours and/or reservation that include alcohol. Staff met with the Johnson County Sheriff's Office (JCSO) as our preferred partner for providing security for these reservations.

As part of the agreement, the City would provide JCSO a minimum of 14-day notice prior to each event (rental reservation) that would require dedicated law enforcement/security services. The normal city community events would be handled under the existing annual contract for policing services. The City will pay \$80 per hour/per Deputy for these services.

JCSO will be responsible for assigning the necessary deputy(s) to the event. The Deputies assigned to provide services under this Agreement are on-duty for the Sheriff and acting within the course and scope of their official duties while fulfilling City's requests for services. Deputies assigned to provide services under this Agreement will not be removed except for extraordinary circumstances at the direction of the Sheriff. The Sheriff retains ability to refuse City's requests, when received, for Deputies under this Agreement and is under no obligation to provide a certain number of Deputies or to accommodate any specific event(s).

The charges for the services from the Sheriff's Office will be covered entirely by the security fee included in the Fee Resolution.

The Agreement will terminate at the end of 2025, same as our existing contract for policing services. In addition, either party may terminate this Agreement, at any time, for convenience, without penalty or recourse, by giving the other party written notice of such termination sixty (60) days prior to termination.

Mayor thanked the Sheriff's office with their participation in this program. Captain Dan Dierks with the Johnson County Sheriff's Office thanked the City for the opportunity for this program and added that this agreement is on the agenda next week for the Johnson County Sheriff's Office.

Ms. Linn stated that the City is proud that this is a new program with the Johnson County Sheriff's Office and thanked them for the opportunity.

With no further questions or comments, Councilmember Longanecker moved to approve, seconded by Councilmember Malloy. The motion carried, 3-0.

12. CONSIDER A BUDGET ADJUSTMENT FOR THE EAST 2ND STREET AND EDGEWOOD RECONSTRUCTION AND EAST 3RD STREET RECONSTRUCTION PROJECT

CIP Project Manager Holly Robertson presented the item.

On June 8, 2023 City Council approved the professional services agreement with Renaissance Infrastructure Consulting, Inc. (RIC) for the design of the East 2nd Street Reconstruction Project. In July of 2023 the scope of the project was adjusted to include East 2nd Street from Nelson to the south city limits, remove the County portion of East 2nd Street/COOP Road south of Ottawa Cooperative and add Edgewood Drive from East 2nd Street to West 4th Street.

During the 2025-2029 CIP Work Session, City Council identified East 3rd Street from Nelson Street to Martin as in need of replacement. The East 3rd Street Project was approved on October 24, 2024 with Street Excise tax as its funding source. In November of 2024, City Council approved a change order with RIC to include the design of East 3rd Street into the scope of the East 2nd Street and Edgewood Reconstruction Project.

In January of 2025, KDOT Awarded the City of Edgerton \$1,000,000 for the East 2nd Street and Edgewood Reconstruction Project through the KDOT Cost Share Program. The grant agreement for those funds has been fully executed.

At the time of Council approval of the CIP in 2024, the budget was \$4,762,496 for East 2nd Street and Edgewood portion of the project and \$427,500 for the East 3rd Street portion. The combined total project budget was \$5,189,996.

Later in tonight's Council meeting (4/24/2025) is the consideration of awarding the construction bid to a contractor for the combined project. Utilizing that bid, expenditures for design, construction inspection, easement acquisition, utility relocation, etc., staff recommends the total project budget be amended to be \$6,916,958.

Mayor Roberts stated project estimates are never really accurate until the bids come in. Ms. Robertson stated that this adjustment is for the total project budget. Councilmember Longanecker asked what the difference was from the last bid. Ms. Robertson answered that they added part of 3rd Street onto the project which accounts for the increase. Ms. Linn added that one of the high bids that came in for this project was over six million.

Councilmember Malloy moved to approve, seconded by Councilmember Longanecker. The motion carried, 3-0.

13. CONSIDER AWARD OF CONSTRUCTION CONTRACT TO KANSAS HEAVY CONSTRUCTION, LLC FOR THE EAST 2ND STREET/EDGEWOOD AND EAST 3RD STREET RECONSTRUCTION PROJECT IN THE AMOUNT OF \$5,191,817.00.

Ms. Robertson stated on April 8, 2025, the City of Edgerton held a public bid opening. A total of six (6) bids were received, opened and read aloud to the public. This project consisted of a base bid and two alternates. The first bid alternate included an add-on to replace the cement or fly-ash stabilized pavement subgrade with crushed rock and the second bid alternate included a credit to use High Density Polyethylene Pipe (HDPE) instead of reinforced concrete pipe (RCP) for stormwater pipes. The base bids ranged from a low of \$5,143,360 to a high of \$6,500,000. RIC provided an opinion of probable cost of \$6,193,946. RIC has provided a letter that recommends Kansas Heavy Construction, LLC as the lowest, most qualified bidder.

Based upon review of the bids, the letter of recommendation by RIC and relevant project experience, staff recommends the apparent low bidder, Kansas Heavy Construction, LLC, to complete the project, as they are qualified to perform the scope of work included in this project.

City Staff also recommends approving the base bid and both bid alternates for the project as summarized below. Bid Alternate #1 involves using limestone base rock instead of cement or fly-ash subgrade, which is recommended based primarily on time savings due to faster installation time, but also alternative product availability and less impact due to variable weather. Staff also recommend accepting Bid Alternate #2. HDPE pipe has the same life expectancy as RCP, yet allows faster installation times, over-all cost savings, as well as lower maintenance costs over the life of the pipe. The time savings during construction are critical to meeting the construction schedule.

The total project funding consists of PIF LPKC Phase 1, Street Excise Tax, interest allocation, and KDOT Cost Share.

Ms. Robertson stated a public meeting has been scheduled for May 6 at 6 pm in The Greenspace for residents to have an opportunity to meet with the contractor and see what impact the project will have to their properties. Ms. Linn stated residents on or near the project received a letter in the mail to invite them to the meeting. Mayor Roberts added that there will be challenges during construction and he wants to make sure that we stay on social media to keep people updated on the project. Ms. Linn stated Kara Banks, Assistant to the City Administrator created a webpage dedicated to updates on this project.

Councilmember Longanecker moved to approve, seconded by Councilmember Conus. The motion carried, 3-0.

14. CONSIDER RESOLUTION NO. 04-24-25C AUTHORIZING THE CLOSURE OF A PUBLIC STREET DURING EDGERTON'S SUMMER KICKOFF BLOCK PARTY

Parks and Recreation Superintendent Brittany Paddock presented.

On Saturday, June 7th, 2025, Edgerton Parks and Recreation will host the Summer Kickoff Block Party in Downtown Edgerton on the newly remodeled Lawn at The Greenspace. The block party will have inflatables, a DJ, balloon twister, face painting, ice cream, food truck and more from 5:30 PM to 8:00 PM.

To support this event, City staff is requesting the closure of Nelson Street (between East 4th Street and East 3rd Street) from 4:30 PM – 9:00 PM. The intersections at both East 4th Street/Nelson Street and East 3rd Street/Nelson Street will remain open to traffic.

City staff has reviewed the proposed street closures and does not anticipate any conflicts or issues. City staff will notify the Johnson County Sheriff's Office, Johnson County Fire District No. 1 and Johnson County Med-Act of the proposed closings.

Councilmember Conus asked if there is only one food truck. Ms. Paddock answered that staff normally only schedules one truck because food trucks generally have a minimum amount that they want to reach to dedicate themselves to one event. Having multiple food trucks would not be possible for the expected turnout of the event.

Councilmember Conus moved to approve, seconded by Councilmember Longanecker. The motion carried, 3-0.

15. CONSIDER RESOLUTION NO. 04-24-25D AUTHORIZING THE CLOSURE OF CERTAIN PUBLIC STREETS DURING THE EDGERTON FRONTIER DAYS FESTIVAL IN 2025

Ms. Paddock stated the Edgerton Frontier Days committee has requested the following street closures for this long-standing two-day event. These road closures are needed to ensure a successful and safe event. This event takes place on Friday June 20th, 2025 5:00 PM-11:59 PM and Saturday, June 21st, 2025 from 8:00 AM-11:59 PM.

- The following streets from 7:00 AM on June 20, 2025 until 12:00 PM on June 22, 2025;
 - Nelson Street between East 3rd and East 5th Street;
 - East 4th Street between Nelson Street and north to the alleyway between East Hulett Street and E McCarty Street;
 - East Hulett Street from East 4th Street to entrance of gravel lot drive entrance West of 4th Street;
 - East 4th Street between Nelson and south to the drive entrance behind the Edgerton Library;
- On Saturday, June 21st, 2025, at 8:30 AM barricades will be placed on Nelson Street from West 8th to East 5th Street for the set-up and duration of the Edgerton Frontier Days parade; the parade will conclude around 10:30 AM.

Included in the packet is a map to reference the proposed street closures and no parking zones.

City staff has reviewed the proposed street closures and does not anticipate any conflicts or issues. City staff will notify the Johnson County Sheriff's Office, Johnson County Fire District 1 and Johnson County Med-Act of the proposed closings.

Councilmember Longanecker moved to approve, seconded by Councilmember Malloy. The motion carried, 3-0.

16. CONSIDER RESOLUTION NO. 04-24-25E FOR TEMPORARY NO PARKING RELATED TO FRONTIER DAYS

Ms. Paddock stated as part of the 2025 annual Edgerton Frontier Days festival, City staff is requesting that parking be prohibited along certain streets during the festival in order to help with traffic around the event and protect pedestrian safety.

Staff is requesting that the following streets be closed to parking on Friday, June 20, 2025 at 7:00 A.M. to Monday, June 23, 2025 at 9:00 A.M. on both sides:

1. East 5th Street: East McCarty Street to East Nelson Street;
2. East McCarty Street: East 4th Street to East 5th Street;
3. East Nelson Street: East 2nd Street to East 3rd Street;

4. East Martin Street: East 3rd Street to East 4th Street;
5. East 3rd Street: East Nelson to East Martin Street;
6. East 4th Street: from the alleyway one half block south of East Nelson Street to East Martin Street;
7. East Hulett Street: East 4th Street to East 5th Street;
8. East 3rd Street: from the alleyway one half block south of East Hulett Street to East Nelson Street.

Staff is further requesting that a no parking zone be created from Friday, June 20, 2025 at 7:00 A.M. to Monday, June 23, 2025 at 9:00 A.M. on one-side of the following streets:

1. East side of East 3rd Street: from 56 Highway (East Morgan Street) south to the alleyway one half block south of East Hulett Street;
2. West side of 5th Street: from East Nelson Street to East Martin Street;
3. North side of East Martin Street: from East 5th Street to East 4th Street;
4. North side of East Hulett Street: from East 3rd Street to East 4th Street, excluding that portion of East Hulett Street which shall be closed completely for the carnival.

Included in the packet is a map to reference the proposed street closures and no parking zones. The proposed no parking zones that will occur on both sides appear in red on the map.

Mayor Roberts asked if this would be the same detour as previous years. Ms. Linn answered, yes, it will be the same traffic detour, but the timing is slightly different because June 19th is Juneteenth, so the timing of putting out the detour will be slightly different.

Councilmember Longanecker moved to approve, seconded by Councilmember Malloy. The motion carried, 3-0.

17. CONSIDER RESOLUTION NO. 04-24-25F AUTHORIZING PERMISSION TO USE REQUESTED CITY BUILDINGS/PUBLIC SPACES AND THE APPROVAL OF ADDITIONAL SERVICE REQUESTS DURING EDGERTON FRONTIER DAYS

Ms. Paddock stated similar to recent years, the Edgerton Frontier Days Association has made requests to use certain city facilities/public spaces, including the Greenspace Building, Lawn, and Parking Lot and portions of East Nelson Street and East 4th Street.

The Edgerton Frontier Days Committee also requested the following additional Service Requests to support the festival:

- Waive any City permit fees related to the event
- City to order event dumpsters for the festival days;
- No parking signage;
- Street sweeping before and after event;
- Event flyer printing;
- Provide at least two Edgerton employees to be Public Safety liaisons during event;
- Coordination of additional resources from Sheriff's Office;

- City to barricade closed streets.

City staff has reviewed the facility/public space use requests, and other service requests and does not anticipate any conflicts or issues.

City staff recommends approving all requests pending submission/proof of the following:

- Completed in Full Special Event Permit
- Food Truck Food Vendor Licenses from the Kansas Department of Agriculture and Heart of America Mobile Food Vendor Fire Inspection for all Mobile Food Vendors. Also certificates of insurance with the City of Edgerton listed as additionally insured
- Certificate of Insurance for Edgerton Frontier Days with the City of Edgerton additionally insured
- Certificate of Insurance for Vendors with the City of Edgerton additionally insured
- Signed and notarized Special Event Hold Harmless and Indemnification Agreement by a Frontier Days Committee Board Member
- A complete and accurate Frontier Days schedule

Ms. Paddock said the event will take place on Friday, June 20 and Saturday, June 21st. The year the community will get to take advantage of the newly built Greenspace. She stated the Committee plans to use Facebook to update and communicate about the event.

Councilmember Malloy moved to approve, seconded by Councilmember Longanecker. The motion carried, 3-0.

18. CONSIDER RESOLUTION 04-24-25G RECOGNIZING THE EDGERTON FRONTIER DAYS AS A "PUBLIC FESTIVAL" FOR PURPOSES OF THE CITY'S NOISE RESTRICTIONS

Ms. Paddock stated that this resolution is to recognize Edgerton Frontier Days as a "public festival" in order to waive the City's noise restrictions on the evenings of Friday, June 20, 2025 and Saturday, June 21, 2025.

Councilmember Longanecker moved to approve, seconded by Councilmember Malloy. The motion carried, 3-0.

19. PUBLIC HEARING FOR RESOLUTION NO. 04-24-25H TEMPORARILY WAIVING CITY PROHIBITION AS TO THE SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR ON CERTAIN PUBLIC PROPERTY

Mayor Roberts opened the public hearing at 7:39 PM.

With no comments or questions, Mayor Roberts then closed the public hearing at 7:40 PM.

20. CONSIDER RESOLUTION NO. 04-24-25H TEMPORARILY WAIVING CITY PROHIBITION AS TO THE SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR ON CERTAIN PUBLIC PROPERTY

Ms. Paddock stated the Edgerton Frontier Days Committee has requested permission to sell and serve alcoholic liquor (i.e. alcoholic beverages other than 3.2% beer [a/k/a cereal malt beverage]) at the Festival.

Chapter III, Article I, Section 3-202 of the Code of the City of Edgerton prohibits serving cereal malt beverages or alcoholic liquor within 200 feet of any church, school, nursing home, library, or hospital. This prohibition may be waived by the Governing Body after public notice, followed by a hearing and finding by the Governing Body that the proximity of the location, where the cereal malt beverage or alcoholic liquor will be served, is not adverse to the public welfare or safety.

Resolution No. 04-24-25H would grant the waiver requested by the Frontier Days Association, with the following stipulations:

- The sale and consumption of alcoholic liquor shall be allowed in an area on Nelson Street between East Third Street and East Fourth Street including the intersection of East Nelson Street and East 4th Street (specifically designated and approved by the City Administrator)
- Between the hours of 5:00 pm and 11:59 pm on June 20, 2025
- Between the hours of 2:00 pm and 11:59 pm on June 21, 2025
- Point of sale for alcoholic liquor shall be on Nelson Street between East 3rd Street and East 4th Street by properly licensed individuals or groups only
- No alcoholic liquor may be sold or dispensed in glass bottles or containers, only plastic, paper cups or cans may be used.

City staff will inform the Johnson County Sheriff's Office of the proposed request to serve alcoholic liquor on the above dates and hours.

Councilmember Malloy moved to approve, seconded by Councilmember Longanecker. The motion carried, 3-0.

21. CONSIDER RESOLUTION NO. 04-24-25I AUTHORIZING SPECIAL EVENT PERMIT FOR SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR ON CERTAIN PUBLIC PROPERTY WITHIN THE CITY OF EDGERTON, KANSAS

Ms. Paddock stated Resolution No. 04-24-25I authorizes the Special Event Permit to be submitted by the Frontier Days Association, with the following stipulations:

- The sale and consumption of alcoholic liquor shall be allowed in the area on Nelson Street between East Third Street and East Fourth Street and The Greenspace Lawn (specifically designated and approved by the City Administrator)

- Between the hours of 5:00 pm and 11:59 pm on June 20, 2025
- Between the hours of 2:00 pm and 11:59 pm on June 21, 2025
- Point of sale for alcoholic liquor shall be from a covered tent on Nelson Street between East 4th Street and East 3rd Street by properly licensed individuals or groups only
- No alcoholic liquor may be sold or dispensed in glass bottles or containers, only plastic, paper cups or cans may be used.

Chapter III, Article 3-202 of the Edgerton Municipal Code prohibits the sale or service of alcoholic liquor within two hundred feet of any church, school, nursing home, library or hospital. The location requested by the Frontier Days Association is within two hundred feet of the Edgerton Library.

Section 3-202(b) allows the Governing Body to waive this distance requirement for special event permit holder following holding a public hearing, which was held earlier this evening.

Councilmember Longanecker moved to approve, seconded by Councilmember Malloy. The motion carried, 3-0.

22. Report by the City Administrator

• 1st Quarter Financial Report

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

• Discussion Regarding Rental Regulations at The Greenspace for Non-Profit Organizations

- The City has previously allowed community groups to use City Hall for meetings and activities. Since The Greenspace has opened, Staff have been contacted by several groups to use either City Hall or The Greenspace for their meetings and/or activities.

Staff would divide these into a couple of different categories.

- Taxing Jurisdictions/Mill Levy Agencies:
 - Cemetery Board
 - McCamish Township
 - USD231 School Board
- Edgerton Non-Profit Groups
 - Frontier Days Committee
 - Edgerton Museum
 - Scout Troops
- Other Non-Profit Groups
 - Scout Troops
 - USD 231 Student Groups
 - Church Groups

Staff are seeking Council direction for procedure allowing use of The Greenspace by community and non-profit groups.

Staff recommendation:

- Taxing Jurisdictions/Mill Levy Agencies
 - Use of Conference Room
 - No deposit required
 - Rental Agreement required
 - Use of Community Room at no charge for public meetings.
- Edgerton Non-Profit Group
 - Initial Request by an Organization be approved by City Council
 - Use of Conference Room or Community Room at no charge for business meetings
 - Reservations following ap
- Other non-profit groups
 - to use the Conference Room during business hours at no charge if available
 - Initial Request by an Organization be approved by City Council. Reservations following ap
- Reservation requests that include any of the following must be approved by City Council using the Special Event Application
 - Event open to the public
 - Includes alcohol
 - After business hours
 - Includes Gym

Ms. Linn explained the City is trying to encourage community within Edgerton. To encourage the use of our community spaces, those organizations with roots or a tie here in Edgerton could continue their long-standing relationships with the City without additional costs.

Mr. Meyer stated that this new building is going to create questions that had not been thought of yet and changes and learning will come with those as they come in.

Councilmember Longanecker motion to approve, seconded by Councilmember Conus. The motion carried, 3-0.

• **Fireworks Update**

Ms. Linn informed Council about the recently approved Senate bill 199, which makes changes to the firework statute. This is an item the Council may have to consider taking action on. The City resolution for individuals shooting fireworks is not changed. The bill allows for year-round sales of fireworks in permanent firework stores. She stated this is something to look at when we look at zoning code, but no action is needed at this time.

City Attorney Todd Luckman stated it will be regulated by states and fire marshal side.

The one change that does affect the City is the sale dates are now expanded from June 20th – July 7th. Currently our ordinance is June 27th we will need to work with our City Attorney to see if we need to make a motion to expand our ordinance to allow sales of fireworks at those times.

Mayor Roberts asked the City Attorney if the City could be more strict. Mr. Luckman answered it looks like we could be, but because the law says this takes 60 days to go into effect this is not something to worry about this year.

Mr. Luckman added the only things that are changing are the dates. He does not know how to address the issue of people shooting off fireworks before the regulated date if people are allowed to purchase them earlier. Mr. Mayor says that we should probably follow state law.

- **Subcontractor Question**

Ms. Linn stated that she received a question from Councilmember Conus about the subcontractor for concrete contact since they work under Combes construction. Ms. Linn stated that she does not have that information as our contact is with Combes Construction as they are the general contractor and we have no contact with the subcontractors.

23. Report by the Mayor

- Mayor Roberts stated a long-time Edgerton resident, Gary Hunsicker, will be receiving a Congressional Medal of Honor for his time as a dust off pilot in the Vietnam War. His wife, who recently passed away, was a school nurse for a while. Mr. Hunsicker recently moved to North Carolina to be close to his son and family.
- Mayor Roberts reported that he received the subpoena for the Attorney General Lawsuit and the State of Kansas was so kind as to send a check for his three days of testimony. He would like to take his money and donate it to the Mayors Christmas Tree Fund.

24. Future Meeting Reminders

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

25. Adjourn

Councilmember Malloy moved to adjourn, seconded by Councilmember Longanecker. The meeting was adjourned at 8:10 pm with a 3-0 vote.

Submitted by Alex Firth, Interim City Clerk



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

City Council Action Item

Council Meeting Date: May 8, 2025

Department: Administration

Agenda Item: Consider the 2024 Audit of Financial Statements as Presented by Varney & Associates

Background/Description of Item:

On October 24, 2024, staff recommended, and Council approved, a contract with Varney & Associates, CPAs, LLC, for the audit of the 2024, 2025 and 2026 financial statements. The 2024 Audit of Financial Statements is now complete. A single audit was not required for 2024, since the City did not receive federal funds in excess of the single audit threshold.

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 May 8, 2025. The Audited Financial Statements will be presented to City Council that evening.

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

Funding Source: N/A

Budget Allocated: N/A

x Karen E. Kindle

Finance Director Approval: Karen Kindle, Finance Director

<p>Recommendation: Accept the 2024 Audited Financial Statements as presented by Varney & Associates, CPAs, LLC.</p>

Enclosed: Copies of the Audit Report will be available the evening of the meeting.

