

**EDGERTON CITY COUNCIL  
MEETING AGENDA  
CITY HALL, 404 EAST NELSON STREET  
OCTOBER 09, 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 September 11, 2025, Regular City Council Meeting
5. Approve Minutes from September 25, 2025, Regular City Council Meeting
6. Approve the Project Close Out for Glendell Acres Park and Manor Park and Authorize to Transfer Remaining \$8,719 Funds to the General Fund.
7. Approve the Final Acceptance of Phase 1 of the Dwyer Farms Water Connections and Authorize Final Payment to Redford Construction Inc.
8. Approve the Final Acceptance of Contract with Incite Design Studio for the Space Needs Study and Authorize to Transfer Unused Funds to the General Fund.
9. Approve the Trails Master Plan
10. Approve the Resolution No. 10-09-25A Establishing Fees and Rates for Permits, Licenses and Services for the City of Edgerton, Kansas.

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

**Regular Agenda**

11. **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.
12. **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](mailto:CityClerk@edgertonks.org). Written comments shall include name and address for the record.

**Business Requiring Action**

- 13. CONSIDER A CONTRACT WITH RAFTELIS FOR ASSISTANCE IN RENEWING WATER CONTRACTS WITH MIAMI COUNTY RURAL WATER DISTRICT NO. 2 AND JOHNSON COUNTY RURAL WATER DISTRICT NO. 7**

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

- 14. Report by the City Administrator**

- 15. Report by the Mayor**

- 16. CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO THE ATTORNEY/CLIENT EXCPTION TO INCLUDE CITY ATTORNEY, CITY ADMINISTRATOR, PUBLIC WORKS DIRECTOR, AND CIP PROJECT MANAGER FOR THE PURPOSES OF CONSULTATION WITH AN ATTORNEY DEEMED PRIVILEGED IN THE ATTORNEY-CLIENT RELATIONSHIP (K.S.A. 75- 4319(B)(2))**

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

- 17. Future Meeting Reminders:**

October 14: Planning Commission Meeting  
October 23: City Council Meeting & CIP Work Session  
November 13: City Council Meeting  
November 27: City Council Meeting CANCELLED  
December 11: City Council Meeting  
December 25: City Council Meeting CANCELLED

- 18. Adjourn**

**EVENTS**

October 11: Sheriff Town Hall  
October 15: Senior Lunch  
October 16: Diecast Racing  
October 17: S'mores Tray with The Barefoot Builder  
October 28: Toddler Gym Jam

**City of Edgerton, Kansas**  
**Minutes of City Council Regular Session**  
**SEPTEMBER 11, 2025**

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas September 11, 2025. The meeting convened at 7:00 PM with City Council Mayor Roberts presiding.

**1. ROLL CALL**

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

With a quorum present, the meeting commenced.

Staff in attendance: City Administrator, Beth Linn  
Assistant to the City Administrator, Kara Banks  
Assistant to the City Administrator, Trey Whitaker  
City Clerk, Dusti Callahan  
Public Works Director, Dan Merkh  
CIP Project Manager, Holly Robertson  
City Attorney, Todd Luckman  
Finance Director, Karen Kindle  
Senior Accountant, Justin Vermillion  
Parks and Recreation Director, Levi Meyer  
Construction Inspector, Todd Veeman

- 2. WELCOME.** Mayor Roberts welcomed all in attendance and asked for a moment of silence in remembrance of September 11, 2001.
- 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 August 28, 2025, Regular City Council Meeting
5. Approve Final Acceptance of the Contract with Ecoturf Playground Surfacing for Playground and Fitness Surfacing for Glendell Acres Park Improvements
6. Approve Final Acceptance of the Contract with Combes Construction Park Signage for Glendell Acres Park and Manor Park

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Councilmember Conus found discrepancies in the draft minutes and would like revisions. Councilmember Conus moved to table item 4 to the September 25, 2025 meeting, seconded by Councilmember Lebakken. The motion carried 4-0 by the following vote:

**Yes:** Longanecker, Lewis, Conus, and Lebakken

**Absent:** Malloy

Councilmember Longanecker moved to approve, seconded by Councilmember Conus to approve Consent Agenda items 5 and 6. The motion carried 4-0 by the following vote:

**Yes:** Longanecker, Lewis, Conus, and Lebakken

**Absent:** Malloy

### **Regular Agenda**

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

### **8. Public Comments**

Mayor welcomed Mr. Bill LaFalce, an Edgerton resident. Mr. LaFalce expressed his thanks for the moment of silence. Mr. LaFalce gave background on his family members and their accomplishments. Mr. LaFalce is angry about the Congress but says it is the City who represents us. He states there is a broken, corrupt justice system who lets loose dangerous people having a hand in public shootings. He is asking for push back to say it is unacceptable to the Governor. Mayor Roberts asks Mr. LaFalce to wrap it up as the time limit has been reached. Mr. LaFalce says Mr. Conus is right in his discrepancy claims and maybe there should be a live stream for meetings.

Mayor welcomed Ms. Olivia Baken, an Edgerton resident. Ms. Baken wants to talk about the budget and recordings. She states that people who work 9am – 5pm are unable to attend council meetings.

Councilmember Lewis stated he works a normal day job and is able to be here.

Ms. Baken suggests the idea of having a later meeting, or possibly weekends. She thinks all meetings should be recorded. If more money is going towards IT, she asks if it can be spent on being able to have meetings live streamed. One thing not mentioned from her previous statement in the meeting for minutes was an elevator. Just from Facebook outlash, people are concerned to not hear the meeting. She states that she is the one who will report to the Facebook community to relay the meeting. She would like to come back up to discuss the budget as well. Mayor Roberts let her know the Budget Public Hearing was during previous meeting, not this current meeting. Ms. Baken says she posted on Facebook, and referenced what Councilmember Lewis said, that we need to pay the prices others pay for our employees. She feels Edgerton should not pay as much as bigger places like Gardner. Mayor Roberts asks Ms. Baken to wrap it up, as the time limit has been reached. Ms. Baken's added that if the City were only increasing taxes by the inflation rate, that would only lead to a \$60k- \$70k increase in taxes.

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City Clerk, Dusti Callahan, read written comments from Jason Sowers and Jane Scaro, both are unincorporated county residents. Mr. Sowers wrote to follow up on the request made for a shield on the pole sign for incoming business, Maverik. He believes the shield would improve the quality of life for those on Pepper Tree Lane. Ms. Jane Scaro wrote a follow-up to Mr. Sower's comments, agreeing with his comments. She is not a fan of the current TA Express sign, as it is visible from her home year-round. Ms. Scaro stated a lighted sign is meant to draw attention from miles away. The effectiveness of 60 ft tall lighted sign is reduced these days by the convenience of GPS to find gas stations, rest areas, food and hotels.

### **Business Requiring Action**

**9. CONSIDER ORDINANCE NO. 2184 ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A CONDITIONAL USE PERMIT (CU2025-0002) ALLOWING FOR AN INTERSTATE POLE SIGN IN THE C-2 (HEAVY SERVICE COMMERCIAL) DISTRICT LOCATED IN EDGERTON CROSSING, NORTHWEST OF THE I-35 AND HOMESTEAD LANE INTERCHANGE.**

Development Services Director, Zach Moore, discussed the conditional use permit for a pole sign at the Edgerton Crossing Development. The proposed sign was brought before planning commission and now council. The sign is proposed to be 60 feet tall with a sign-face of approximately 769 feet, which is less than the permit maximum of 900 sq feet. Each of the items that the applicant has provided meets all City requirements. Staff evaluated the approval criteria listed in the Unified Development Code. A Public Hearing was held on August 12, 2025, at the Planning Commission meeting. The Planning Commission recommended proceeding with a 4:0 vote. Two individuals attended that meeting and spoke in favor of a stipulation to add a shield to be added to northwest corner of sign. The recommendation this evening is to amend the Planning Commission's recommendation by adding in the stipulation to add a shield to the northwest corner of the sign by the applicant. The applicant is agreeable to the stipulation.

Councilmember Longanecker asks how this sign compares to the other sign across the road. Is it the same height? Mr. Moore replied to this sign would be lower. Per the Unified Development Code, it could go up 7 ft higher, but the applicant agreed to keep it lower.

Mr. Longanecker stated he thought the shield sounded like a great idea.