Prepared by: Justin Vermillion, Sr. Accountant

City Council Action Item

Council Meeting Date: May 8, 2025

Department: Public Works

Agenda Item: Consider Award of Construction to Sunflower Paving, Inc. for the 2025 Street Preservation Program Curb Work.

Background/Description of Item:

During the 2025-2029 CIP Work Session, City Council identified the 2025 Street Preservation Program to include new curb in selected areas as determined by City Staff using tools in the Pavement Management Program. Additionally, the 2025 Street Preservation Program will include a refresh of our Pavement Condition Index (PCI) which will be brought to City Council at a later date.

On April 23, 2025, the City of Edgerton held a public bid opening. A total of seven (7) bids were received, opened and read aloud to the public. This project consisted of a base bid and two alternates. The base bid focuses on curb replacement in two different areas of Edgerton as shown on the attached map. The first is Logistics Park Kansas City (LPKC) area, which involves commercial streets with truck traffic, where curb replacement and an ADA ramp replacement will be executed. The Second area encompasses residential streets within the City of Edgerton that involves curb replacement activities. The first bid alternate includes additional residential street curb replacement to be repaired. The second bid alternate includes replacement of the surface on the four Medians at 199th Street and Homestead Lane.

Total Bids (base bid, alternate bid–area 3 and alternate bid–area 4)

Sunflower Paving	\$87,440.02
Freeman Concrete	\$107,912.00
NewCo Concrete	\$110,095.00
CM Concrete	\$143,265.00
McAnany Construction	\$157,870.00
Kansas Heavy Construction	\$158,590.00
Linaweaver Construction	\$179,600.00
Engineer Estimate	\$162,800.00

The base bids ranged from a low of \$39,685.00 to a high of \$65,250.00. The first alternate bid ranged from a low of \$22,229.40 to a high of \$46,650.00. And the second alternate bid ranged from a low of \$25,230.00 to a high of \$68,200.00.

Recommendation for 2025 Street Preservation Program

Staff have reviewed all bids and recommends approving the base bid and both bid alternates to Sunflower Paving, Inc. for the project as summarized below. The project manual has previously been approved by City Attorney.

Bid Item		Amount
Base Bid		
	LPKC and Area 1 & 2	\$39,980.62
Alternate Bid – Area 3		
	Residential Curb Replacement	\$22,229.40
Alternate Bid – Area 4		
	Median replacement in LPKC	\$25,230.00
Contract Total		\$87,440.02

Related Ordinance(s) or Statue(s):

Funding Source: Special Highway Fund and PIF Maintenance Fee

Budget Allocated: 2025 Street Preservation Program: \$240,715

Finance Director Approval: x 
Karen Kindle, Finance Director

Agenda Item: Approve Award of Construction to Sunflower Paving, Inc. for the 2025 Street Preservation Program Curb Work in the amount of \$87,440.02.

Enclosed: Bid tabulation
Map of Project
Contract

Prepared by: Todd Veeman – Construction Inspector



2025 Street Preservation Program
Edgerton, Kansas
April 23, 2025

				Engineer's Estimate		Kansas Heavy		McAnany Construction		CM Concrete		NewCo Concrete		Freeman Concrete		Linaweaver Construction		Sunflower Paving	
Base Bid - LPKC and Area 1 & 2 Curb Replacement Area																			
Item No.	Item Description	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization	LS	1	\$7,500.00	\$7,500.00	\$5,500.00	\$5,500.00	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00	\$3,500.00	\$3,500.00	\$2,262.00	\$2,262.00	\$5,000.00	\$5,000.00	\$2,955.00	\$2,955.00
2	Traffic Control	LS	1	\$7,500.00	\$7,500.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$2,100.00	\$2,100.00	\$2,500.00	\$2,500.00	\$7,050.00	\$7,050.00
3	Remove and Replace Concrete Curb & Gutter (LPKC)	LF	205	\$80.00	\$16,400.00	\$74.00	\$15,170.00	\$65.00	\$13,325.00	\$85.00	\$17,425.00	\$45.00	\$9,225.00	\$68.00	\$13,940.00	\$70.00	\$14,350.00	\$37.46	\$7,679.30
4	Remove and Replace Concrete Curb & Gutter (Area 1 & 2)	LF	570	\$60.00	\$34,200.00	\$64.00	\$36,480.00	\$65.00	\$37,050.00	\$58.00	\$33,060.00	\$38.00	\$21,660.00	\$55.00	\$31,350.00	\$70.00	\$39,900.00	\$35.73	\$20,366.10
5	Remove and Replace ADA ramp	EA	1	\$3,500.00	\$3,500.00	\$2,800.00	\$2,800.00	\$7,500.00	\$7,500.00	\$2,200.00	\$2,200.00	\$1,300.00	\$1,300.00	\$2,220.00	\$2,220.00	\$3,500.00	\$3,500.00	\$1,930.22	\$1,930.22
Base Bid - LPKC and Area 1 & 2 Curb Replacement Area Total					\$69,100.00		\$61,450.00		\$64,875.00		\$62,685.00		\$39,685.00		\$51,872.00		\$65,250.00		\$39,980.62
Alternate Bid - Area 3 Curb Replacement Area																			
Item No.	Item Description	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization	LS	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$250.00	\$250.00	\$5,000.00	\$5,000.00	\$945.00	\$945.00
2	Traffic Control	LS	1	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00	\$750.00	\$750.00	\$1,170.00	\$1,170.00	\$1,500.00	\$1,500.00	\$825.00	\$825.00
3	Remove and Replace Concrete Curb & Gutter (Area 3)	LF	610	\$60.00	\$36,600.00	\$64.00	\$39,040.00	\$65.00	\$39,650.00	\$58.00	\$35,380.00	\$36.00	\$21,960.00	\$46.00	\$28,060.00	\$65.00	\$39,650.00	\$33.54	\$20,459.40
Alternate Bid - Area 3 Curb Replacement Area Total					\$38,100.00		\$41,540.00		\$46,650.00		\$38,880.00		\$24,210.00		\$29,480.00		\$46,150.00		\$22,229.40
Alternate Bid - Area 4 Concrete Median Replacement LPKC Area																			
Item No.	Item Description	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization	LS	1	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$250.00	\$250.00	\$5,000.00	\$5,000.00	\$755.00	\$755.00
2	Traffic Control	LS	1	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$1,800.00	\$1,800.00	\$3,000.00	\$3,000.00	\$825.00	\$825.00
3	Remove and Replace Concrete Median (4")	SF	4,300	\$12.00	\$51,600.00	\$12.00	\$51,600.00	\$9.15	\$39,345.00	\$9.00	\$38,700.00	\$9.00	\$38,700.00	\$5.70	\$24,510.00	\$14.00	\$60,200.00	\$5.50	\$23,650.00
Alternate Bid - Area 4 Concrete Median Replacement LPKC Area Total					\$55,600.00		\$55,600.00		\$46,345.00		\$41,700.00		\$46,200.00		\$26,560.00		\$68,200.00		\$25,230.00
Grand Total					\$162,800.00		\$158,590.00		\$157,870.00		\$143,265.00		\$110,095.00		\$107,912.00		\$179,600.00		\$87,440.02

Logistics Park Kansas City (LPKC)

Curb Replacement – 205 LF

ADA Ramp Replacement – 1 EA

Concrete Median Replacement – 4300 SF





City of Edgerton

Area 1 & 2 Curb Replacement – 570 LF

Area 3 Curb Replacement – 610 LF

EDGERTON, KANSAS

2025 STREET PRESERVATION PROGRAM

CONTRACT

This agreement for the construction of the **2025 STREET PRESERVATION PROGRAM** (hereinafter referred to as the "Contract"), made and entered into this ____ day of _____, 20__ by and between the City of Edgerton, Kansas, a municipal corporation organized and existing under the laws of the State of Kansas (hereinafter referred to as the "Owner") and _____ of _____, a corporation organized under the laws of the State of _____ and authorized to transact business in the State of Kansas, (hereinafter referred to as the "Contractor").

WITNESSETH:

THAT WHEREAS, the Owner has caused to be prepared, in accordance with law, Contract Documents, including Project Specifications and Plans, for the Work herein described and has approved and adopted these Contract Documents and has caused to be published, in the manner and for the time required by law, an advertisement inviting sealed proposals for furnishing materials, labor and equipment for, and in connection with, the construction of **2025 STREET PRESERVATION PROGRAM**, in the City of Edgerton, Kansas, in accordance with the terms of this Contract; and

WHEREAS, the Owner in the manner prescribed by law has publicly opened, examined and canvassed the proposals submitted, and as a result of such canvass has determined and declared the Contractor to be the lowest, responsive, and responsible bidder for constructing said Work, and duly awarded to the said Contractor this Contract therefore for the sum or sums named in the proposal attached to, and made a part of this Contract;

NOW, THEREFORE in consideration of the compensation to be paid to the Contractor, and of the mutual covenants, promises and agreements set forth herein, the parties hereto agree, the Owner for itself and its successors, and the Contractor for itself, its successors and assigns, or executors and administrators, as follows:

ARTICLE I. That the Contractor shall furnish at its own cost and expense all labor, tools, equipment and materials necessary to complete the Work and shall construct and complete in good first class manner the Work as designated, described and required by the Project Manual for the **2025 STREET PRESERVATION PROGRAM**. All Work to be done under this Contract shall be under the direct supervision, and to the entire satisfaction of the Owner, and in accordance with the laws of the State of Kansas.

ARTICLE II. That the following documents, which may be attached hereto, are incorporated by reference as a part of this Contract to the same extent as if fully set forth herein: the Project Manual, consisting of the Bidding Documents (which shall include the advertisement for bid, instructions to bidders, proposal (including the bid schedule proposal), statement of bidder's qualifications and affidavit) and Contract Documents (which shall include the proposal, performance bond, statutory bond, contract, general conditions, special conditions, technical specifications, and any addenda or change orders authorized by the Owner), and the Plans.

ARTICLE III. That the Owner shall pay to the Contractor for the performance of the Work embraced in this Contract, and the Contractor will accept in full compensation therefore the sum (subject to adjustment as provided by the Contract) of _____, in cash or its equivalent, for all Work covered by and included in the Contract, in the manner provided in the General Conditions hereto attached.

ARTICLE IV. That the Contractor will commence work on a date to be specified in a written order form from the Owner, and will complete all Work covered by this Contract as set forth in the proposal.

IN WITNESS WHEREOF, the parties hereto have caused the Contract to be executed and made effective the day and year first above written and the Contractor has executed four (4) counterparts of this Contract in the prescribed form and manner.

OWNER

CITY OF EDGERTON, KANSAS

Attest:

By Donald Roberts, Mayor

Alexandria Clower, City Clerk

(SEAL)

Contract Approved as to Form:

Todd Luckman, City Attorney

CONTRACTOR

Bonds Approved as to Form:

By _____

Title: _____

Todd Luckman, City Attorney

(SEAL)

City Council Action Item

Council Meeting Date: May 8, 2025

Department: Public Works

Agenda Item: Consider Change Order #1 to Contract with Redford Construction Inc. for Phase 1 of the Dwyer Farms Water Connections Project.

Background/Description of Item:

On March 14, 2024, City Council approved an agreement with BG Consultants to design the water connections for Phase 1 of the Dwyer Farms Development using the City Engineer agreement.

On March 28, 2024, City Council authorized the City Administrator to approve a contract with Redford Construction, Inc. to install the first of two water connections for Phase 1 of the Dwyer Farms Development. Additionally, on April 11, 2024, City Council authorized an additional \$1,000 for the project budget increasing the contract with Redford Construction, Inc. to a maximum not to exceed \$30,640. The first water connection for Phase 1 of the Dwyer Farms Development located at Rushmore and Braun was completed by July 2024 allowing the new homes to tie into the Edgerton Water System.

During the 2025-2029 CIP Work Session City Staff brought forward an update to the Dwyer Farms Water Connections Project to include the anticipated cost based on the engineers' estimate after design was completed. The project update was approved for a total project budget of both water connections in Phase 1 of \$291,500.

As the development continues, City Staff have requested a change order from Redford Construction, Inc. to install the second water connection for Phase 1 located at 8th and 209th Street. This connection is larger and more complicated than the first connection. The bid from Redford Construction, Inc., for the second water connection is for \$130,645.00. This amount is within the budget allowed for construction of the Phase 1 Water Connections at the Dwyer Development.

The City's Purchasing Policy sets the approval authority for change orders as summarized in the table below.

Change Order Amount	Authorizing Party
<ul style="list-style-type: none">Less than 10% of the approved amount for the project or item; and	City Administrator

<ul style="list-style-type: none"> • Less than \$15,000; and • Does not cause the project/item to exceed the budget for the project/item. 	
Greater than 10% of the approved amount for the project or item	Governing Body
Greater than \$15,000	Governing Body
Causes the project/item budget to be exceeded	Governing Body

The price for this change order is \$130,645. The original contract with Redford Construction, Inc. is for \$30,640, with this change order the new contract amount would be \$161,285.

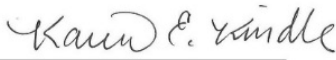
Funding for this project is the Dwyer Rural Housing Incentive District (RHID).

It is the recommendation of Staff to approve Change Order #1 for Phase 1 of the Dwyer Farms Water Connections project.

Related Ordinance(s) or Statue(s):

Funding Source: Dwyer Rural Housing Incentive District (RHID)

Budget Allocated: \$291,500

x 

Finance Director Approval: Karen Kindle, Finance Director

Recommendation: Approve Change Order #1 to Contract with Redford Construction Inc. for Phase 1 of the Dwyer Farms Water Connections Project for \$130,645.

Enclosed: Change Order #1

Prepared by: Dan Merkh, Public Works Director

REDFORD CONSTRUCTION, INC.

Certified MBE City of Kansas City, MO

Proposal:

To: City of Edgerton, KS
Bid Date: 4/9/2025
Project: Dwyer Farms Water Connections - 209th St. / 8th St.
Edgerton, KS
Civil Engineer: BG Consultants
Plan Date: Preliminary 7/30/24

Bid Item	Water Main	Quantity	Unit	Unit Price	Extension
	Description				
1	Construction Staking	1	LS	\$1,500.00	\$1,500.00
2	Mobilization/Demobilization	1	LS	\$4,000.00	\$4,000.00
3	Water Main (8" C900 DR18)	368	LF	\$120.00	\$44,160.00
4	Water Main (6" C900 DR18)	36	LF	\$110.00	\$3,960.00
5	Water Main (2" PVC SDR 21)	15	LF	\$95.00	\$1,425.00
6	8" Gate Valve	4	EA	\$2,500.00	\$10,000.00
7	8" Check Valve	1	EA	\$8,400.00	\$8,400.00
8	Install Blowoff Assembly	1	EA	\$3,200.00	\$3,200.00
9	Install Fire Hydrant	1	EA	\$7,500.00	\$7,500.00
10	Reset Existing Fire Hydrant Assembly	1	EA	\$3,200.00	\$3,200.00
11	5' x 5' Vault	1	EA	\$14,500.00	\$14,500.00
12	3/4" Service Connection	1	EA	\$2,500.00	\$2,500.00
13	Connection to Existing Water Main	5	EA	\$4,000.00	\$20,000.00
14	Erosion Control	1	LS	\$3,000.00	\$3,000.00
15	Seed, Fertilize, Mulch	1	LS	\$1,500.00	\$1,500.00
16	Maintenance Bond - City of Edgerton	1	LS	\$1,800.00	\$1,800.00

***Total Proposal: \$130,645.00**

***Testing of Water Main is INCLUDED.**

***City of Edgerton Permit Fees are EXCLUDED.**

***Sales Tax is EXCLUDED. Exemption to be provided by City.**

***Geotechnical Testing is EXCLUDED.**

***Any Relocation of Existing Utilities is EXCLUDED.**

***Any Work with Unsuitable Soils or Soil Stabilization is EXCLUDED.**

***Fence Removal/Replacement (Powers Property) is EXCLUDED.**

*This bid is valid for 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.

*If the Owner fails to make payment as stated above, there shall be added to each payment daily interest at a rate of 25% per annum, commencing on the first day after payment is due and continuing until payment is delivered or mailed to the Contractor. If such rate of interest exceeds the maximum permitted by law, then such maximum shall prevail.

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.

CONSENT OF OWNER

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



REDFORD CONSTRUCTION, INC.



DATE

CITY OF EDGERTON, KS

DATE

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

City Council Action Item

Council Meeting Date: May 8, 2025

Department: Community Development

Agenda Item: Consider Ordinance No. 2179 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application PUD2025-0001 for a Revised Planned Unit Development Concept Plan for 80.4 Acres of Land Located at the Southwest Corner of 207th Street/Braun Street and 8th Street/Edgerton Road in Edgerton, Kansas.

Background/Description of Item:

The City has received a Revised Planned Unit Development (PUD) application PUD2025-0001 for a revised Conceptual Plan for Dwyer Farms located at the southwest corner of W. 8th Street and Braun Street on approximately 80.4 acres. The property is currently under development with a single-family residential subdivision known as Dwyer Farms.

The subject property was rezoned to the PUD District in 2022 (ZA2022-01, Ord. 2113) and the original Conceptual PUD was approved in 2022 as well (PUD2022-01, Ord. 2114). The original Conceptual PUD Plan approved a residential subdivision totaling 275 single-family homes to be developed over four (4) phases and included specific development standards for the proposed subdivision.

Phase I of the Dwyer Farms subdivision included 93 single-family lots and was approved by the Governing Body at the June 22, 2023 meeting and is currently under construction. The second phase included 105 single-family lots and was approved by the Governing Body at the September 12, 2024 meeting and ground work is currently ongoing.

The proposed Revised Conceptual PUD Plan/Plat increases the total number of single-family lots in the subdivision from 275 to 279 lots, removes a planned tract for stormwater detention, and reduces the number of overall phases in the subdivision from four (4) to three (3). Due to the increase in the overall number of lots in the subdivision, a Revised Conceptual Plan/Plat is required to be submitted to staff and reviewed by the Planning Commission and Governing Body.

A public hearing regarding the proposed Conceptual PUD Plan/Plat was held before the Planning Commission at the April 8, 2025 meeting, where no members of the public spoke. Following the public hearing, the Edgerton Planning Commission recommended approval of PUD2025-0001.

Staff recommends approval of Ordinance 2179 pending City Attorney review.

Related Ordinance(s) or Statue(s): K.S.A. 12-715b, K.S.A. 12-741, et. Seq. to K.S.A. 12-771 – Establishment of the Unified Development Code; 12-757 – Zoning Amendments

Funding Source: N/A

Budget Allocated: N/A

Finance Director Approval: N/A

Recommendation: Approval of Ordinance No. 2179 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application PUD2025-0001 for a Planned Unit Development Concept Plan for 80.4 Acres of Land Located at the Southwest Corner of 207th Street/Braun Street and 8th Street/Edgerton Road in Edgerton, Kansas.

Enclosed:

- Ordinance No. 2179
- Staff Report from April 8, 2025 Planning Commission Meeting
- Draft minutes from the April 8, 2025 Planning Commission Meeting

Prepared by: Zachary Moore, Development Services Director

ORDINANCE NO. 2179

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE THE PLANNED UNIT DEVELOPMENT (PUD) CONCEPTUAL PLAN FOR 80.4 ACRES LOCATED AT THE SOUTHWEST CORNER OF 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD.

WHEREAS, the purpose of the Planned Unit Development regulations of the Edgerton Unified Development Code is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations; and

WHEREAS, pursuant to those regulations, an applicant is required to submit a request for approval of a Conceptual Plan to the Zoning Administrator, which is in turn submitted to the Planning Commissioner for public hearing, review and recommendation; and

WHEREAS, the Zoning Administrator and the Planning Commission of the City of Edgerton, Kansas received a request for approval of a Revised Conceptual PUD Plan/Plat from Lee Ryherd, applicant representative for the owners, Kansas LD, LLC, for a parcel of land totaling approximately 80.4 acres, generally located at the southwest corner of 207th Street/Braun Street and 8th Street/Edgerton Road in Edgerton, Kansas along with the required Planned Unit Development fees; and

WHEREAS, a public hearing was noticed and held in front of the Planning Commission on April 8, 2025, as required by the Unified Development Code; and

WHEREAS, following such hearing the Planning Commission recommended that the Conceptual Plan be approved subject to certain conditions; and

WHEREAS, the Edgerton City Council wishes to take action on that recommendation.

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

Section 1. That the Revised Conceptual Plan for Planned Unit Development for the following legally described property generally located at the southwest corner of 207th Street/Braun Street and 8th Street/Edgerton Road, in Edgerton, Kansas is hereby approved, subject to the conditions below:

The North Half of the Northeast Quarter of Section 13, Township 15 South, Range 21 East of the 6th PM, Johnson County, Kansas.

Section 2. The above approval for the Revised Conceptual Plan/Plat for Planned Unit Development is expressly conditioned on the following:

- 1) The approval requirements of Ordinance 2114, including but not limited to the building design standards, landscaping, CCRs, etc. are still applicable under this proposal and ordinance.
- 2) Prior to issuance of a building permit for Phase III of the Conceptual PUD

Plan/Plat, a Final Plan/Plat must be approved by the Governing Body following review by the Planning Commission, and the plat must be recorded with Johnson County.

Section 3. That City Staff is hereby directed to reflect said approval on the City's Official Zoning map and other City records.

Section 4. This ordinance shall take effect from and after its publication once in the official City newspaper.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 8th DAY OF MAY, 2025.

CITY OF EDGERTON, KANSAS

By: _____
DONALD ROBERTS, Mayor

ATTEST:

ALEX FIRTH, Interim City Clerk

APPROVED AS TO FORM:

TODD A. LUCKMAN, for
Stumbo Hanson, LLP-City Attorneys

DWYER FARMS REVISED CONCEPTUAL PUD PLAN

Application PUD2025-0001

Southwest Corner of Braun Street/207th Street and 8th Street/Edgerton Road

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant requests approval of a Revised Conceptual Planned Unit Development Plan/Plat for single-family residential development.

Owner and Applicant

Lee Ryherd, Agent of
SMH Consultants on
behalf of Kansas LD,
LLC

Existing Zoning and Land Use

Currently zoned PUD
(Planned Unit
Development) with
development of
single-family residents
ongoing.

Parcel Size

80.4± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. Proposal

The Applicant, Lee Ryherd, project engineer from SMH Consultants hired by Kansas LD, LLC, a subsidiary of Rausch Coleman Homes, has submitted a Revised Conceptual Planned Unit Development (PUD) Plan/Plat for the 80.4± acre parcel of land at the southwest corner of 8th Street and 207th Street. This is a revision to the PUD that was approved with Ordinance 2114 in 2023 for the subdivision of Dwyer Farms. Article VI of the Unified Development Code (UDC), Section 6.5, requires that the Planning Commission review major changes to PUDs, which includes changes to the density. This proposal will increase the number of lots in the subdivision from 275 to 279, resulting in an increase of the site's density, therefore requiring a revised Conceptual PUD Plan/Plat. This application requires a public hearing before the Planning Commission, and following the Planning Commission meeting, will be presented to the Governing Body for their review and consideration.

2. Subject Site

The subject property was annexed into the City of Edgerton on April 14, 2022 and was later zoned to the PUD (Planned Unit Development) on August 11, 2022 under the terms and conditions of Ordinance 2113. Also on August 11, 2022, the Governing Body of Edgerton approved the Conceptual Plan for the Dwyer Farms Planned Unit Development (PUD2022-01), which this application would revise if approved. The first phase of the development (PUD2023-01) was approved by the Planning Commission on June 13, 2023 and that phase is currently under construction. The second phase (PUD2024-0101) was approved by the Planning Commission on June 11, 2024 and infrastructure is currently being constructed. The currently approved phases are consistent with the proposed Revised Conceptual Plan.

3. Lots and Tracts

The applicant is proposing 279 single-family residential lots and seven (7) tracts throughout the overall Dwyer Farms development. The number of lots has increased from 275 and the number of tracts decreased from eight (8) that were approved in Conceptual Plan PUD2022-01. The acreage dedicated to residential increased slightly, from 48.2 acres to 49.0 acres, while detention acreage decreased, from 3.4 acres to 2.1 acres, and greenspace acreage increased, from 9.7 acres to 10.2 acres, compared to Conceptual Plan PUD2022-01. The proposed Conceptual Plan does include a small tract to be used for a monument sign that will be maintained by the Homeowner's Association. The tract was approved as part of Phase II of the development but was not indicated in Conceptual Plan PUD2022-01.

PUD REVIEW

1. Changes and Amendments to a PUD

Section 6.5.B of the UDC defines major and minor changes to an approved PUD and sets requirements for approval. One of the major changes listed is a change in which alters the concept or intent of the PUD including increases in density, changes in the height of buildings, reduction of proposed open space, changes in the development schedule, changes in road standards, or changes in the final governing agreements, provisions, or covenants.

The applicant is proposing that the number of residential dwelling units in this subdivision be increased from 275 to 279. One of the detention areas has been changed to two (2) new residential lots and another residential lot was created out of the greenspace near the

community playground area. Table 1 on the following page outlines the changes in density compared to the previously approved Conceptual Plan.

Table 1

Conceptual PUD PUD2022-01	Proposed Conceptual PUD
3.42 du/ac	3.47 du/ac

The proposed density is 0.05 dwelling units per acre greater than what was previously approved with the original PUD.

Phase I and Phase II of the development are currently under construction and have been platted. The recorded plats of Phase I and Phase II generally align with the proposed Conceptual Plan.

Along with the change in density, the applicant has indicated that the development will be done in three (3) phases instead of four (4) phases that was shown in the previously approved PUD Conceptual Plan.

2. Conceptual Plan and Preliminary Plat Submission Data

There is required documentation that the applicant is to submit for a Conceptual Plan that is outlined in Section 6.3 of the UDC. While much of the information in the documents did not change, the applicant is still required to submit them. A conceptual plan has been submitted showing the appropriate information. There have not been any changes to the topography, flood plain, or soils as indicated on the conceptual plan for areas that have not been already developed. Areas in the first two (2) phases where land disturbance permits have been issued have been and are being developed in accordance with approved plans. The traffic analysis has been submitted and states that the additional four (4) residential lots do not alter the findings of the original traffic impact study. A stormwater study for the entire development that matches the proposed Conceptual Plan has been submitted and approved by the City Engineer.

The applicant sent notification letters as required in UDC and post notice of public hearing signs at the property. An affidavit for the notifications being sent was provided and is notarized, and a legal description of the property was provided.

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

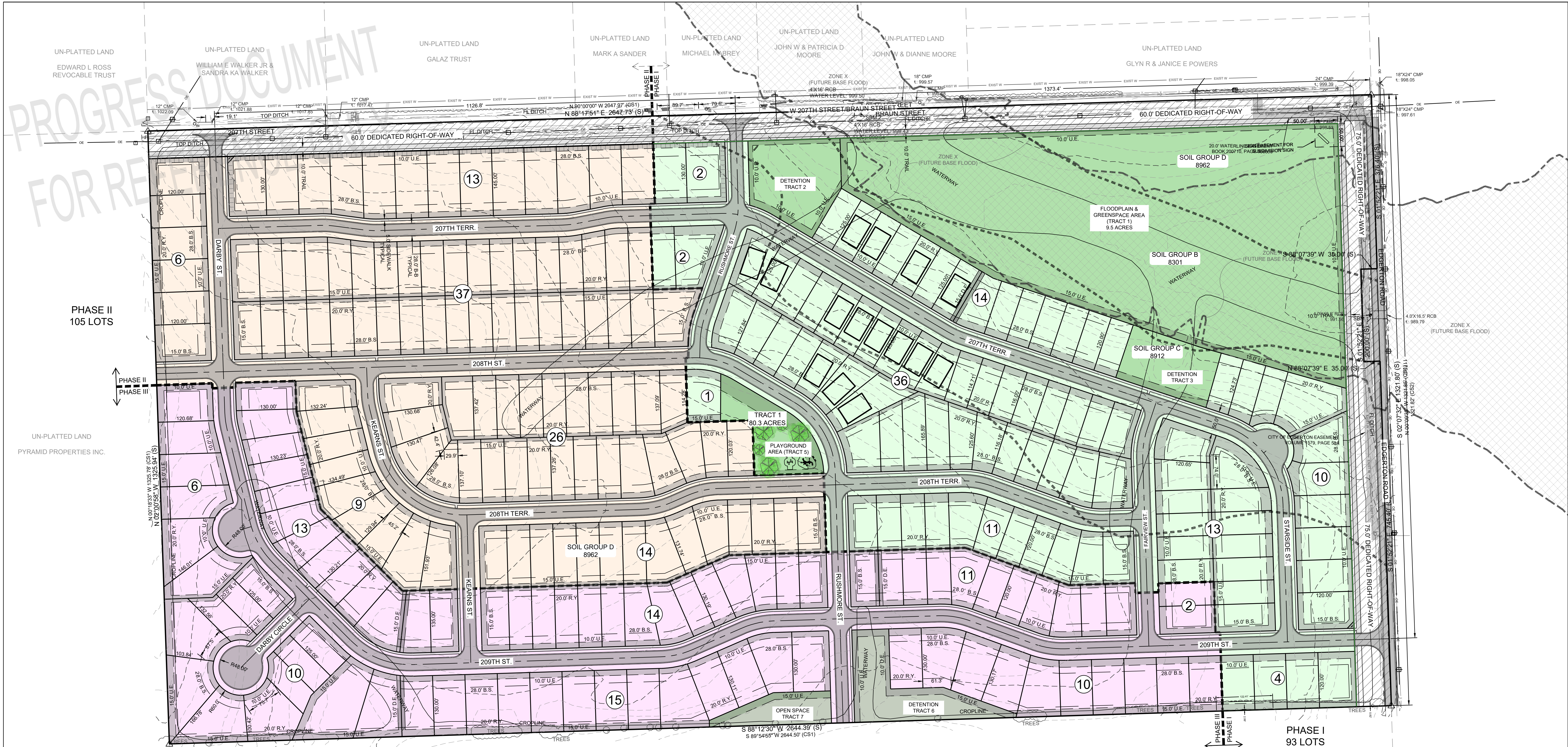
Sheet #	Title	Date on Document
1	Conceptual Plan	Feb 2025
2	Project Scope Letter	
3	Property Notification Affidavit	03.20.2025
4	Utility Memo	02.18.2025
5	Traffic Impact Study	03.21.2025
6	Property Tax Impact	
7	Ordinance 2114	08.11.2022
8	Project Scope Letter from PUD2022-01	06.23.2022

STAFF RECOMMENDATION

Staff recommends approval of PUD Final Plan/Plat **Application PUD2025-0001** for *Dwyer Farms Revised Conceptual Plan* with the following stipulations:.

1. The approval requirements of Ordinance 2114, including but not limited to the building design standards, landscaping, CCRs, etc. are still applicable under this proposal and ordinance.
2. Prior to issuance of a building permit for Phase III of the Conceptual PUD Plan/Plat, a Final Plan/Plat must be approved by the Governing Body following review by the Planning Commission, and the plat must be recorded with Johnson County.

Note: For Application PUD2025-0001 the Planning Commission is the recommending body to the Governing Body. This Application will be presented to the Governing Body on May 13, 2025.



INFRASTRUCTURE NOTE:
ALL PHASE I INFRASTRUCTURE
HAS BEEN INSTALLED, PHASE 2
INFRASTRUCTURE HAS BEEN
APPROVED AND IS CURRENTLY
UNDER CONSTRUCTION.

Soil Type	Hydrologic Soil Group	Acres	Percent of Site
Verdigris Silt Loam	B	6.4	8.0%
Summit Silty Clay Loam	C	12.5	15.5%
Woodson Silt Loam	D	61.5	76.5%
Totals		80.4	100.0%

DESCRIPTION:
North Half of the Northeast Quarter of Section 13, Township 15 South,
Range 21 East of the 6th PM, Johnson County, Kansas.

Subject to easements and restrictions of record.

Notes:
Aerial Image was flown with a UAV and is shown in approximate location
and is for visual reference only.

DEDICATED RIGHT-OF-WAYS
-207TH/BRAUN = 60.0'
-EDGERTON = 75.0'
RIGHT-OF-WAYS INTERNAL = 50.0'
MINIMUM CL CURVE RADIUS = 185.0'
CUL-DE-SAC/EYEBROW ROW RADIUS = 50.0'
CUL-DE-SAC MAX LENGTH = 209.5'
MAX BLOCK LENGTH = 1325.0'
DRAINAGE EASEMENTS = 15.0'

BUILDING SETBACKS
-FRONT YARD = 28.0'
-FY CORNER LOT = 28.0' & 15.0'
-SIDE YARD = 5.0'
-REAR YARD = 20.0'

UTILITY EASEMENT
-15.0' BACK OF LOTS
-10.0' ALONG INTERNAL ROW

93 LOTS = PHASE I
105 LOTS = PHASE II
81 LOTS = PHASE III
279 TOTAL RESIDENTIAL LOTS
49.0 AC - LOTS
19.1 AC - DEDICATED ROW
2.1 AC - DRAINAGE
10.2 AC - GREENSPACE
80.4 AC - TOTAL

FLOODPLAIN= 8.7 ACRES
STREET PAVEMENT = 341,735 SF
SIDEWALK PAVEMENT = 91,580 SF
TRAIL PAVEMENT = 36,852 SF
CURB & GUTTER = 22,876 LF

OWNER:
ARG LAND HOLDINGS LLC
4058 N COLLEGE DR
FAYETTEVILLE, AR 72703

DEVELOPER:
THE CALARA GROUP
4058 NORTH COLLEGE SUITE
300, FAYETTEVILLE, AR 72703
479-455-9090

LEGEND

- Section Corner, NOTE: All section corner monument origins are unknown unless otherwise noted.
- Lot Total Numbers
- B.S. Building Setback
- Detention Easement Hatch
- Greenspace Hatch
- No Access
- Floodplain Hatch
- Dedicated Right-of-Way for Future Improvements
- 18.0' Drainage Easement (D.E.)
- Utility Easement (U.E.)
- Lots With Homes Under Construction

SCALE: 1" = 100'

Preliminary PUD Concept
Dwyer Farms
North Half of the NE Quarter, Section 13,
T15S, R22E, Johnson County, Kansas

SMH CONSULTANTS
Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Kansas City P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145

Drawn By: ASJ Project #2203-0102 TDS #88
APRIL 2025



6811 Shawnee Mission Parkway
Building One, Suite 108
Overland Park, KS 66202

Beth Linn
City of Edgerton
404 East Nelson
Edgerton, KS 66021

RE: Dwyer Farms project summary

Mrs. Linn,

Dwyer Farms is located at 207th & Edgerton Road, which includes 279 single family lots. The home plans offered in the community will range in size from 1,050 square ft to 1,840 square ft. We have established an HOA for the Dwyer Farms subdivision.

Sales price of these homes is anticipated to be from the \$260's to over \$350k. Infrastructure installation is underway for the 2nd phase, and we plan to start the 3rd phase infrastructure soon after completing the 2nd phase work.

We are excited to develop and build a new single-family residential community in Edgerton.

Sincerely,

Kyle Jones
Director of Land Development

PROPERTY OWNER NOTIFICATION AFFIDAVITCase No.: PUD- 2025-0001I, Chris Taylor, of lawful age being first duly sworn upon oath, state:

That I am the Authorized Agent (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton) in compliance with the Unified Development Code.

These notices were mailed on the 18th day of March, 20 25.

Signature of Agent, Owner or AttorneySubscribed and sworn to before me this 20th day of March, 20 25.

Notary PublicMy Commission Expires: 11/01/2033 (SEAL)
Date

TRACEY J. COOR
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES NOV. 01, 2033
COMMISSION NO. 12725392



February 18, 2025

City of Edgerton
404 E Nelson St
Edgerton, KS 66021

Dear City of Edgerton:

This letter is intended to document sanitary sewer, storm sewer, and water main are directly available to the proposed Planned Unit Development (PUD) of Dwyer Farms Subdivision. A Preliminary Utility Layout is attached to provide verification each lot, in the proposed development, will have access to public sanitary sewer and water service.

SITE OVERVIEW

The existing site is located at the southwest quadrant of Braun Street & Edgerton Road in Edgerton, Kansas. Phase I and II of the Dwyer Farms Subdivision are currently under construction. The site is bordered to the north by Bruan Street and to the east by Edgerton Road. The bordering properties to the south and west are undeveloped agricultural land. There is a large waterway that splits the north east corner of the property. This area is marked as Flood Zone X – 1% Future Conditions.

SANITARY SEWER

Currently, the city is in the process of finishing a sanitary main extension to serve the site from the East of the site. Sanitary mains and services for Phase I have been installed, and construction on sanitary mains for phase II is on going.

STORM SEWER

The existing site can be divided into four main watersheds consisting of four main waterways; the south, west, southeast and northeast waterways. The north waterway flows from west to east and carries water from offsite, through the existing channel, and crosses under Edgerton Road via 4'x16.5' RCB. This area is considered to be Flood Zone X– 1% Future Conditions and is not planned to be disturbed.

The west and south waterways collect stormwater from the southern third of the site and drain offsite. Generally, the proposed development will follow existing flow patterns. The proposed development will consist of three stormwater detention locations (south, southeast and northeast) to meet pre-development peak flow rates. A stormwater memo, attached with this application, discusses existing and proposed stormwater conditions.

WATER MAIN

There is existing water main available in the right of way fronting the development. An 8" water main that runs along the north side of Braun Street, 12" water main along the south side of Braun Street at the Braun Street & Edgerton Road intersection, and 6" water main that runs along the west side of Edgerton Road.

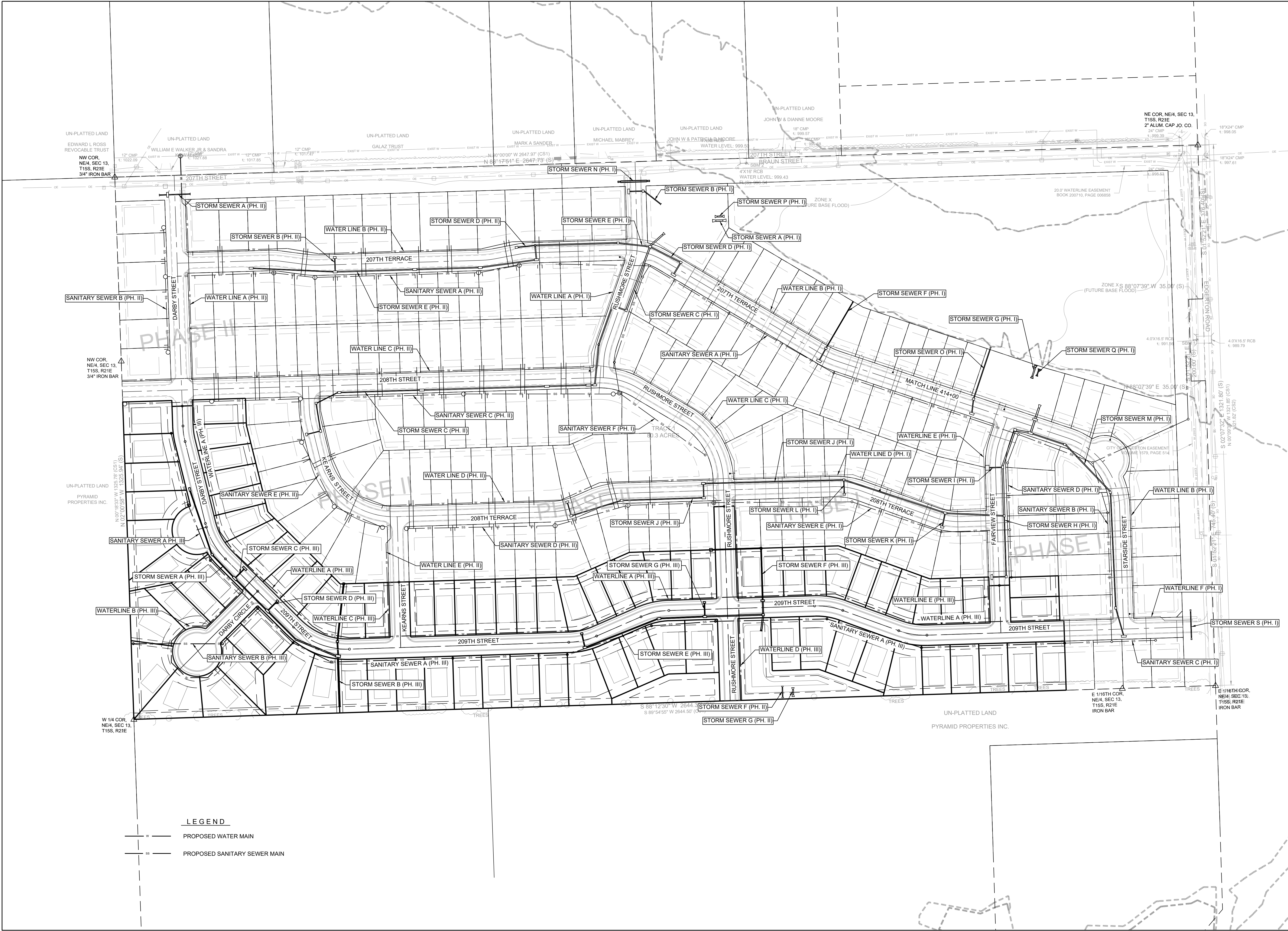
The existing waterline on Edgerton Road will be upgraded to 8". The proposed development will connect to existing water main at all three entrance locations. The internal site will be served by approximately 12,000 LF of 8" waterline.

If you need any more information or have any questions or concerns, I can be reached by email at lyherd@smhconsultants.com. I can also be reached by phone at (913) 444-9615.

Sincerely,



Lee Ryherd, P.E.
SMH Consultants



LEGEND

— W — PROPOSED WATER MAIN

— SS — PROPOSED SANITARY SEWER MAIN

SMH CONSULTANTS

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Landscape Architecture

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Kansas City
(913) 444-9815
Colorado Springs, CO
(719) 465-2145

DWYER FARMS SUBDIVISION, PHASE III

PROGRESS DOCUMENTS

EDGERTON, KANSAS

REVISION DESCRIPTION	
REVISION DATE	(DESCRIPTION)
0000000	

NORTH

100' 50' 0' 100'

SCALE: 1" = 100'

PROJECT #: 2412-0467
CHECKED BY: LJR
DRAWN BY: CLW

DATE: 3/20/2025

SHEET # **1**

TOTAL SHEETS 1

UTILITY PLAN

DWYER FARMS SUBDIVISION TRAFFIC IMPACT STUDY

**Braun Street & Edgerton Road
Edgerton, Kansas**

May 2022
Updated March 2025

Completed By:
Ben Gasper, P.E.
Lee Ryherd, P.E.

Project Description:
Proposed residential subdivision located at the
southwest quadrant of Braun Street & Edgerton Road



SMH
CONSULTANTS

TABLE OF CONTENTS

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Figure 1 – Location Map

Figure 2 – Proposed Preliminary Concept Plan

Exhibit 1 – KDOT Access Management Policy, Table 4-25 & Table 4-27

Exhibit 2 – Existing Peak Hour Turning Movements

Exhibit 3 – Existing LOS Calculations

Exhibit 4 – ITE Trip Generation Sheets

Exhibit 5 – Trip Distribution AM & PM Assumptions

Exhibit 6 – Existing + Development Peak Hour Turning Movements

Exhibit 7 – Existing + Development LOS Calculations

Exhibit 8 – Johnson County CARNP Pages 4-5 and 4-6

INTRODUCTION

SMH Consultants, Inc. (SMH) conducted a basic traffic impact study for the proposed Dwyer Farms residential subdivision development located in Edgerton, Johnson County, Kansas. The development is located in the southwest quadrant of the Braun Street and Edgerton Road intersection. At full build out, the development is anticipated to consist of approximately 279 residential lots. A previous traffic study was approved in 2022 for a built out development of 275 residential lots.