Applicant Nick Hatfield, with Maverik, addressed the Council to share updates on the construction. He stated mid-November is the tentative opening time. He explained how the shield works. The sign is angled to the interstate. It is just a block of a view for those residents. It is an easy compromise, the best we can do in this case.

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Mayor Roberts appreciates Mr. Hatfield coming and helping with the neighbors to the structure. He then requested a motion to approve the recommendation with the stipulation.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

**10. CONSIDER A GRANT AGREEMENT BETWEEN THE USDOT FHWA AND THE CITY OF EDGERTON TO ACCEPT FUNDING THROUGH THE SAFE STREETS AND ROADS FOR ALL (SS4A) OF \$220,000.00 FOR THE EDGERTON SAFETY ACTION PLAN.**

CIP Project Manager, Holly Robertson, explains Safe Streets and Roads for All, a Federal Highway Program. The City applied in May of 2024 for a planning grant. Concurrently, we had also applied for match funding through the Build Kansas Fund. She stated the City was able to leverage the state dollars to match the federal dollars. The City attorney has reviewed and approved the final grant agreement documents received on September 8, 2025.

City Administrator, Beth Linn, highlighted that there are zero dollars coming from the City, and \$265,000 from other sources due to grant work.

Ms. Robertson says by performing the safety action plan, it opens other projects possibilities related to safety improvements in the infrastructure. This is the first time the City has been awarded this grant, as well as the first time applying.

Councilmember Lewis stated the increase in staff has helped make this possible.

Mr. Conus asked for the total of grants the City has received.

City Administrator, Beth Linn, stated she will compile that information to have readily made available.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

**11. CONSIDER RESOLUTION NO. 09-11-25A AUTHORIZING THE CLOSURE OF A PUBLIC STREET DURING THE FRONTIER DAYS AND NEW CITY CHURCH TRUNK OR TREAT**

Recreation Superintendent, Brittany Paddock, stated the Trunk of Treat event will move downtown to make easier accessibility. The event will take place from 5:30 and 8:00 pm on October 31, 2025, on Nelson Street between East 4th Street and East 3rd Street near The

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Greenspace. The street closing would help prevent any issues and make it more accessible to more residents and kids. Ms. Paddock will notify all public safety partners.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

**12. CONSIDER RESOLUTION NO. 09-11-25B AUTHORIZING SPECIAL EVENT PERMIT AND USE OF PUBLIC PROPERTY FOR THE FRONTIER DAYS AND NEW CITY CHURCH TRUNK OR TREAT**

Recreation Superintendent, Brittany Paddock, explained Resolution 09-11-25B would allow the use of The Greenspace restrooms, lawn, and stage. Additionally, the organizers request to use the road barricades and to waive the permit fee for them hosting the event for the community.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

**13. CONSIDER RESOLUTION NO. 09-11-25C AUTHORIZING THE CLOSURE OF CERTAIN PUBLIC STREETS FOR MEAT INFERNO**

Recreation Superintendent, Brittany Paddock stated Resolution No. 09-11-25C includes the same road closures as previous years. This would begin at 7am on Friday, October 3, 2025, and will reopen by 6pm on Saturday, October 4, 2025. Ms. Paddock has notified public safety partners. City Administrator, Beth Linn, showed a map for street closures for Meat Inferno.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

**14. CONSIDER RESOLUTION NO. 09-11-25D FOR TEMPORARY NO PARKING RELATED TO MEAT INFERNO**

Recreation Superintendent, Brittany Paddock stated this resolution covers the no parking areas for Meat Inferno. The time would be Thursday, October 2, 2025, at 12 pm and end on Monday, October 6, 2025, at 12pm. The reason for the no-parking areas is to allow safe travel for emergency vehicles, if needed.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

**15. PUBLIC HEARING FOR TEMPORARILY WAIVING CITY PROHIBITION AS TO THE SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR ON CERTAIN PUBLIC PROPERTY FOR MEAT INFERNO EVENT**

Recreation Superintendent, Brittany Paddock explained the weekend celebration of Meat Inferno on Friday, October 3, 2025, and Saturday, October 4, 2025. Most events are held on Friday night, including lots of activities for the community to enjoy. There will be a traveling bar called Topsy Tavern. Topsy Tavern is licensed with the state and holds a catering license. The hours of sale would be 5pm – 10pm on Friday evening, October 3, 2025, by the band.