The purpose of this study is to evaluate the impact of the proposed development on the Braun Street and Edgerton Road intersection level of service, evaluate the existing roadway capacities fronting the development, and evaluate the purposed entrance drives for the need of auxiliary lanes. A location map and proposed concept of the development is provided by Figures 1-2 in the appendix.

The traffic impact study discusses existing conditions and the anticipated traffic growth from the proposed development. Existing + development volumes were determined using existing field collected traffic volumes at the Braun Street and Edgerton Road intersection and combining with assumptions and ITE's Trip Generation Methodology.

METHODOLOGY

SMH Consultants conducted manual A.M. and P.M. peak hour turning movement counts at the intersection of Braun Street and Edgerton Road on three consecutive days, Tuesday-Thursday, on April 12-14, 2022. McTrans HCS7 Software was utilized to analyze the existing and existing + development conditions of the intersection level of service.

Intersection Level of Service (LOS) is a concept defined by the *Highway Capacity Manual* (HCM) to qualitatively describe operating conditions within a traffic stream. LOS is typically sorted into six categories (A through F). These range from LOS A indicating free-flow, low density, or nearly negligible delay conditions to LOS F where demand exceeds capacity and large queues are experienced.

The HCM uses control delay, measured in average seconds of delay per vehicle, as the basis for determining LOS for unsignalized intersections. Control delay at an intersection is the average stopped time per vehicle traveling through the intersection plus the movements at slower speeds due to the vehicles moving up in the queue or slowing upstream of the approach. For all-way stop-controlled intersections, individual approach delays as well as an overall average delay are calculated for each intersection. Table 1 has the LOS criteria for an unsignalized intersection.

Table 1: Unsignalized LOS Criteria	
Level of Service	Control Delay Range (s/veh)
A	0-10
B	10-15
C	15-25
D	25-35

E	35-50
F	>50

The LOS rating deemed acceptable varies by community, facility type, and traffic control device. In communities similar to Edgerton, Kansas a LOS C and above at unsignalized intersections is often accepted for low to moderate traffic volumes where the installation of a traffic signal is not warranted.

The Johnson County Comprehensive Arterial Road Network Plan (CARNP) was utilized to evaluate the existing roadway capacities fronting the proposed development. Johnson County CARNP provides data and recommendations for specific roadway capacities and trigger mechanisms to warrant an upgrade to roadway typical sections.

The Kansas Department of Transportation's (KDOT) Access Management Policy was utilized for auxiliary lane warrant analysis. The KDOT Access Management Policy Table 4-25, Exhibit 1, was utilized to evaluate if a right-turn or deceleration taper is warranted.

The KDOT Access Management Policy has three warrants that must be analyzed to determine if an auxiliary left turn lane is warranted. Table 2 depicts the three warrants and the criteria for each warrant that must be met and Table 4-27, Exhibit 1, gives the recommended left-turn lane warrants.

Table 2: Auxiliary Left Turn Lane Warrants	
Warrant	Criteria
Safety	Crash rate statistically above statewide average
	Located within a highway corridor with a crash rate statistically above statewide average
	Pattern of left turn/rear end crashes present and addition of left turn would reduce crashes
Special Circumstances	Locations where site geometry would improve operational and/or safety aspects of highway
	All new educational institutions and medical facilities located on or adjacent to a highway with a posted speed limit of greater than 45 mph
	When special circumstances known by the District Engineer are present at the specific access location
Operational	Utilize Table 4-23 from the KDOT Access Management Policy. See Table 4-23 located in the appendix

EXISTING CONDITIONS

The existing intersection of Braun Street and Edgerton Road is all-way stop-controlled and currently all legs of the intersection are paved. In discussions with the City of Edgerton, the City plans to upgrade the existing intersection to allow for improved truck turning movements. To do this, the city is proposing to add right hand turn lanes to allow for larger turning movements.

However, at the time of this study and analysis, no improvements have been made, and data was conducted using the existing intersection as it sits.

Braun Street consist of a 24-foot wide, asphalt peaved, two-lane road with no shoulder or curb and gutter and has a posted speed limit of 30 miles per hour. Based on information from Johnson County AIMS, Braun Street has an approximate Average Daily Traffic (ADT) volume of 205 vehicles west of the intersection and 662 vehicles east of the intersection.

North of the intersection, Edgerton Road is a 24-foot wide, asphalt peaved, two-lane road with no shoulder or curb and gutter and has a posted speed limit of 30 miles per hour. South of the intersection, Edgerton Road is 24-foot wide unpaved gravel road. Edgerton Road has an ADT of 651 vehicles north of the intersection and 125 vehicles south of the intersection.

Based on the manual turning movement counts performed by SMH Consultants, the A.M. peak hour was found to be 7:00-8:00 A.M. and had a peak hour volume of 95 vehicles. The P.M. peak hour was found to be 4:30-5:30 P.M. and had a volume of 109 vehicles. The existing A.M. and P.M. peak hour turning movements are summarized in Exhibit 2 of the appendix.

Table 3 displays the existing vehicle delay and LOS for each leg of the intersection. Detailed intersection LOS calculations for the intersection are provided by Exhibit 3 in the appendix. The analysis shows that the existing intersection performs at an LOS A, which is an acceptable level of service during the A.M. and P.M. peak hour.

Table 3 – Existing Intersection LOS					
Intersection	Movement	A.M. Peak Hour		P.M. Peak Hour	
		Delay (s/veh)	LOS	Delay (s/veh)	LOS
Braun Street & Edgerton Road	EB Thru/RT/LT	7.3	A	7.3	A
	WB Thru/RT/LT	6.8	A	6.8	A
	NB Thru/RT/LT	7.1	A	6.8	A
	SB Thru/RT/LT	7.5	A	7.3	A

PROJECT DESCRIPTION

The proposed Dwyer Farms Creek development will be located in the southwest quadrant of the intersection of Braun Street and Edgerton Road. The development will be served by three entrances, two via Braun Street and one via Edgerton Road. Figure 2, in the appendix, depicts the proposed layout of the Dwyer Farms Creek Subdivision. The entrance via Edgerton Road will be approximately 1,175 feet south of the Braun Street and Edgerton Road intersection and will be approximately 28 feet wide, back of curb to back of curb, at the right of way line. The entrances via Braun Road, will be approximately 1,375 feet and 2,500 feet west of the Braun Street and Edgerton Road intersection and will be approximately 28 feet wide, back of curb to back of curb, at the right of way line. At full development, the development will consist of approximately 279 single family residential lots. Interior roads and sidewalks will be provided for vehicular and pedestrian circulation throughout the development.

TRIP GENERATION

Vehicle trips generated by the proposed Dwyer Farms Creek development were estimated using The Institute of Transportation Engineers (ITE), *Trip Generation Report, 11th Edition*. Table 4 illustrates the A.M. and P.M. peak hour vehicle volume generated by the development. The pages from the ITE report can be seen in Exhibit 4 of the appendix.

Table 4 – Trip Generation										
Land Use (ITE Code)	Intensity (Dwelling Units)	Daily (vehicles)			A.M. Peak Hour (vehicles)			P.M. Peak Hour (vehicles)		
		Total	In	Out	Total	In	Out	Total	In	Out
Single Family Detached (210)	279	2632	1316	1316	209	55	154	276	176	100

TRIP DISTRIBUTION

For the purposes of this study, the generated trips were distributed based on the number of lots in close proximity to a certain entrance of the development. For the Edgerton Road entrance, it was approximated 35% of the generated trips would utilize this entrance. Conversely, for the two Braun Street entrances, it was assumed that a combined 65% of the generated trips would utilize these entrances. The trips distribution was further broken down; 16% would utilize the west entrance and 49% would utilize the east entrance along Braun Street. This trip distribution assumptions were used in the Braun Street & Edgerton Road intersection LOS analysis as well as the auxiliary lane warrant analysis. These assumptions can be viewed in Exhibit 5.

EXISTING + DEVELOPMENT

Existing + development conditions combine the existing A.M. and P.M. peak hour turning movements with the A.M. and P.M. peak hour traffic generated by the full development. The existing + development peak hour turning movements can be seen in Exhibit 6 of the appendix. Table 5 shows the existing + development LOS for the four directions of the Braun Street and Edgerton Road intersection. Detailed intersection LOS calculations for the intersection are provided by Exhibit 7 in the appendix.

Table 5: Existing + Development Intersection LOS					
Intersection	Movement	A.M. Peak Hour		P.M. Peak Hour	
		Delay (s/veh)	LOS	Delay (s/veh)	LOS
Braun Street & Edgerton Road	EB Thru/RT/LT	8.3	A	8.2	A
	WB Thru/RT/LT	7.5	A	8.5	A
	NB Thru/RT/LT	7.4	A	7.7	A

	SB Thru/RT/LT	8.0	A	8.1	A
--	---------------	-----	---	-----	---

As depicted in Table 5, the peak hour analysis shows that the intersection will continue to perform at LOS A during the peak hours in the existing + development conditions, with the all-way-stop controlled intersection. The delay does increase approximately 1 second per vehicle across the board, however, this still warrants LOS A based on Table 1.

JOHNSON COUNTY CARNP

The City of Edgerton request Johnson County CARNP be considered when studying the proposed development area. Johnson County CARNP is a planning process “to achieve a community consensus for maximizing the utility of the County's existing arterial road network to meet anticipated perimeter transportation needs.” It recommends the development of both major and minor systems of routes, including parkways and boulevards that would interconnect the County’s and the regional roadway network.

Braun Street and Edgerton Road are listed as arterials and part of the Johnson County arterial network. Both of the existing corridor ROWs are limited at 40 feet. With this development, 60 feet will be dedicated along Braun Street to meet the proper 120 foot ROW and 75 feet will be dedicated along Edgerton Road to meet the proposed 150 foot ROW. Page 4-5 and 4-6 of the Johnson County CARNP depict the corridor development categories and the conceptual schematic of the different roadway types. These pages are presented in Exhibit 8 of the appendix. Table 7 depicts the Street Capacity Guidelines listed in the Johnson County CARNP.

Table 7: Street Capacity Guidelines			
Class	Name	Description	ADT
1	Primitive	Narrower than 17 feet	N/A
2	One Lane Gravel	Narrower than 17 feet	40
3	Narrow Gravel	17'-20' wide	200
4	Gravel	Wider than 20 feet	350
5	Narrow Asphalt	Less than 22 feet wide	1,000
6	Asphalt	No shoulders, wider than 22 feet	2,000
7	Asphalt	With shoulders, wider than 24 feet	4,000
8	Rural Major Arterial	Engineered plan and profile, >24' wide	8,000
9	Rural Major Arterial	With turn lanes, >24' wide	10,000
10	Urban Major Arterial	4-lane, >48' wide	20,000

Johnson County CARNP lists particular trigger policies that roadways are required to meet before being upgraded. The majority of the designated CARNP routes currently do not meet CARNP standards. Since Edgerton Road is a Type III, a minimum threshold traffic volume is required before a trigger review is conducted for potential improvement to CARNP standards. An existing two-lane CARNP designated road that does not meet CARNP standards shall not be considered for improvement to CARNP design standards unless the traffic volume is at least 1,500 ADT. An existing two-lane CARNP designated road shall not be considered for improvement to a four-lane road unless the existing traffic volume is at least 7,500 ADT.

Braun Street is currently a Class 6 Street capacity. It is a 24 feet wide asphalt paved street with no shoulder and operates ideally around 2,000 ADT. Braun street is planned as Type I with two lanes. Along the proposed Dwyer Farms Development frontage, Braun Street will have an existing + development ADT of approximately 1891 vehicles. With this development, Braun Street will still be at optimal ADT with a two-lane asphalt road, as noted in Table 7.

Edgerton Road north of the intersection is also a Class 6 street capacity. However, south of the intersection and along the frontage of the proposed Dwyer Farms Development, it is a Class 4. The existing roadway along the development consist of a 24-foot-wide gravel road.

With this development Edgerton Road will have an approximate existing + development ADT of 1033 vehicles and would be required to be a minimum of Class 5. Edgerton Road will need to be upgraded from Class 4 Gravel. Edgerton Road will be acceptable as a two lane 24-foot-wide roadway, 28 feet with curb and gutter. CARNP proposed Edgerton Road as a Type III with four lanes, but this development does not warrant the 7,500 ADT trigger of upgrading from two lanes to four.

AUXILIARY LANES

Auxiliary lanes (such as a left or right-turn lane) provide space for slowing vehicles preparing to turn while maintaining through traffic or allow vehicles entering from a minor street to accelerate before merging onto the highway. SMH evaluated each of the three subdivision entrances to determine if a right-turn, deceleration taper, or left-turn lane is warranted.

Right-Turn Lane and Deceleration Taper

To warrant a right-turn lane or deceleration taper, the criteria used was exterior road speed limits, 40 mph or lower, and the directional design hourly volume (DDHV). Braun Street and Edgerton have a DDHV of 95 vph and 52 vph respectively. Neither Braun Street or Edgerton Road fronting the proposed development has an existing or existing + development DDHV over 400. Based on Table 4-25, none of these entrances warrant a right turn lane into the development. The analysis determines that no right-turn or deceleration taper is needed for any of the three entrances into the subdivision from Braun Street or Edgerton Road.

Left-Turn Lane

Three criteria were analyzed to determine if any of the entrances warrant a left hand turn auxiliary lane, seen in Table 2. SMH evaluated each of the three entrances and concluded that none of these entrances warrant a left-turn lane. SMH has summarized its finding for each warrant below:

Safety: Based on information provided by the KDOT Bureau of Transportation Safety department, there have been no crashes at the intersection or within 200 feet in either direction of the intersection within the last five years. Based on the crash data history, the statistical rate of

crashed at the intersection is below the statewide average; and there is no history or patterns of left turn/rear end crashes requiring the implementation of auxiliary lanes.

Special Circumstances: SMH does not have any knowledge of special circumstances to be aware of in this location. There are no new educational institutions and medical facilities located on or adjacent to a highway with a posted speed limit of greater than 45 mph and no special circumstances that have been brought to SMH's attention. The City does plan to widen and improve the existing intersection; however, this shall theoretically improve existing and existing + development turning movements.

Operational Criteria: SMH utilized Table 4-23 from the KDOT Access Management Policy to determine if any entrance warranted a left-hand turn lane. Based on existing and existing + development data, neither Braun Street or Edgerton Road has a high enough opposing volume of vehicles per hour, or high enough speed limit, to register on Table 4-23. Table 6 list the volumed assumptions used to evaluate each intersection.

Tabel 6: Volume Assumptions			
	V_o (vph)	V_a (vph)	% Left Turns
West Braun	15	47	> 30%
East Braun	28	125	> 30%
Edgerton	64	8	> 20%

SUMMARY

The revised 2025 PUD plan, and increase of 4 lots will have no significant effect on the previously reviewed and approved traffic report and it's exhibits from 2022. The information included in this report have been updated to reflect the updated information for the proposed 279 lot development.

The traffic impact study documents the impact of a proposed residential subdivision to be located at the southwest quadrant of Braun Street and Edgerton Road. The existing conditions proved to be an existing LOS A. The improvements to the Braun Street and Edgerton Road intersection are not required for this specific intersection will continue to operate at LOS A for the A.M and P.M. peak hours, at full development. Geometric or signalized intersection development.

The Johnson County CARNP describes future development of Braun Street to be Type I, with two lanes and Edgerton Road to be Type III, with four lanes and a median. At this time, the ADT volumes do not warrant the Type III typical section for Edgerton Road and shall be re-evaluated with future development. However, Edgerton Road will need to be upgraded from gravel to a paved 24-foot wide roadway.

From a safety and operational standpoint, no auxiliary lanes are warranted, based on the existing + development conditions. With more development in the area, these roadways should be re-evaluated in the future.

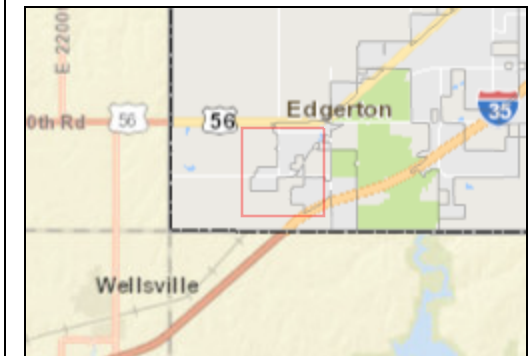
Appendix



Johnson Co AIMS Map

Figure 1 - Location Map

LEGEND



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data.

highway operating speed and DDHV, either a right-turn lane or deceleration taper is warranted at the access. See Section 4.5.3 for the design of auxiliary lanes.

The values in Table 4-25 shows the minimum turning volume needed to *warrant* a turn lane or a deceleration taper on a two-lane highway.

Table 4-25. Right-turn treatment guidelines for two-lane highways

Highway DDHV (vph)	Highway Operating Speed (mph)											
	40		45		50		55		60		65	
	Lane	Taper	Lane	Taper	Lane	Taper	Lane	Taper	Lane	Taper	Lane	Taper
200				83	73	30	35	14	20	8	15	7
300			120	40	41	19	24	9	15	7	12	6
400	200	85	52	27	30	14	19	8	12	6	11	5
600	50	27	26	13	20	9	14	6	10	5	9	4
800	25	12	16	8	15	7	11	5	9	4	8	3
1000	14	8	12	5	11	5	9	4	8	3	7	3
1200	10	6	9	4	9	4	8	4	7	3	7	3

Source : "Guidelines for right-turn treatments at unsignalized intersections and driveways," K-Tran:KSU-95-5, Kansas Department of Transportation, Kansas State University, Tanweer Hasan, Dr. Robert W. Stokes

- Turning speed is 15 mph (right-turn)
- The values presented in this table represent minimum right-turn design hour volumes (vph) required to warrant right-turn treatments (lane or taper)
- DDHV = directional design hourly volumes

Two-lane highway example—A new development along US-50 (two-lane highway) in Reno County east of Hutchinson, Kansas, has requested an access point to the north. It is estimated that during the peak hour, approximately 25 vehicles will be turning right into the new access from the east soon after the facility opens. The 2011 *average daily traffic* (ADT) is shown to be 4,370 vpd and the posted speed limit is 65 mph. Is a right-turn lane warranted?

The *directional design hourly volume* (DDHV) is equal to the ADT divided by two (assuming half the traffic is traveling westbound and half eastbound on US-50) and multiplied by 10 percent (assumed peak hour volume).

$$\text{DDHV} = (\text{ADT}/2) \times 0.10$$

$$\text{DDHV} = (4,370/2) \times 0.10 = 219 \text{ vph (westbound on US-50)}$$

Looking at Table 4-25, it can be seen that the DDHV is over 200 vph, the highway operating speed is 65 mph and, therefore, the design hourly right-turn threshold is 15 vph. The estimated number of right turns westbound during the peak hour is 25 vph (greater than 15 vph) and, therefore, a right-turn lane is warranted.

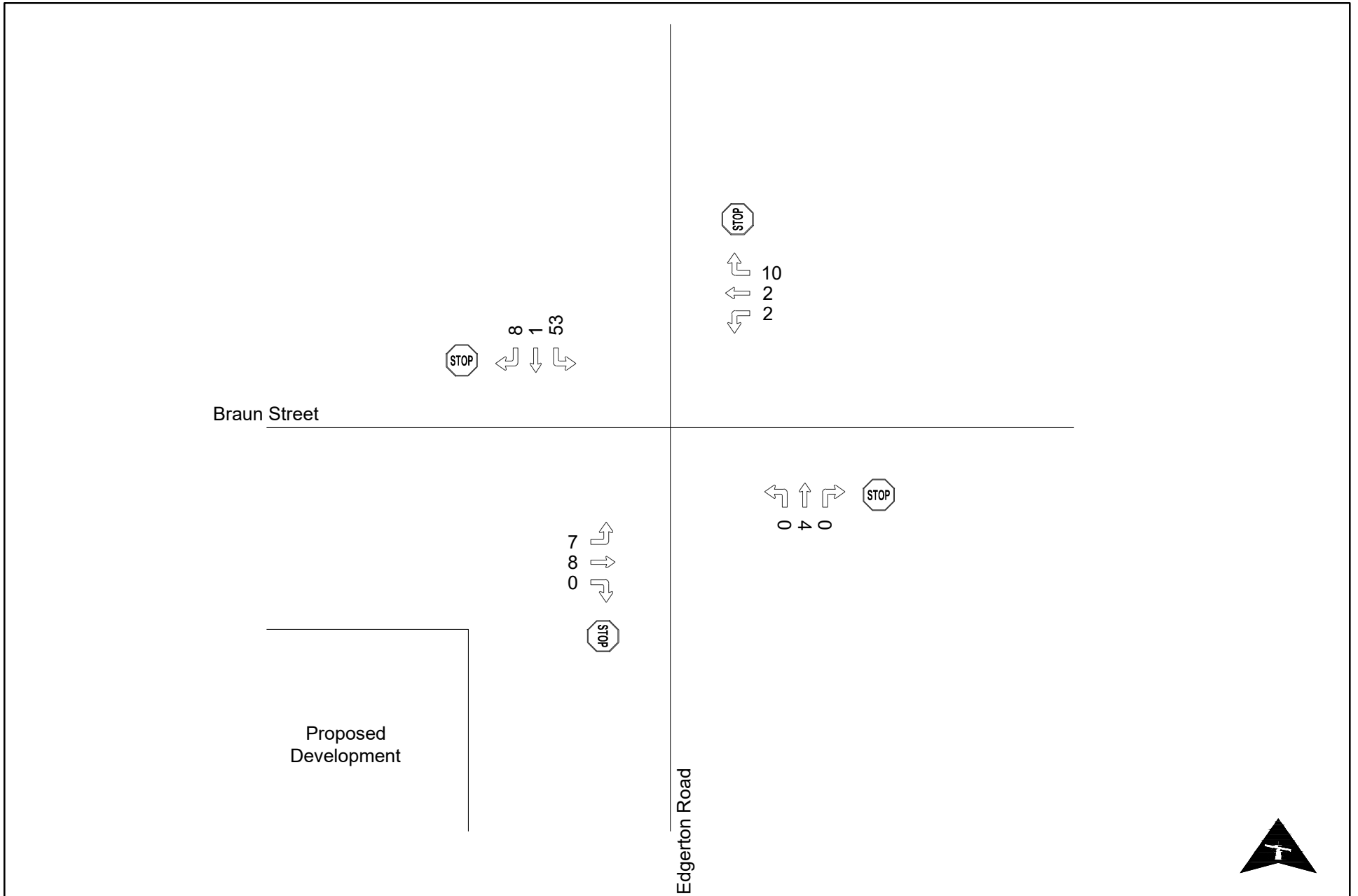
The values in Table 4-26 shows the minimum turning volume needed to warrant a turn lane or a deceleration taper on a four-lane highway.

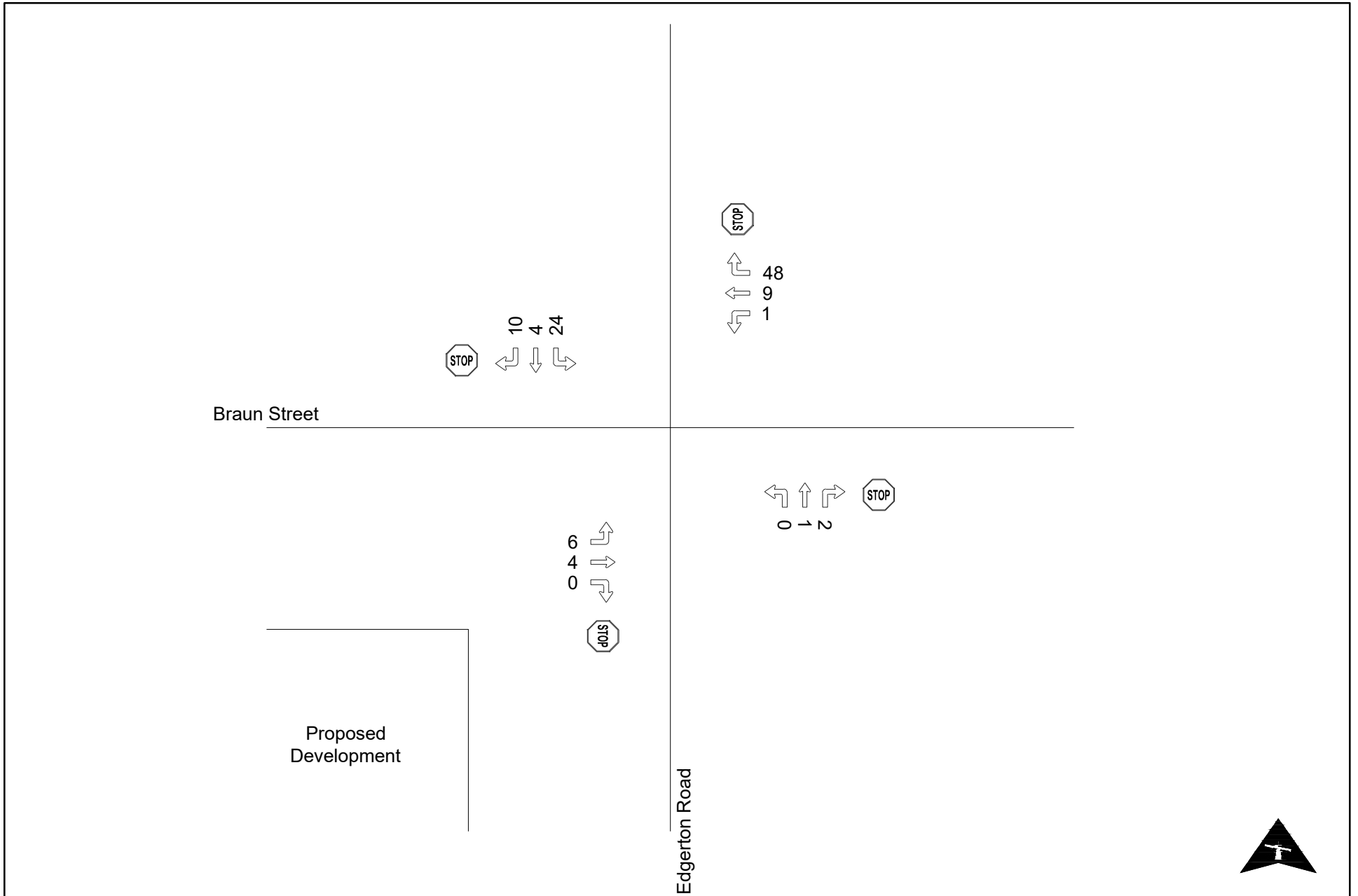
Table 4-27. Recommended left-turn lane warrants for two-lane highways

Opposing Volume V_o (vph)	Advancing Volume V_a (vph)			
	5% Left turns	10% Left turns	20% Left turns	30% Left turns
40-mph speed				
800	136	99	74	65
700	159	116	87	76
600	186	135	101	88
500	218	158	119	103
400	255	185	139	121
300	301	218	164	143
200	356	259	194	169
100	426	309	232	202
50-mph speed				
800	118	86	64	56
700	138	100	75	66
600	161	117	88	77
500	188	137	103	90
400	221	161	120	105
300	260	189	142	124
200	309	224	168	147
100	369	268	201	175
60-mph speed				
800	96	70	53	46
700	113	82	61	54
600	131	95	72	63
500	154	112	84	73
400	181	131	98	86
300	213	154	116	101
200	252	183	137	120
100	301	219	164	143
70-mph speed				
800	68	50	37	32
700	80	58	43	38
600	93	68	51	44
500	109	79	59	52
400	128	93	70	61
300	150	109	82	72
200	178	129	97	85
100	213	155	116	101

Source: Adapted from Van Schalkwyk, I., and V. Stover. *Revisiting Existing Warrants for Left-Turn Lanes at Unsignalized Intersections on Two-Way Roadways*, TRB 2007 Annual Meeting CD-ROM, National Research Council, Washington, D.C. (2007).

Note: Critical gap = 8.0 seconds, time to turn left = 4.3 seconds, time to clear lane = 3.2 seconds



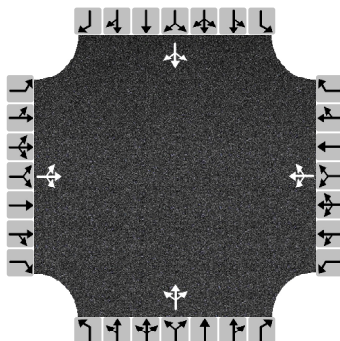


HCS7 All-Way Stop Control Report

General Information

Analyst	Brett Louk	Intersection	W. Braun St. & Edgerton R
Agency/Co.	SMH Consultants	Jurisdiction	Edgerton, KS
Date Performed	5/11/2022	East/West Street	W. Braun St.
Analysis Year	2022	North/South Street	Edgerton Rd.
Analysis Time Period (hrs)	1.00	Peak Hour Factor	0.82
Time Analyzed	7-8 am Existing		
Project Description	Timber Creek Subdivision		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	7	8	0	2	2	10	0	4	0	53	1	8
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	18			17			5			76		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.016			0.015			0.004			0.067		
Final Departure Headway, hd (s)	4.22			3.73			4.08			4.11		
Final Degree of Utilization, x	0.021			0.018			0.006			0.086		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.22			1.73			2.08			2.11		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	18			17			5			76		
Capacity	853			966			882			877		
95% Queue Length, Q ₉₅ (veh)	0.1			0.1			0.0			0.3		
Control Delay (s/veh)	7.3			6.8			7.1			7.5		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	7.3			6.8			7.1			7.5		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	7.3						A					

HCS7 All-Way Stop Control Report

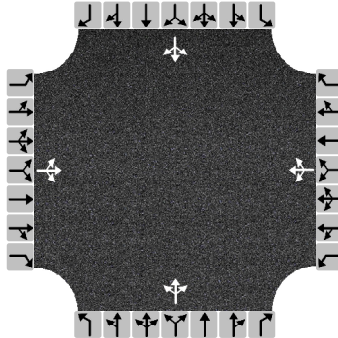
General Information

Analyst	Brett Louk
Agency/Co.	SMH Consultants
Date Performed	5/11/2022
Analysis Year	2022
Analysis Time Period (hrs)	1.00
Time Analyzed	4:30-5:30 pm Existing
Project Description	Timber Creek Subdivision

Site Information

Intersection	W. Braun St. & Edgerton R
Jurisdiction	Edgerton, KS
East/West Street	W. Braun St.
North/South Street	Edgerton Rd.
Peak Hour Factor	0.83

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	6	4	0	1	9	48	0	1	2	24	4	10
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	12			70			4			46		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.011			0.062			0.003			0.041		
Final Departure Headway, hd (s)	4.22			3.56			3.74			4.06		
Final Degree of Utilization, x	0.014			0.069			0.004			0.052		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.22			1.56			1.74			2.06		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	12			70			4			46		
Capacity	853			1011			963			886		
95% Queue Length, Q ₉₅ (veh)	0.0			0.2			0.0			0.2		
Control Delay (s/veh)	7.3			6.8			6.8			7.3		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	7.3			6.8			6.8			7.3		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	7.0						A					

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 178

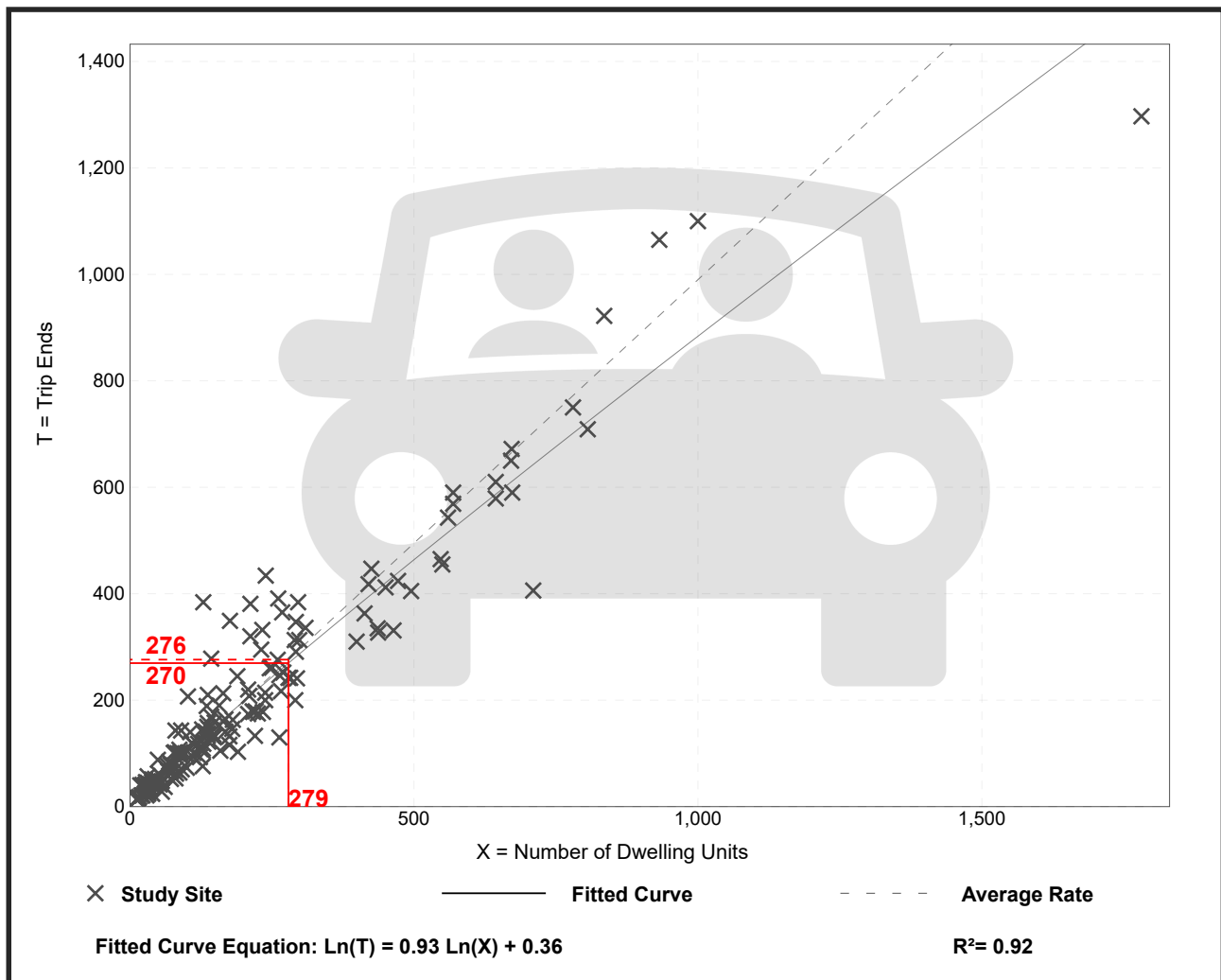
Avg. Num. of Dwelling Units: 203

Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



Single-Family Detached Housing (210)

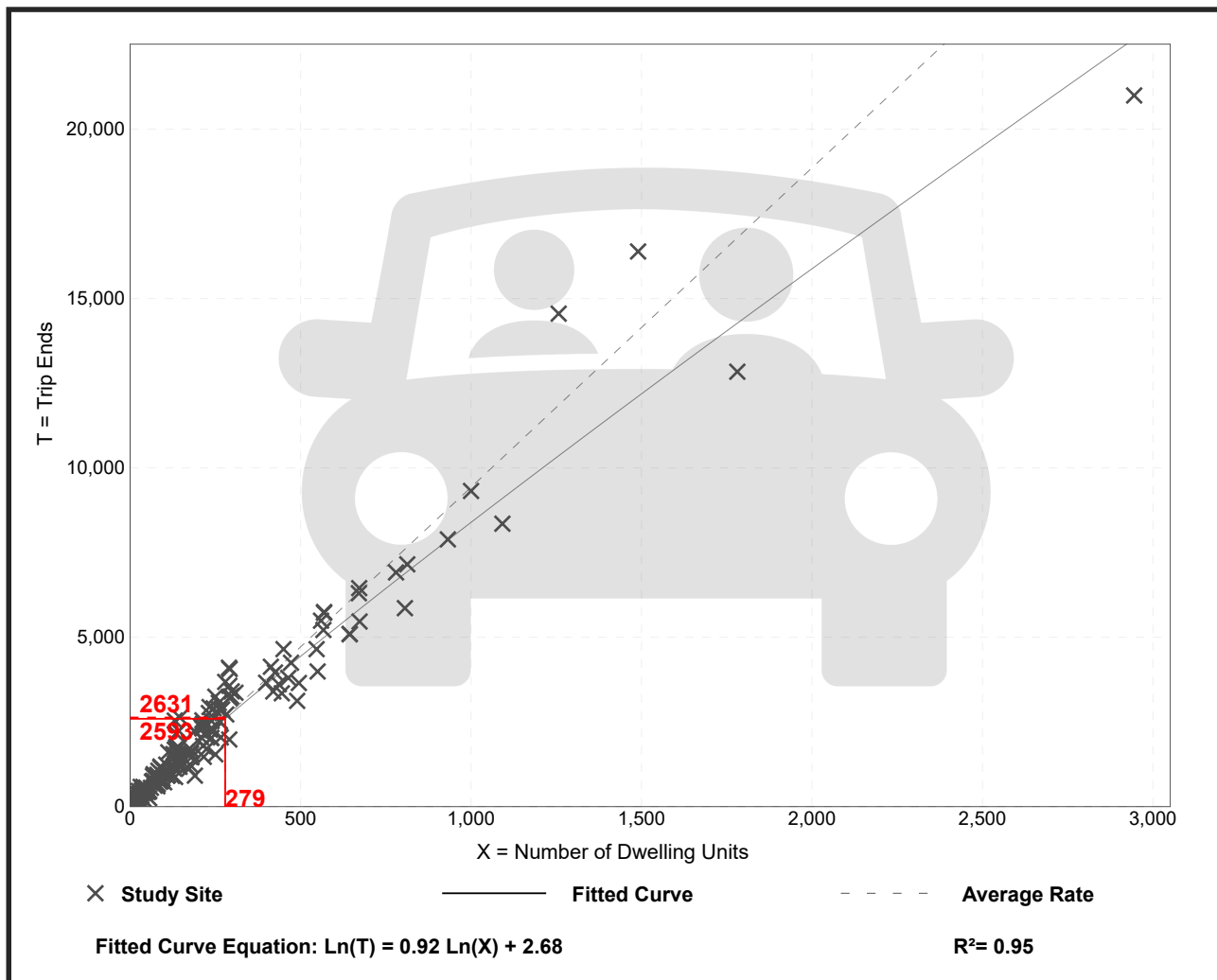
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 169

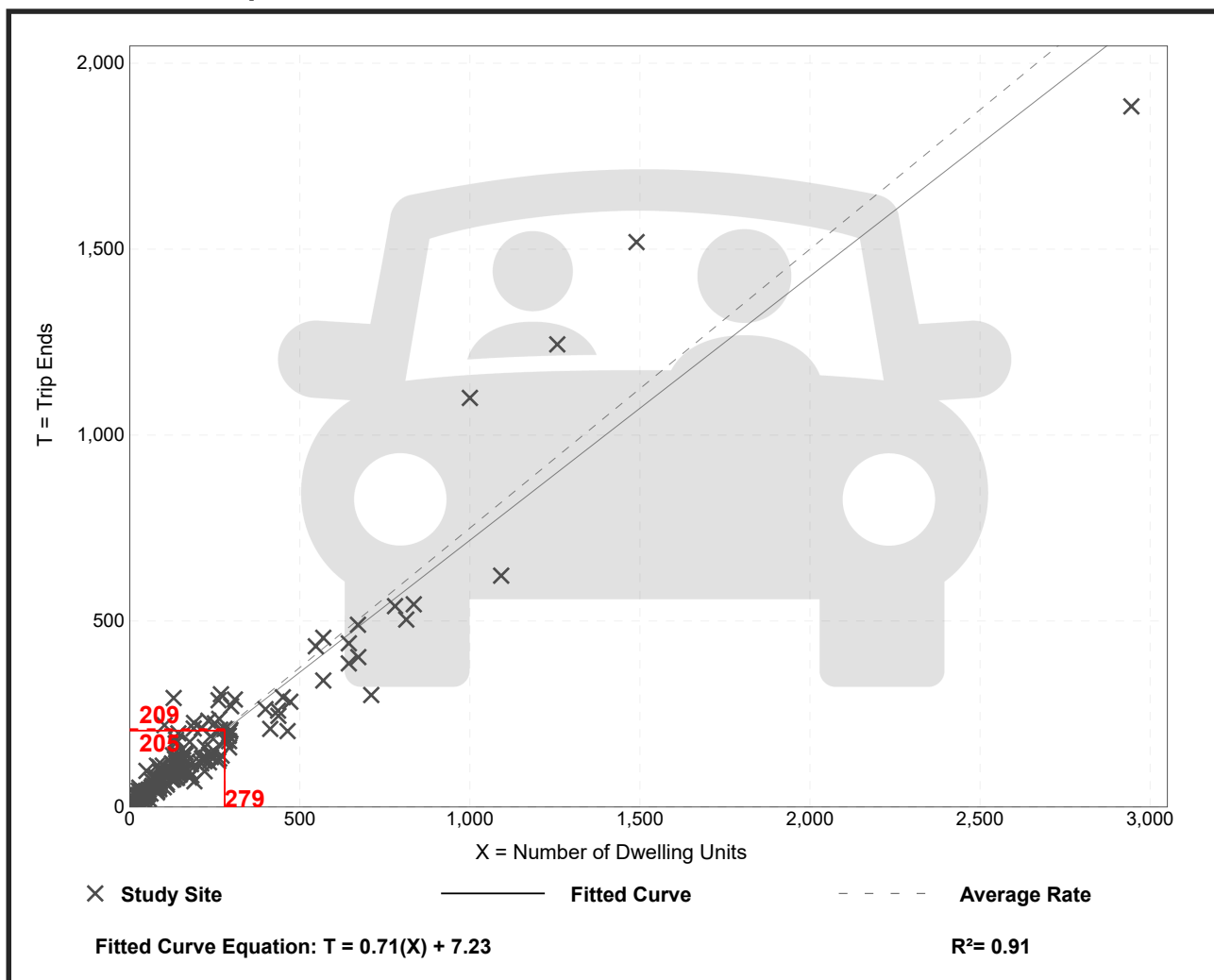
Avg. Num. of Dwelling Units: 217

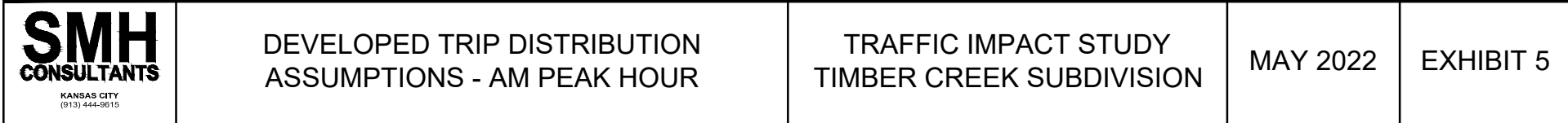
Directional Distribution: 26% entering, 74% exiting

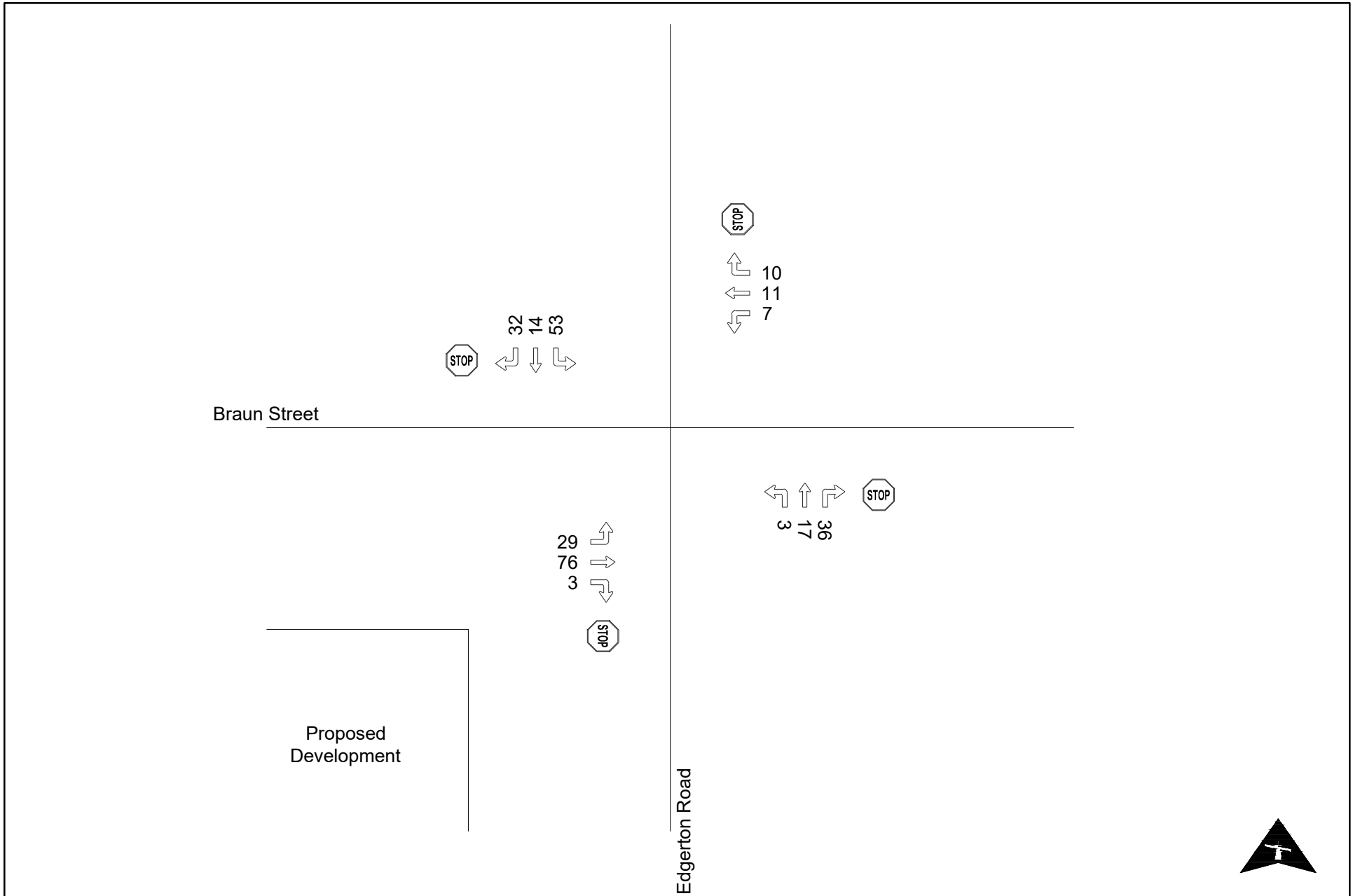
Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

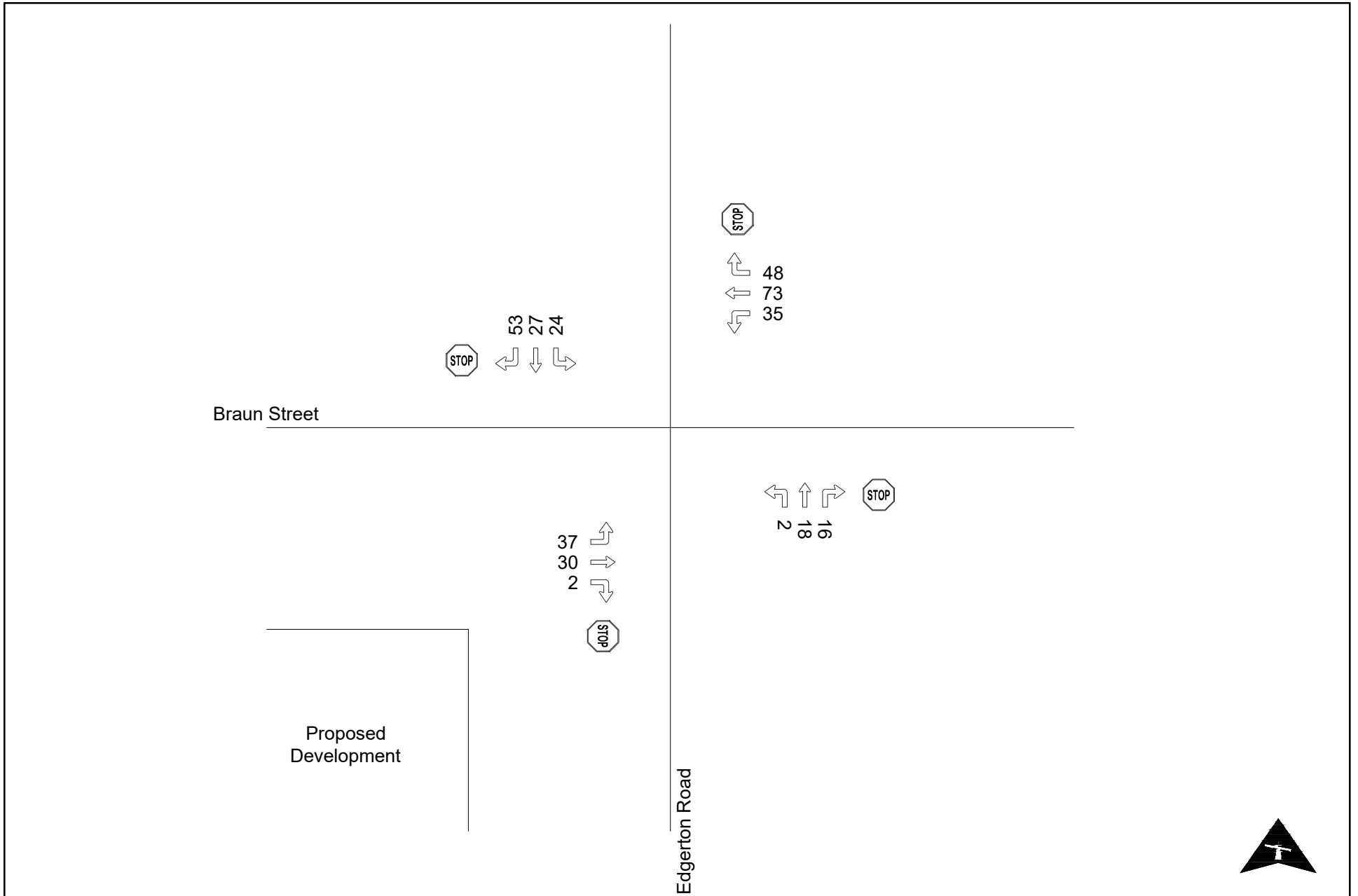
Data Plot and Equation







SMH CONSULTANTS <small>KANSAS CITY (913) 444-9615</small>	EXISTING + DEVELOPMENT A.M. PEAK HOUR TURNING MOVEMENT COUNTS	TRAFFIC IMPACT STUDY TIMBER CREEK SUBDIVISION	MAY 2022	EXHIBIT 6
-----------------------------------------------------------------------------------	------------------------------------------------------------------	--------------------------------------------------	----------	-----------



HCS7 All-Way Stop Control Report

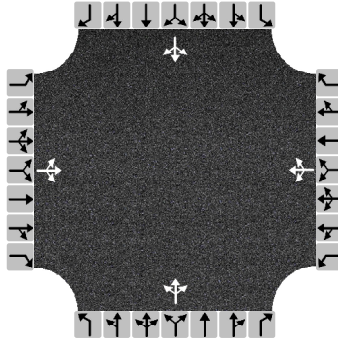
General Information

Analyst	Brett Louk
Agency/Co.	SMH Consultants
Date Performed	5/23/2022
Analysis Year	2022
Analysis Time Period (hrs)	1.00
Time Analyzed	7-8 am Existing + Dev
Project Description	Timber Creek Subdivision

Site Information

Intersection	W. Braun St. & Edgerton R
Jurisdiction	Edgerton, KS
East/West Street	W. Braun St.
North/South Street	Edgerton Rd.
Peak Hour Factor	0.82

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	29	76	3	7	11	10	3	17	36	53	14	32
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	132			34			68			121		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.117			0.030			0.061			0.107		
Final Departure Headway, hd (s)	4.43			4.34			4.08			4.31		
Final Degree of Utilization, x	0.162			0.041			0.077			0.144		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.43			2.34			2.08			2.31		

Capacity, Delay and Level of Service

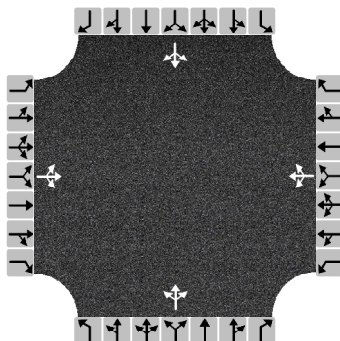
Flow Rate, v (veh/h)	132			34			68			121		
Capacity	813			829			882			836		
95% Queue Length, Q ₉₅ (veh)	0.6			0.1			0.3			0.5		
Control Delay (s/veh)	8.3			7.5			7.4			8.0		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	8.3			7.5			7.4			8.0		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	8.0						A					

HCS7 All-Way Stop Control Report

General Information

Analyst	Brett Louk	Intersection	W. Braun St. & Edgerton R
Agency/Co.	SMH Consultants	Jurisdiction	Edgerton, KS
Date Performed	5/23/2022	East/West Street	W. Braun St.
Analysis Year	2022	North/South Street	Edgerton Rd.
Analysis Time Period (hrs)	1.00	Peak Hour Factor	0.83
Time Analyzed	4:30-5:30 pm Exist + Dev		
Project Description	Timber Creek Subdivision		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	37	30	2	35	73	48	2	18	16	24	27	54
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	83			188			43			127		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.074			0.167			0.039			0.112		
Final Departure Headway, hd (s)	4.62			4.28			4.45			4.34		
Final Degree of Utilization, x	0.107			0.224			0.054			0.153		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.62			2.28			2.45			2.34		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	83			188			43			127		
Capacity	779			840			809			829		
95% Queue Length, Q ₉₅ (veh)	0.4			0.9			0.2			0.5		
Control Delay (s/veh)	8.2			8.5			7.7			8.1		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	8.2			8.5			7.7			8.1		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	8.3						A					

PART I -- Chapter 4: TRANSPORTATION PLAN

The recommended plan provides a system comprised of two-lane roadways with paved shoulders, four-lane arterials, and boulevards/parkways. Roadways would be improved subject to the prioritization

through the “triggers” review process (described in a following section) and subject to available funding.

The CARNP map is illustrated on page 4-7.

TABLE 1: CORRIDOR DEVELOPMENT CATEGORIES

Item	Roadway Type			
	Type I – Low	Type II – Medium	Type III – High	Type IV – Major ¹
Functional Classification	Minor Arterial	Major Arterial	Parkway	Highway
Example Urban	143 rd at Mur-Len	Antioch/Blackbob	135 th /Northgate	K-7 North of K-10
Example Rural	143 rd West of Clare	175 th I-35 to US-169	None	K-7 North of K-10
Lanes – Urban	3-4	4-6	4-6	4
Lanes – Rural	2	2	2-4	2-4
Urban Speed Limit	35	45	45	60
Rural Speed Limit	45	50	55	65
Traffic volumes Urban ADT	7,500 - 20,000	9,150 - 40,000	9,150 - 50,000	18,300 - 70,000
Traffic volumes Rural ADT	2,000 - 7,500	2,000 - 10,000	7,500 - 30,000	18,300 - 50,000
Turn lanes	As required	All intersections	All intersections	N/A
Median breaks/street spacing (minimum)	1,000 ft.	1/4 mile	1/2 mile	N/A
Intersection Type	Stop/Signal	Signal	Signal/Grade separation	Interchange
Median breaks/street spacing (recommended)	1/4 mile	1/3 Mile	1/2 mile	At interchanges
Driveway corner clearance from centerline (min.) ²	600 ft.	600 ft.	600 ft.	N/A
Frontage - Driveway spacing ³	400 ft.	660 ft.	1000 ft.	N/A
R/W – Rural	80-120 ft.	120 ft.	150-200 ft.	200-300 ft
R/W – Urban ⁴	120 ft.	120 ft.	150-200 ft.	200-300 ft.
Bike lanes/paths	Planned routes	Planned routes	Planned routes	Planned routes

¹ No roads of Type IV are included in this plan.

² Corner lots with less frontage than indicated are restricted to access along minor route.

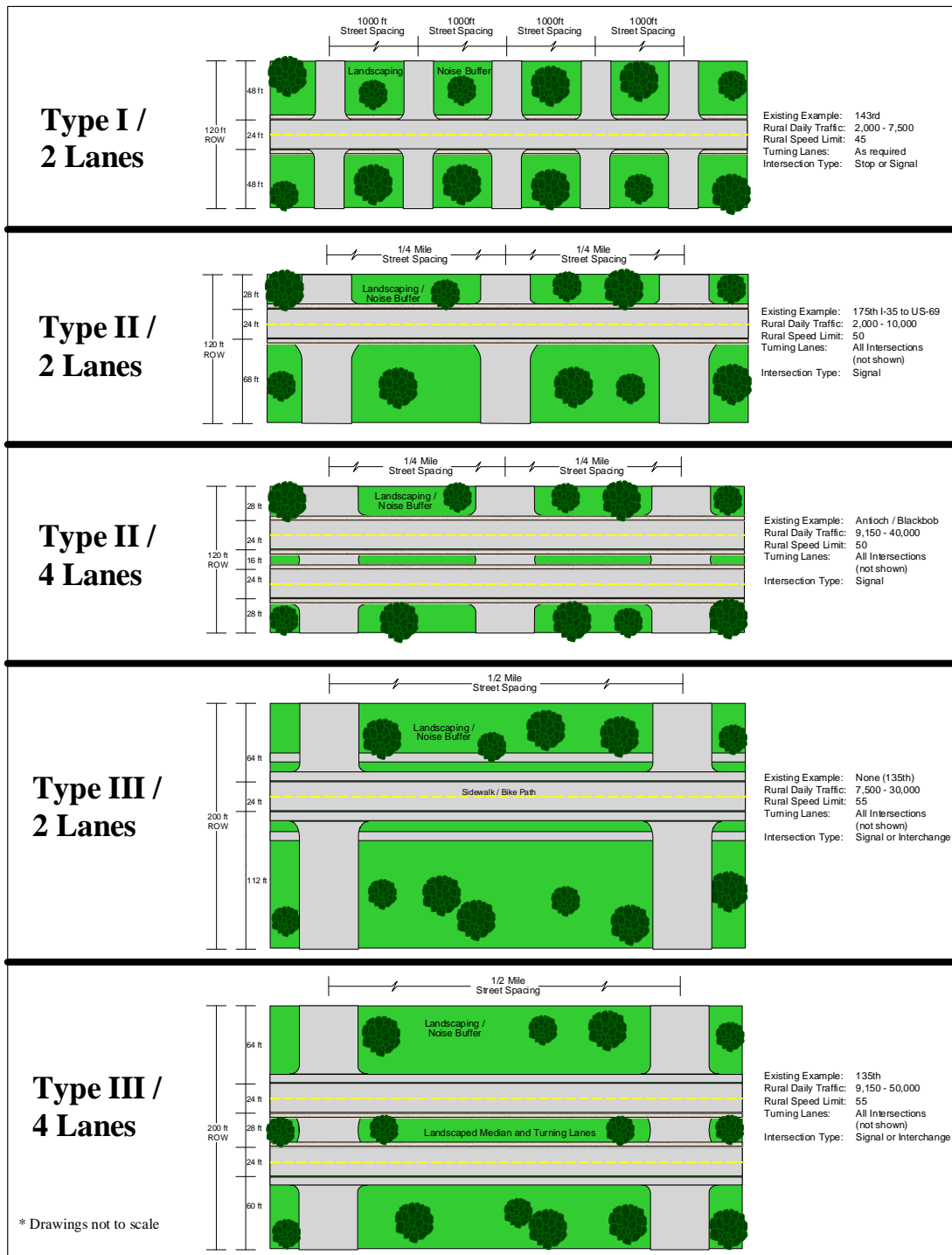
³ Frontage required for each driveway.

⁴ Urban roads are not now in the study area, but are included here to show compatibility with rural requirements.

Source: Johnson County Public Works, BWR Corp, Cities of Lenexa, Overland Park and Olathe

PART I -- Chapter 4: TRANSPORTATION PLAN

FIGURE 1: CONCEPTUAL SCHEMATICS OF ROADWAY TYPES





City of Edgerton Planning and Zoning
Attn: Chris Clinton, Planning and Zoning Coordinator
404 East Nelson
Edgerton, KS 66021

Subject: Property tax impact

Mr. Clinton,

The Dwyer Farms Subdivision in Edgerton, KS is planned for 279 single-family homes, each with an anticipated sales price between \$275,000-\$300,000. According to the Johnson County, KS website, the 2025 mil levy on a single-family home in the City of Edgerton was 141.55, of which approximately 21% goes to the City of Edgerton and 43% to USD 231 Gardner Edgerton. The remaining 36% benefiting other taxing entities including the State of Kansas, Johnson County, Johnson County Fire District 1, Community College, Library, and Parks & Rec.

By annexing the property into the City of Edgerton and rezoning to single-family, each home will be assessed with the City of Edgerton mil levy bringing the total rate to 141.55 for a single-family home (2025).

Assuming a home is valued at \$275,000, assessed at 11.5%, and a mill levy of 141.55, it will generate approximately \$4,475 in annual property taxes. Approximately \$940 of which would go to the City of Edgerton and \$1,925 to USD 231 Gardner Edgerton.

Dwyer Farms is proposed to be developed in four phases over the course of approximately five years. A breakdown of the annual property tax revenue that could be generated is estimated below; assuming the 2025 mil levy, a valuation of \$275,000 and fully developed. Please note, these estimates do not take into account fluctuations in the taxing jurisdiction's mil levy or property values. The total property tax received in 2021 for the subject property was \$1,176.

- **Phase I** - 93 Homes - \$416,175 Estimated Annual Property Tax Revenue
 - \$87,400 City of Edgerton and \$179,000 USD 321 Gardner Edgerton
- **Phase II** – 198 Homes – \$886,050 Estimated Annual Property Tax Revenue
 - \$186,070 City of Edgerton and \$381,000 USD 321 Gardner Edgerton
- **Phase III** – 279 Homes – \$1,248,525 Estimated Annual Property Tax Revenue
 - \$262,190 City of Edgerton and \$536,870 USD 321 Gardner Edgerton

It is difficult to predict the number of school age children that will live in Dwyer Farms as each municipality and subdivision age demographics vary based on a number of community factors. However, data from the 2020 census indicates there are 787,000 children ages 0-19 in the state of Kansas which makes up 27% of the state's estimated 2,913,000 residents. Additionally, the

Kansas Statewide Housing Assessment notes the only region in Kansas with growth in the 0-19 age demographic was the Kansas City Metro. Based on these factors, in combination with the proposed housing type, it is reasonable to conclude USD 321 Gardner Edgerton will see an increase in school age children from the Dwyer Farms development. As noted above, a single home valued at \$275,000 will generate \$1,925 dollars for USD 321 based on the current mil levy. This does not include additional school state funding based on the number of enrolled students.

Generally, population growth and new subdivisions will require the need for additional public services including fire protection and law enforcement. The City of Edgerton is better positioned to quantify these costs of service. While we have taken time to analyze the property tax impact, Dwyer Farms will also have a positive impact on City sales tax revenue. Both throughout project construction and after completion as the increased population utilizes available City of Edgerton services and amenities.

Sincerely,



Lee Ryherd
SMH Consultants

ORDINANCE NO. 2114

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE THE PLANNED UNIT DEVELOPMENT (PUD) CONCEPTUAL PLAN FOR 80.4 ACRES LOCATED AT THE SOUTHWEST CORNER OF 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD.

WHEREAS, the purpose of the Planed Unit Development regulations of the Edgerton Unified Development Code is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations; and

WHEREAS, pursuant to those regulations, an applicant is required to submit a request for approval of a Conceptual Plan to the Zoning Administrator, which is in turn submitted to the Planning Commissioner for public hearing, review and recommendation; and

WHEREAS, the Zoning Administrator and the Planning Commission of the City of Edgerton, Kansas received a request for approval of a Conceptual Plan from Jesse Fulcher, applicant representative for the owners, Dennis L. Dwyer, Vickie J. Dwyer, David L. Dwyer and Kendra L. Dwyer, and developer, Rausch Coleman Homes, for a parcel of land totaling approximately 80.4 acres, generally located at the southwest corner of 207th Street/Braun Street and 8th Street/Edgerton Road in Edgerton, Kansas along with the required Planned Unit Development fees; and

WHEREAS, a public hearing was noticed and held in front of the Planning Commission on July 12, 2022, as required by the Uniform Development Code; and

WHEREAS, following such hearing the Planning Commission recommended that the Conceptual Plan be approved subject to certain conditions; and

WHEREAS, the Edgerton City Council wishes to take action on that recommendation.

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

Section 1. That the Conceptual Plan for Planned Unit Development for the following legally described property generally located at the southwest corner of 207th Street/Braun Street and 8th Street/Edgerton Road, in Edgerton, Kansas is hereby approved, subject to the conditions below:

The North Half of the Northeast Quarter of Section 13, Township 15 South, Range 21 East, Johnson County, Kansas, EXCEPT that part described as follows:

All that part of the Northeast Quarter of Section 13, Township 15, Range 21, Johnson County, Kansas, more particularly described as follows:

Beginning at a point on the East line of said Northeast $\frac{1}{4}$ of said Section 13 and 376.40 feet South of the Northeast corner thereof; thence West a distance of 35.00 feet; thence South parallel to the East line of said Northeast $\frac{1}{4}$ a distance of 200 feet; thence

East a distance of 35.00 feet; thence North along the East line of said Northeast ¼ a distance of 200.00 feet to the point of beginning, all subject to that part thereof dedicated for existing public road right-of-way containing 0.161 acres, including 0.092 acres, more or less, of existing public road right-of-way and 0.069 acres, more or less, of new right-of-way.

Section 2. The above approval for the Concept Plan for Planned Unit Development is expressly conditioned on the following:

- a) Compliance with the stipulations stated in the Planning Commission Staff Reports for Application PUD2022-01.
- b) Adherence to the requirements outlined in the Development Agreement for this parcel as mutually agreed to by the Developer and the City.
- c) The submission and approval of a Final Plan and Final Plat as required by section 6.4 of the Unified Development Code.
- d) Strict adherence to all requirements of Article 6 of the Edgerton Unified Development Code, the remainder of the Unified Development Code, city ordinances and regulations.

Section 3. That City Staff is hereby directed to reflect said approval on the City's Official Zoning map and other City records.

Section 4. This ordinance shall take effect from and after its publication once in the official city newspaper.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 11th DAY OF AUGUST, 2022.

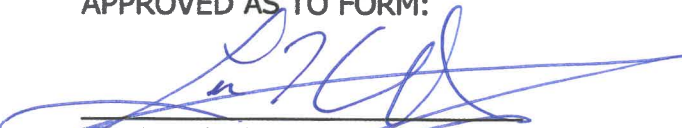
CITY OF EDGERTON, KANSAS

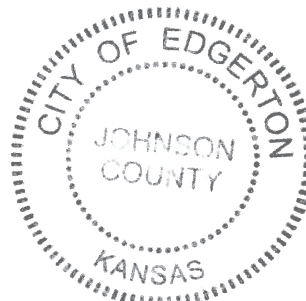
By: 
Donald Roberts, Mayor

ATTEST:


Christopher Clinton, Deputy City Clerk

APPROVED AS TO FORM:


Lee Hendricks, City Attorney





June 23, 2022

Beth Linn
City of Edgerton
404 East Nelson

RE: Edgerton and Braun Subdivision

Mrs. Linn,

I'm pleased to announce plans for a new single-family development at the southwest corner of Edgerton Road and Braun Street. Timber Creek Subdivision will contain approximately 275 lots on 80.4 acres. Lots will range in size from 6,000 square feet to 9,500 square feet, with larger lots around the perimeter of the property. Greenspace will also be a significant part of this project, with approximately 1.1 acres of greenspace interior to the development and another approximately 10-acres of greenspace at the corner of Edgerton and Braun. The 10-acre property is being set aside to preserve an existing creek that runs through the property and to provide a natural area for passive recreation. Five-foot sidewalks will be provided along one side of every street.

Landscaping will be provided in two manners. Along the exterior of the subdivision, trees will be planted every 40-feet along Edgerton and Braun. This standard will include trees along the 10-acre greenspace and the smaller neighborhood greens interior to the development. Additionally, one (1) tree shall be planted in the front yard of every lot. All trees shall be 1.5-2" caliper tree at the time of planting.

A Declaration of Covenants, Conditions and Restrictions (CCR's) will be filed for the subdivision. These covenants will provide for the maintenance of all common property and obligate all property owners to abide by specific responsibilities. A draft of the CCR's is attached and provides among other things, membership and voting rights, assessments, maintenance of common property, use of lots, and enforcement measures. Community Association Management will serve as the management company and will be responsible for all day-to-day operations, such as enforcing violations, collecting dues, responding to homeowner inquiries, and overseeing vendors and maintenance. A direct contact with this company can be provided if needed.

Homes in the subdivision will be 3-4 bedroom with 2-3 bathrooms and all homes will have a 2 or 3-car garage. Building setbacks will be 28-feet along the street, 20-feet in the rear, and 5-feet on the sides. Corner lots will have a 15-foot side-street setback. All setbacks will be measured to the exterior building wall, allowing overhangs to encroach into the setback. House plans are attached and represent some of the plans scheduled for this development. All front facades will be 100% masonry up to the first floor plate.



Sales pace is expected to be 4-8 homes per month, starting in 2023 with the first closings in the fourth quarter of 2023. Sales price is anticipated to range between \$275,000 to \$350,000 for between 1,300-2,400 square feet. Timber Creek should generate a revenue of approximately \$80,000,000-\$100,000,000. According to the 2020 United States Census, the average number of children per family is 1.86.

Construction costs to develop the subdivision, which includes grading, storm sewer, water lines, sewer lines, sidewalks, paving, curb, and gutter are projected to be approximately \$10,000,000-\$15,000,000 for the entire project. The project is expected to be developed in four (4) phases over approximately 5 years.

The subject development was designed around an existing stream channel that provides a wonderful, focal point at the intersection of Edgerton Road and Braun Street. This greenspace will be further enhanced with new street trees. There are also many interior greenspaces and parkland to serve the residents of the community. The community will provide a variety of housing styles with diverse floorplans and exteriors.

As noted above, the most prominent, natural feature on this site is being preserved and enhanced to serve as an important component of the development plan.

Timber Creek will include a variety of lot sizes and floorplans, to create diversity in housing stock, while also providing a cohesive and coordinated development plan.

Providing smaller lots, although varied in size, allows for the most efficient use of land and utility infrastructure. There will be less linear feet of utility infrastructure serving each lot than what would be allowed under a conventional zoning district.

The subdivision will allow for the construction of single-family homes, which is the predominant land use in this area. Therefore, the development will be compatible and harmonious with surrounding land uses. Preservation of the existing stream channel and providing interior greenspaces for the residents will make this a unique development that will provide recreational benefits for the residents.

Please let me know if there is any additional information that you need.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Fulcher", is located below the "Sincerely," text.

Jesse Fulcher
Director of Land Acquisitions and Planning

PLANNING COMMISSION
April 8, 2025 Minutes

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on April 8, 2025. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00PM.

1. ROLL CALL

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	absent
Ray Soemer	present
Jordyn Mueller	absent

With a quorum present, the meeting commenced.

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

- 2. WELCOME** Chair Mathos welcomed all in attendance to the meeting.
- 3. PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

CONSENT AGENDA

- 4.** Minutes from the March 11, 2025 Planning Commission Meeting.

Commissioner Little moved to approve the Consent Agenda. The motion was seconded by Commissioner Soemer. The Consent Agenda was approved, 3-0.

Regular Agenda

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

Business Requiring Action

New Business

- 6. PUD2025-0001: REVISED CONCEPTUAL PLANNED UNIT DEVELOPMENT PLAN/PLAT FOR DWYER FARMS LOCATED ON THE SOUTHWEST CORNER OF 8TH STREET/EDGERTON ROAD AND BRAUN STREET/W. 207TH STREET**

Chair Mathos invited the applicant for Application PUD2025-0001 present their application.

Mr. Lee Ryherd, SMH Consultant, addressed the Commission. He stated that the application is a revision to a Planned Unit Development (PUD) Conceptual Plan approved in 2022. Phase I public improvements are completed, and homes are currently being constructed. Construction has started on the public infrastructure for Phase II. He explained while

prepping for the Phase III submittals, the whole development was reviewed, and it was noticed that the developer gained four (4) units. The originally approved Conceptual Plan was for 275 lots and the proposed Conceptual Plan is for 279 lots. Mr. Ryherd explained that the detention basin in the southwest portion of the parcel was eliminated, and some realignment of the lots made the increase of the lots possible. He said the density of the development has changed and that is why the application is before the Commission.

Chair Mathos opened the public hearing.

There were no public comments made at this time.

Chair Mathos requested that City staff present the staff report.

Mr. Chris Clinton, Planning and Zoning Coordinator, spoke before the Commission. He stated that the applicant has submitted a Revised Conceptual PUD Plan/Plat for the 80.4± acre parcel of land at the southwest corner of 8th Street/Edgerton Road and Braun Street/207th Street. This is a revision of the PUD that was approved with Ordinance 2114 in 2023 for the Dwyer Farms subdivision. Article 6 of the Unified Development Code (UDC), Section 6.5, requires that the Commission review major changes to PUDs, which include changes to the density. The proposal will increase the number of lots in the subdivision from 275 to 279, resulting in an increase of the site's density.

Mr. Clinton explained the property was annexed into the City of Edgerton on April 14, 2022 and was later rezoned to PUD on August 11, 2022 under the terms and conditions of Ordinance 2113. At the same meeting, the Governing Body approved the Conceptual Plan for Dwyer Farms PUD, which this proposed Conceptual Plan would revise if approved. The first phase of the development was approved by the Commission on June 13, 2023 and homes in that phase are currently under construction, while the public infrastructure has been installed. The second phase was approved by the Commission on June 11, 2024 and public infrastructure is currently under construction. The currently approved phases are consistent with the proposed Revised Conceptual Plan.

Mr. Clinton said the applicant is proposing 279 single-family lots and seven (7) tracts throughout the development. The number of lots increased by four (4) from 275 lots and the number of tracts decreased from eight (8) compared to the previously approved Conceptual Plan. The acreage dedicated to residential increased slightly, from 48.2 acres to 49.0 acres. Detention acreage decreased from 3.4 acres to 2.1 acres. Greenspace acreage increased from 9.7 acres to 10.2 acres. He explained there is a small tract to be used for a monument sign to be maintained by the Homeowners' Association (HOA) in Phase II of the development that was not indicated on the original Conceptual Plan.

Mr. Clinton stated that Section 6.5.B of the UDC defines major and minor changes to a PUD. One (1) of the detention areas has been changed to two (2) new residential lots and another residential lot was created out of the greenspace near the community playground area. The originally approved Conceptual PUD had a density of 3.42 dwelling units per acre and the proposed Conceptual PUD has a density of 3.47 dwelling units per acre. The proposed density is 0.05 dwelling units per acre greater than what was previously approved. Phases I and II of the development are currently under construction and have been platted.

The recorded plats of Phase I and Phase II generally align with the proposed Conceptual Plan. Along with the change in density, the applicant has indicated that the development will be completed in three (3) phases instead of four (4) that was shown on the previously approved PUD Conceptual Plan.

Mr. Clinton informed the Commission that there are required documents that need to be submitted for a Conceptual Plan and it is outlined in Section 6.3 of the UDC. The applicant did submit the required documentation, even though most of the information did not change. The plan itself has been submitted and shows the appropriate information. There have not been any changes to the topography, flood plain, or soils as indicated on the Conceptual Plan for areas that have not been developed. The areas in the first two (2) Phases are being developed in accordance with approved plans. A traffic analysis has been submitted and states that the additional four (4) residential lots do not alter the findings of the original traffic impact study. He said a stormwater study for the entire development that matches the proposed Conceptual Plan has been submitted and approved by the City Engineer.

Mr. Clinton stated City staff does recommend approval of PUD Conceptual Plan/Plat Application PUD2025-0001 with the following stipulations:

1. The approval requirements of Ordinance 2114, including but not limited to the building design standards, landscaping, CCRs, etc., are still applicable under this proposal and ordinance.
2. Prior to the issuance of a building permit for Phase III of the Conceptual PUD Plan/Plat, a Final Plan/Plat must be approved by the Governing Body following review by the Planning Commission, and the plat must be recorded with Johnson County.

Commissioner Soemer asked that the additional lots won't alter any of the stormwater. Mr. Clinton replied that the stormwater drainage will not change and that the applicant submitted a stormwater study for the entire development of 80.4± acres and the City Engineer reviewed and approved the study which matches the proposed Conceptual Plan.

Commissioner Little inquired if the amount of detention was reduced, how is there no change in the detention or runoff. Commissioner Soemer agreed and asked why the development wasn't originally planned as the proposed Conceptual Plan. Mr. Ryherd explained that throughout the development there were three (3) detention basins originally planned. Two (2) of the basins are in Phase I and the other is in Phase III but is being constructed now. Due to the way the grade of the streets and other previously unknown constraints, the original southwest drainage area was relocated to the south-central detention area which led to an over containment of the south-central area. This enabled the developer to increase the number of lots. These changes do not increase stormwater runoff to neighboring properties.

Commissioner Soemer moved to close to the public hearing and the motion was seconded by Commissioner Little. The public hearing was closed, 3-0.

Commissioner Little moved to recommend approval the Application PUD2025-0001 for a revised Conceptual Planned Unit Development Plan/Plat for Dwyer Farms with the stipulations

outlined by City staff. Commissioner Soemer seconded the motion. Application PUD2025-0001 was recommended for approval with the stipulations, 3-0.

7. **FSP2025-0001: REVISED FINAL SITE PLAN FOR INLAND PORT IX LOCATED AT 30500 W. 183RD STREET**

Chair Mathos requested the applicant present the application.

Mr. Kevin White, NorthPoint, approached the Commission. He said the property was platted in early in 2023 and construction of the building was completed later in 2023. He said they are excited to welcome their first tenant of the building, Lennox, who will be moving their operations from Olathe to Edgerton. He said he worked with City staff to meet the requirements of the outdoor storage that the tenant needs. He explained a lot of work went into the design of the screening. The outdoor storage will be rooftop air conditioner units stacked about 17 feet high. Mr. White said a 20-foot wall will be installed to screen the units and City staff is supported of the material proposed. Mr. White provided a handout to the Commissioners that should the proposed material, SimTek EcoStone. An eight (8) foot tall black vinyl coated chain link fence is also proposed as part of the Revised Final Site Plan.

Chair Mathos requested City staff present the staff report.

Mr. Clinton addressed the Commission. He said the Revised Final Site Plan request is being in preparation for the move-in of a tenant, Lennox, that will occupy approximately 760,000 square feet of the existing warehouse. Lennox's business model requires storage of assembled air conditioning units outdoors. The applicant is proposing to screen the outdoor storage with a 20-foot wall. The wall is proposed to be along the southern edge of the southern parking area to screen the units from 183rd Street and the residences to the east. An eight (8) foot tall black vinyl coated chain link fence is also proposed to protect the units.

Mr. Clinton stated that the property was rezoned from A-G, Agriculture, to L-P, Logistics Park, on January 26, 2017. The Commission later approved a Preliminary and Final Plat and a Preliminary Site Plan for two warehouses, Inland Port IX and X. The Final Plat was recorded and a Final Site Plan was approved for Inland Port IX, but a building permit was never issued, making the Final Site Plan null and void. A Final Site Plan was never applied for Inland Port X. At the February 14, 2023 meeting, the Commission approved a Final Site Plan for the development of a 1,000,000 square foot warehouse that runs parallel to the rear property line, so the building sits at an angle on the property. That Final Site Plan approval also included an approved landscape plan as required by the UDC. A Final Plat was also recommended for approval to the Governing Body to bring the two (2) lots together to allow for construction of the building. A building permit was applied for and completed for construction for the building. Currently, there is an issued building permit for the interior of the building for tenant improvements so Lennox can utilize the space.

Mr. Clinton explained that per section 5.2.H of the UDC, all storage of products must be stored in a fully enclosed building or storage yard. That storage yard is limited to 20% of the ground floor area of the building or tenant space and must be completely screened from public view. The Section defines "screened from public view" as not visible at eye level from adjoining properties or any street rights-of-way. The applicant is proposing approximately 65,000

City Council Action Item

Council Meeting Date: May 8, 2025

Department: Public Works

Agenda Item: Consider the Purchase of a 2025 RAVO i5 Street Sweeper from Red Equipment.

Background/Description of Item:

On August 22, 2024, staff presented the recommended 2025 Budget to City Council for approval. Part of this presentation staff made recommendations for funding the Current Vehicle & Equipment Program 2025-2029. Outlined in this recommendation was the purchase of a Street sweeper with a budget allocation of \$350,000.

Staff presented the updated Vehicle and Equipment Replacement Policy to City Council on June 9, 2023. As part of this updated policy, it included recommendations to change the estimated useful life or replacement time frames for units based on industry standards, type of vehicle/equipment, usage of vehicle/equipment, staff experience with the vehicle/equipment types, and other related or pertinent information/data. These updates included changing the Street Sweeper useful life or replacement time frame from 10 years to 7 years. Currently, this unit has been in service for 9 years, since 2016. Over the last 2 years our current unit has declined in condition which has reduced the level of service due to down time and proper functionality.

Our current Street Sweeper is mechanical sweeper technology. This design of sweeper utilizes a conveyer system to pick up material. There are several limitations for this technology. The main limitation for our operations is leaf cleanup. Due to how this sweeper functions light debris is difficult to pick up and requires operators to sweep the same areas multiple times.

Staff tested and thoroughly researched the available sweeper technologies. Currently there are three technology types, these include mechanical, regenerative air and vacuum.

- Regenerative air is a system that utilizes a blower system to force air down once side of the sweeper and across a sweeping head, this displaces the debris to be picked up on the other side.
- Vacuum system is a large vacuum that picks up debris using suction.

The staff recommendation is to replace the current mechanical street sweeper with a vacuum unit. Staff feel that the conditions and design of our streets, as well as the type of debris most encountered at both LPKC and in town, the technology that would be more in line with our needs is vacuum technology. Vacuum technology has dramatically developed in the last ten

years, however; there are only a limited number of manufacturers that currently have offerings.

The Vehicle and Equipment Policy requires the preparation of the specifications for the replacement of equipment with an effort for those to be as "standard" as possible to provide economical and efficient repairs. It also requires that the City first use cooperative purchasing partnership if available. For this purchase there are cooperative purchasing opportunities available.

Specifications are listed below:

Street Sweeper - Vacuum Technology:

- Vacuum Technology
- 5.5 cubic yard hopper capacity
- Rear hopper dump
- 150-gal water capacity

Additional Available Options:

- 3rd Articulating boom
- Rotating secondary light vacuum system

Range of Total Price as Specified: \$285,000 to \$375,000

Total Budget Allocated: \$350,000

Per the City of Edgerton Purchasing Policy, staff reached out to 3 vendors for Sourcewell cooperative bids. Staff contacted local vendors for bids that aligned with the provided specification, these vendors included Key Equipment, Red Equipment and Bucher Municipal. Key Equipment and Red Equipment have local dealership representation in the metro area, and Bucher Municipal currently does not have a local dealership or maintenance operation in the metro area. With Bucher Municipal not having a local dealership it would require us to source out repair or bring in support from outside the region. This could be costly in nature, as well as increasing down-time significantly. Bucher also does not provide a warranty on service of new equipment.

Dealer/Manufacture			
	Bucher	Key Equipment	Red Equipment
Make	Bucher	Elgin	RAVO
Model	5006	Whirlwind	R5i
Type	Vacuum	Vacuum	Vacuum
Price	\$286,910	\$376,940	\$330,000

Based on the chart above, staff recommend the purchase of the RAVO R5 iSeries from Red Equipment for the purchase price not to exceed \$330,000. Any unexpended budget dollars would remain in the Equipment Reserve Fund for replacements in future years of the plan.

Related Ordinance(s) or Statue(s):

Funding Source: Equipment Reserve Fund

Budget Allocated: \$350,000

x Karen E. Kindle

Finance Director Approval: Karen Kindle, Finance Director

<p>Agenda Item: Approve the Purchase of a 2025 RAVO i5 Street Sweeper from Red Equipment at an amount not to exceed \$330,000.</p>

Enclosed: Quotes

Prepared by: Chase Forrester, Foreman



RED
EQUIPMENT, LLC

April 8th, 2025

City of Edgerton, KS

Attn: Chase Forrester

Red Equipment, LLC is pleased to offer City of Edgerton, KS the following quote on a **2025 Ravo Diesel R5i Series Street Sweeper**. Thank you for your consideration. If you have any questions regarding this quote, I can be reached at (816) 800-1265 or by email at vince@redequipmentco.com.

Best Regards,

Vince Salmond

Kansas Territory Manager
1150 South Sterling Ave
Independence, MO 64054
vince@redequipmentco.com
Cell: 816.800.1265 Office: 816.231.2005
www.redequipmentco.com





RED

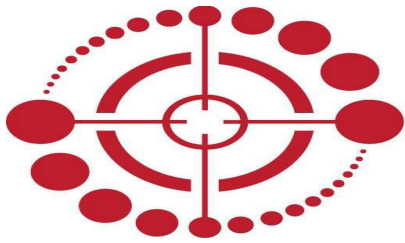
EQUIPMENT, LLC

About Us:



Red Equipment LLC is a local, veteran owned, equipment dealer specializing in sewer cleaning and inspection equipment, hydro-excavation equipment, full sized, mid ranged, and compact street sweepers, and remote-controlled slope mowers. With nearly 100 years of combined experience, we represent the top brands in the industry and stock a variety of parts and accessories to support your needs. Our service center is located in Independence, MO. In addition, we have skilled mobile technicians available to service and repair all makes and models of the sewer and street maintenance equipment that you rely on most.





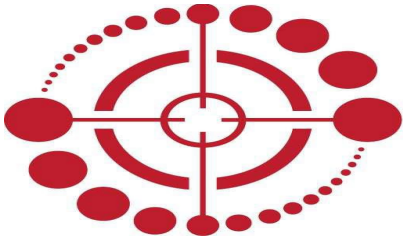
RED

EQUIPMENT, LLC

Proposal Specifications:

- 5-iSeries 25 MPH, meeting NHTSA Road safety standards, including:
- Tier 4 engine
- Standard tipping container
- Inspection door retainer
- Wide sweeping
- Gutter brush angle adjustment right hand side
- Dual tires
- Step on brooms
- License plate holder
- 12V Plug inside cabin
- Airconditioning
- Coated suction line + Suspended swivel wheel
- Aluminum cover inside rear door
- Easy liftable grid (electrically powered)
- LED work light package (brushes, cabin, container)
- Rearview camera
- LED beacon light (front and back)
- Engine safety stop
- Suction nozzle camera + second monitor
- Heated and electrically adjustable mirrors
- Central doorlock (doors lockable from inside)
- Service manual
- Cruise control (during sweeping)
- PM10 Standard
- Brush system
- Gutter brush angle adjustment left and right hand side
- Borium Fan
- Third brush / weedcutter complete (double angle adjustment included)
- Third brush quick release system
- Water options
- High pressure water pump with spray gun mounted right hand side
- Wander hose
- Wander hose (8 inch) through container roof and mounted on rear door
- Ergonomical and safety options





RED

EQUIPMENT, LLC

- Air suspended driver seat with 2 point safety belt
- Camera systems
- Wheels and tires options
- Accessories
- Toolbox (mounted in front of the passengers seat)
- Mounting rack on rear door of the container (standard i.c.w. 11.1)
- Air deflection plate (standard i.c.w. 1.3)
- Swasher options (not i.c.w. 3.1 Container Dump)
- High pressure water pump 4 GPM @ 2175 Bar





To: Edgerton, KS
From: Vince Salmond
Territory Manager
Red Equipment LLC

RE: 2025 Ravo Preventative Maintenance Program

Red Equipment LLC is pleased to offer a Bi-Annual Maintenance Program for your Ravo Street Sweeper. This program includes bi-annual preventative maintenance for the Ravo Street Sweeper. Red Equipment will schedule your service appointment twice per calendar year, where our techs will service and grease components, and change oil and filters as needed according to the manufacturers recommended intervals. In addition to servicing the equipment, our techs will complete a Full Operation and Functionality Inspection of your equipment. Upon completion of the Operation and Functionality Inspection, our techs will provide a written report of any additional recommended repairs or services.

Services Included:

- Full Operation and Functionality Inspection
- Water System
 - Pump Oil Change
 - Check Nozzles
 - Change Sock Filter
- Hydraulic System
 - Pressure, Return, and Hydrostatic Filters
 - Oil Change
- Fan
 - Check Wear and Clean, if needed
- Chassis
 - Air Filter
 - Oil Filter
 - Oil Change
 - Cabin Air Filter
 - Coolant Filter
 - Crankcase Filter
 - Fuel Filter
 - DEF Filter
 - Drive hub oil change
 - Serpentine Belt and Water Pump Belt
- Grease all grease ports
- 1 Easy Mount Kit per year

What is not included:

- Wear parts, such as brooms, hoses, nozzles, valves, etc.
- Repairs outside of preventative maintenance. Our techs would be happy to perform any necessary repairs at the time of service; however these repairs will be billed at our standard hourly rate.



RED

EQUIPMENT, LLC

1150 S. Sterling Avenue, Independence, MO 64054

Phone: 816-231-2005 Fax: 816-461-8511

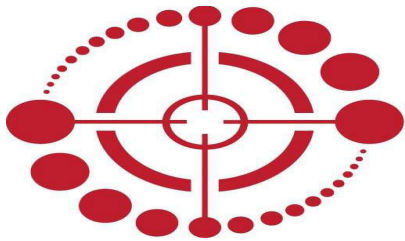
www.redequipmentco.com

Extended Warranties:

Red Equipment understands the drain unplanned equipment failures can have on a city's operational budget. As part of the 5 year preventative maintenance plan and guaranteed buy-back program Red Equipment will include an extended 5 year warranty to protect the city from unforeseen future costs.

Guaranteed Buy-Back Program:

With volatility in the supply chain and equipment market, many cities are looking for a way to protect the value of their equipment investment. Red Equipment is happy to offer a guaranteed buy-back program for new equipment. In order to qualify for the guaranteed buy-back program, the city must agree to purchase and adhere to the 5 year Preventative Maintenance Program, and have the equipment serviced and repaired by Red Equipment LLC using OEM parts. Assuming successful compliance with these terms Red Equipment will guarantee a trade value of 40% of the original purchase price towards the purchase of a new Ravo Street Sweeper if purchased within 5 years of ownership.



RED

EQUIPMENT, LLC

Proposal Pricing:

	Unit Price:	\$330,000.00
5 Year Maintenance Plan & 5 Year Warranty For Guaranteed Buyback:		\$47,750.00
	Total Price:	\$377,750.00

This Quote Includes Delivery & Training of Equipment

*Price good for 30 days

ALL APPLICABLE SALES TAX AND FEES ARE NOT INCLUDED IN THE QUOTE

Purchase Order Number:_____

Customer Representative (Print):_____

Customer Representative Signature:_____

Red Equipment LLC Representative (Print):_____

Red Equipment LLC Representative Signature:_____



**BMNA Standard Build Sourcewell Quote**

End User - Edgerton, KS

Date 4/5/2025

Sales Development Rep: James DiLorenzo

PO#

5006 Standard Sweeper Equipment

Prices Effective - January 1, 2025

Standard Factory Warranty: 2 years or 2,000 Hours

7.3 Cubic Yard 4003 Stainless Steel Hopper & Fan Case	In Cab Noise Level - 63 dB(A)
Iveco Turbo 4 cylinder in-line Diesel; Tier 4 Final; 138 HP @ 2200 rpm; Intergrated Engine Diagnostic System	Electrical System - 24 volt
Full Hydrostatic Transmission with 25 mph Transit Speed	Gradeability - up to 30%
GVM 23,150 lbs; Payload 11,025 lbs with a turning radius of 9.5 ft curb to curb	Sweep Path: (2) Gutter Brooms and Suction Nozzle = 8 feet
31" Stainless Steel Vacuum Nozzle with 10" suction hose and Leaf flap.	Steering Column - Tilt and Height Adjustment
Hydrostatic Controlled 4-Wheel Steering; turning radius 9' 5" curb to curb.	Heated Windshield
Two (2) 35" Poly/Steel Gutter Brooms; variable speed adjustment 0-150 rpm; impact proof suspension.	Heater with Two (2) Speed Fan
37" Standard Dump Height; Optional High Dump 61"; tipping angle 50 degrees.	Body Painted In Standard Factory White
Spacious High Visibility Custom Cab,with window in cabin floor to always view working suction nozzle.	Bucher Data Capture USB Flash Drive
Ergonomically positioned 7" CANview Display System and data capture	1 Sweeper Parts/Service CD In English
235 gallon water tank; In-Cab Nozzle volume adjustment.	1 Sweeper Operator's Manual In English
Engine Fuel Tank - 30 gallons with 8 gallon Ad Blue tank	Tires - 4 Wheels 265/70 R 19.5

QTY	ID Number	DESCRIPTION	2025 List Price	2025 Extended
1	KF517	VR50 City Cat Purpose Built Street Sweeper	\$225,000	\$225,000
1	KCC01	Air Conditioning - Fully Integrated	\$4,900	\$4,900
0	KCC32	Camera Single Rear Displaying on JVM	\$1,600	\$0
1	KCC33	Cameras - Rear and Nozzle Displaying on JVM	\$3,100	\$3,100
0	KCC12	Radio / CD Player	\$1,100	\$0
0	KE025	Overload Indicator	\$2,700	\$0

QTY	ID Number	DESCRIPTION	2025 List Price	2025 Extended
0	KCC36	Deluxe Driver Seat - Isri. Weight, height and Lumbar adjustments.	\$4,500	\$0
1	KE006	Electronic Battery Isolator	\$2,400	\$2,400
0	KZ005	Fire Extinguisher (5lbs. dry powder)	\$625	\$0
0	KAC39	Wanderhose - 360 degree Top turn-table mounted, spring balanced with 6" diameter & 16 feet long hose.	\$8,500	\$0
0	KAC79	Wanderhose w/ Hydraulic Supported; 360 degree Top turn-table mounted; 8" diameter & 21 feet long	\$23,700	\$0
1	KAC40	Hopper Easy Clean - Flushes hopper, fan & mesh.	\$3,000	\$3,000
1	KAC38	Hopper Mesh Lift Kit - hand pump	\$1,800	\$1,800
1	KGC52	High Dump Hopper - 4003 Stainless Steel; Dump Height - 61"	\$6,500	\$6,500
0	KGC59	Additional Water Tank Standard Dump - 296 gallons; total water capacity - 530 gallons	\$12,000	\$0
0	KGC60	Additional Water Tank High Dump - 296 gallons; total water capacity - 530 gallons	\$18,000	\$0
1	KAC28	Front Mounted 3rd Brush, Dual Rotation.	\$12,500	\$12,500
1	KAC25	In-Cab Dual Gutter Broom Tilt - Hydraulic Controlled	\$3,000	\$3,000
1	KAC53	In-Cab Independent Gutter Broom Down Pressure Control w/ Independent lift - Hydraulic Controlled	\$4,400	\$4,400
0	KAC48	Rubber Lined Nozzle, Intake Seat & Inlet Duct. Lined with 5mm thick increase wear rubber.	\$3,000	\$0
1	KW027	HD High Pressure Water System - Includes hand lance & reel. 2900 PSI / 8 GPM to 1500 PSI / 5 GPM	\$6,800	\$6,800
1	KW014	High Pressure Spray Bar Behind Suction Nozzle	\$2,500	\$2,500

0	KX065	Centralized & Auto Grease System - all grease points; Standard Dump	\$5,350	\$0
0	KX067	Centralized & Auto Grease System - all grease points; High Dump	\$5,800	\$0
1	KCC35	Cruise Control (Sweep Speed Control)	\$1,500	\$1,500
1	KCC11	Sweeping Mirror Right Hand Side	\$460	\$460
0	KX071	1 Extra Set of Keys - Ignition, Fuel and Cab Door	\$400	\$0

QTY	ID Number	DESCRIPTION	2025 List Price	2025 Extended
2	BMNA 105	Rotating LED Beacon - Cab AND Rear Mounted. Each Pricing. Advise Location Upon Ordering	\$750	\$1,500
1	KX070	Data Capture via USB Memory Stick	\$900	\$900
3	KE041	Working LED Lights - RH or LH Gutter Broom or Suction Nozzle. Each Pricing. Advise Location Upon on ordering.	\$550	\$1,650
0	KDC50/51	Additional Operating or Spare Parts Manuals - English only ... Each Pricing	\$400	\$0
0	BMNA 300	Custom Paint Color: Dealer must provide a 3x5 paint sample and the RAL or PPG paint code.	\$7,000	\$0
Sweeper Options Subtotal				\$281,910

QTY	SPECIAL OPTIONS AND MODIFICATIONS	Price
1	CBC050 - Connect Go - NC	\$0
0		\$0
0		\$0
0		\$0
0		\$0
0		\$0
0		\$0
0		\$0
0		\$0
0		\$0
0		\$0
0		\$0
1	FREIGHT - FOB Origin - Mooresville, NC	\$5,000
Total with Body and Dealer Discounts		\$286,910

Purchase Order # _____

Print Name

Signature

Date

- Dealer shall bear responsibility for the accuracy of the order. BMNA will build and invoice to match this signed confirmation. Please reconcile ALL pricing and build specifications.
- Any request to add options or modify after signing this order confirmation will result in a 10% surcharge of the dealer net price option.
- Add-on "in field" options are an additional 10% of dealer net price.



Presents a

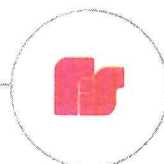
Proposal Summary

Whirlwind ®

Powerful. Durable.
Pure Vacuum Sweeper.

For

City of Edgerton KS





Whirlwind

Sidebrooms/Steering	Single Sidebroom/Single Steering
Fuel Type	Diesel
Domicile	Continental USA
Hopper Capacity	8 Yard
Auxiliary Emissions Level	Tier 4f
Size of Sidebroom	36"

Basic Chassis Info

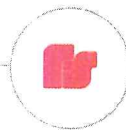
Source	Elgin
Chassis Brand/Model	Special M2
Chassis Mounting Charge	Internal

Chassis Equipment

Horn Options	Standard Electric
Cab Mounted Rectangular Mirrors	Right And Left Hand Heated And Remote Controlled Mirrors

Brooms

Sidebroom Tilt Option Right Hand	Yes (Includes Indicator)
Sidebroom Material	Steel Bristles with Polyethylene Segments
Auto Shutter Right Hand	Yes





Conveyance & Hopper

Hopper Coating Systems	None (Painted Only)
Wandering Hose Type	Spring Assisted Light Duty
Right Mounted Wandering Hose	Yes

Dust Control & Flush Systems

Fill Hose Length	16'8"
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Component Protection

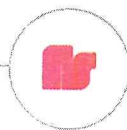
Autolube	Sweeper Only
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Lighting & Compliance

Backup Alarms	Federal Signal (Standard)
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Manuals and Warranty

Sweeper Warranty	1 Year Parts and Labor
Sweeper: Operators Manuals	1
Sweeper: Parts Manuals	1
John Deere Operators Manuals	1
John Deere Parts Manuals	1





Paint & Decal

Paint Sweeper

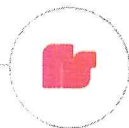
Standard White

Elgin Logo

Red Logo

Paint Chassis

Standard White





Chassis Notes : 2027 Freightliner M2 106 Plus

Whirlwind

Factory Total

\$376,940.00

Price indicated includes approved Special Request
Price valid for 30 Days from date of 04-08-2025

Product Model: Whirlwind
Proposal Date: 04-08-2025
Quote Number: 2025-80990
Price List Date: 04-08-2025

QTY: 1

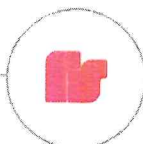
Customer Initials _____

Proposal Notes:

1. Multiple unit orders will be identical to signed proposal. Changes or deviations to any unit of a multiple unit order will require a new signed proposal.
2. Chassis specifications and data codes for customer supplied chassis must be submitted to and approved by ELGIN prior to submittal of customer purchase order.
3. All prices quoted are in US Dollars unless otherwise noted.
4. This proposal incorporates, and is subject to, Elgin's standard terms and conditions attached hereto and made a part hereof.

Signed By:

Date:





TERMS AND CONDITIONS

ORDERS: All orders are subject to acceptance by Elgin Sweeper, Inc. (hereafter referred to as Elgin). Orders for products not normally carried in stock or requiring special engineering or manufacturing is in every case subject to approval by Elgin's Management.

PRICES: All orders are subject to current prices in effect at the time of order acknowledgment. F.O.B. Point: Unless otherwise stated, all prices listed are F.O.B. factory. Elgin reserves the right to increase the order price set forth in this Proposal Summary at any time before delivery to Buyer to reflect any increase in Elgin's costs to manufacture or deliver the ordered product due to any factor beyond the reasonable control of Elgin. Elgin shall provide Buyer with prompt electronic notice of any such price increase. Buyer shall have five days from receipt of such notice to cancel its order, absent which Buyer shall be deemed to have consented to the price increase.

PAYMENT TERMS: The company's payment terms are due upon receipt, unless otherwise stated. However, until such time as Elgin receives full payment, Elgin shall maintain a purchase money security interest in the product.

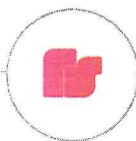
CANCELLATION: Orders cannot be canceled except upon terms that will compensate Elgin for any loss or damage sustained. Such loss will be a minimum of 10% of the purchase price.

SHIPMENT: All proposals are based on continuous and uninterrupted delivery of the order upon completion, unless specifications distinctly state otherwise. In the event that agreement is reached for Elgin to store completed items, they will be immediately invoiced to the customer and become due and payable. Storage shall be at the risk of the customer and Elgin shall be liable only for ordinary care of the property.

STORAGE CHARGES: Elgin shall charge the customer at current rates for handling and storing customer's property (e.g. truck chassis) held for more than thirty (30) days after notification of availability for shipment. All customer's property, or third party's property, that is stored by Elgin is at the customer's or other party's risk. Elgin is not liable for any loss or damage thereto caused by fire, water, corrosion, theft, negligence, or any caused beyond its reasonable control.

PERFORMANCE: Elgin shall not be liable for failure to complete the contract in accordance with its terms if failure is due to wars, strikes, fires, floods, accidents, delays in transportation or other causes beyond its reasonable control.

EXPERIMENTAL WORK: Work performed at customer's request such as sketches, drawings, design, testing, fabrication and materials shall be charged at current rates.





SKETCHES, ENGINEERING DRAWINGS, MODELS, and all preparatory work created or furnished by Elgin, shall remain its exclusive property; and no use of same shall be made nor may ideas obtained therefrom be used except with the consent of and on terms acceptable to Elgin.

TAXES: Buyer's final cost shall include all applicable sales and use taxes, including all sales and use taxes attributable to any changes made to Buyer's initial order placed hereunder or to any changes to applicable sales and use tax laws. However, Elgin Manufacturing, Inc. shall be responsible for Federal Excise Tax(F.E.T.) unless it is separately stated on the invoice and added to the selling price. If F.E.T. is not separately stated on the invoice it has not been included in the price and Elgin will pay any F.E.T. due itself and bear the cost of the tax. Any refunds or adjustments to the F.E.T. in such cases belong to Elgin.

PRODUCT IMPROVEMENTS: Elgin reserves the right to change manufacturing specifications and procedures in accordance with its product improvement policy.

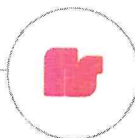
MOUNTING PRICES: Mounting prices assume normally factory installation on a truck chassis suitable for the unit purchased. Relocation of batteries, fuel tanks, mufflers, air tanks, etc. will be an additional charge, billed at the standard factory labor rate.

WARRANTY: Elgin warrants its products to be free from defects in material and workmanship for a period of 12 months, subject to the limitations and conditions set forth in its current published warranty. Other than those expressly stated herein. THERE ARE NOT OTHER WARRANTIES OF ANY KIND EXPRESS OR IMPLIED, AND SPECIFICALLY EXCLUDED BUT NOT BY WAY OF LIMITATION, ARE THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MECHANABILITY.

IT IS UNDERSTOOD AND AGREED THE ELGIN'S LIABILITY WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY IN NEGLIGENCE OR OTHERWISE SHALL NOT EXCEED THE RETURN OF THE AMOUNT OF THE PURCHASE PRICE PAID BY THE PURCHASER AND UNDER NO CIRCUMSTANCES SHALL ELGIN BE LIABLE FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES. THE PRICES STATED FOR THE EQUIPMENT IS A CONSIDERATION IN LIMITING ELGIN'S LIABILITY. NO ACTION REGARDLESS OF FORM, ARISING OUT OF THE TRANSACTION OF THE AGREEMENT MAY BE BROUGHT BY PURCHASER MORE THAN ONE YEAR AFTER THE CAUSE OF ACTION HAS OCCURRED.

ELGIN'S MAXIMUM LIABILITY SHALL NOT EXCEED AND BUYER'S REMEDY IS LIMITED TO EITHER (I) REPAIR OR REPLACEMENT OF THE DEFECTIVE PART OF PRODUCT, OR AT ELGIN'S OPTION (II) RETURN OF THE PRODUCT AND REFUND OF THE PURCHASE PRICE AND SUCH REMEDY SHALL BE BUYER'S ENTIRE AND EXCLUSIVE REMEDY.

CHOICE OF LAW: These Terms and Conditions shall be construed according to the laws of the State of Illinois. Failure at any time by Elgin to exercise any of its rights under this agreement shall not constitute a waiver thereof nor prejudice Elgin's right to enforce it thereafter.



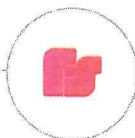


COMPLETE AGREEMENT: These terms and conditions, contain the complete and final agreement between the parties hereto and no other agreement in any way modifying any of these terms and conditions will be binding on Elgin unless in writing and agreed to by an authorized representative of Elgin. All proposed terms included in Buyer's purchase order or other standard contracting documents are expressly rejected.

I agree with the above terms and conditions:

Signed By: _____

Date: _____





Community Development Quarterly Report

Quarter 1:
Jan-Mar 2025

Building Permitting

Building Permits Issued

30 Residential **4** Non-Residential

- Non-residential (New construction) – 2
- Non-residential (Alteration/Remodel/Repair) – 2
- Residential New Construction – 20
- Deck – 1
- Alteration/Remodel/Repair – 6
- Solar Installation – 1
- HVAC Changeout – 1
- Service Line Replacement – 1
- Land Disturbance – 1
- Blasting Permit – 1

Inspections

218 TOTAL INSPECTIONS
COMPLETED

187 Residential **31** Non-Residential

\$10,703,919 TOTAL PERMIT
VALUATION

\$4,330,308 Residential Valuation

\$6,313,611 Non-residential Valuation

Planning & Zoning

24 Sign Permits Reviewed and Issued

1 Final Site Plan Approved

1 Land Disturbance Permit Issued

Planning Commission also approved 1 Revised Conceptual PUD and 2 Temporary Construction Use Permits

Planning News

Dwyer Farms

A total of 20 permits were issued in the first quarter of 2025 in Dwyer Farms, bringing the total number of permits to 32. Groundwork has begun on the second phase, and the first house closing is scheduled for this week.

IHOP

IHOP is the new tenant that will occupy the end cap at the On the Go Travel Center at 32501 W 200th Street. They received their Certificate of Occupancy on April 17th and plan to open in late May.

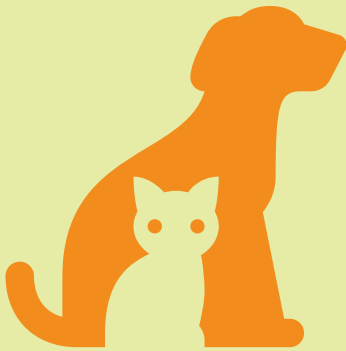




Community Development Quarterly Report

Quarter 1:
Jan-Mar 2025

Animal Control



48

LOOSE
ANIMALS

4

UNREGISTERED
PET VIOLATIONS

0

DANGEROUS
DOG

6

BARKING
COMPLAINTS

3

NEGLECT
INVESTIGATIONS

0

DOG BITE CASES

4

DECEASED
ANIMALS REMOVED

3

CHICKEN PERMITS
& INSPECTIONS

1

CITATION ISSUED

Boat/RV	2
Inoperable Vehicles	7
Trash/Exterior Conditions/Storage	29
Public Safety	4
Parking/Snow Removal	23
Signage	1
Tall Grass/Weeds	0
Environmental	0
Zoning	3

CODE ENFORCEMENT

80% ABATED

20% OPEN CASES

69

VIOLATION LEVEL
CASES

74%

OFFICER DRIVEN

15

CITATIONS ISSUED

26%

RESIDENT DRIVEN

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.