Mayor called the Public Hearing to Order at 7:41. No comments were made. Mayor closed the hearing at 7:42.

**16. CONSIDER RESOLUTION NO. 09-11-25E TEMPORARILY WAIVING CITY PROHIBITION AS TO THE SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR ON CERTAIN PUBLIC PROPERTY FOR MEAT INFERNO EVENT**

Recreation Superintendent, Brittany Paddock summarized the event during the introduction of the Public Hearing, item 15, for Resolution No. 09-11-25E. Ms. Paddock stated that deputies will be there for security purposes.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

**17. CONSIDER RESOLUTION NO. 09-11-25F APPROVAL OF INDEMNITY AGREEMENT BETWEEN THE CITY AND THE EDGERTON UNITED METHODIST CHURCH FOR USE OF THE CHURCH PARKING LOTS DURING THE MEAT INFERNO EVENT**

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Recreation Superintendent, Brittany Paddock, stated in previous years the UMC has allowed them to use their parking lots for Meat Inferno teams to cook. The UMC has approved this, and requests to make sure that the church area is cleaned up by service on Sunday. They also requested no trailers over 40ft to be on the new paved parking lots. The UMC is allowed to have a booth and be covered under the City's liability insurance.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

**18. CONSIDER RESOLUTION NO. 09-11-25G AUTHORIZING SPECIAL EVENT PERMIT FOR SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR ON CERTAIN PUBLIC PROPERTY WITHIN THE CITY OF EDGERTON, KANSAS**

Recreation Superintendent, Brittany Paddock stated just as in the Public Hearing, to waive the distance waiver within 200ft of the Library or Church. This is a formality to have this permit, as the Public Hearing has been opened and closed.

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

Councilmember Lewis gave thanks to Recreation Superintendent, Brittany Paddock, for all she does and for making the event possible. Ms. Paddock states she still needs one or two judges, and there are still openings for the chicken wings competition on Saturday, October 4, 2025. Prize money is involved for the events such as gift cards for 1<sup>st</sup> place, wooden cutting boards, and bragging rights. Chicken wings are provided by Price Chopper, as well as ground beef for Kids 'Q competition. GBA will be giving away free BBQ, as well as participating in the contest. Ms. Paddock shares this year there will be a lot of tasty stuff.

**19. CONSIDER THE 2026 RECOMMENDED BUDGET**

City Administrator, Beth Linn states that provided in the agenda packet is the budget work session packet with information about required statutory dates and highlights. Making the budget is nearly a year-long process. It is a culmination of feedback throughout the year such as citizen surveys, comments throughout the year at meetings, and priorities set by the governing body. The next biennial citizen survey is in 2026, provided by ETC institute out of Olathe. They have done surveys in 49 different states with thousands of residents. Every

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household receives a survey in the City of Edgerton. The main amenities focused on are the most important for the coming year. Items such as maintenance of city streets, buildings, and facilities are at the top of the surveys. Other top items are quality of city parks and facilities. She stated City operations are different than in 2012. Annual maintenance includes crack/seal, stormwater/ditch, proactive potholing, and gravel road maintenance. We now have staff certified playground safety inspectors who conduct inspections. The ballfields have been brought up and maintained to practice standards. There is now scheduled preventative maintenance, and replacement of park furnishings and equipment.

She stated the City has a Capital Improvement Program (CIP) that involves the same public feedback as mentioned previously. The top vote getters are street reconstruction and the construction of an aquatic amenity. Other top votes include community center, sidewalks/trails extensions, and park projects. She stated the Edgerton City Council set a Reserve Policy with a required reserve level by fund. Historically, if any funds are received in excess of the policy, the governing body has chosen capital projects to use that money.

Councilmember Conus questioned the maintenance on Edgerton Rd and Highway 56, and if KDOT notifies the City before doing these projects.

Ms. Linn says they are not required to let us know.

Mayor Roberts would like to comment on Councilmember Conus's comment made about a Facebook post being deleted from the City's page. Mayor found said post and had questioned staff about any deleted posts. After conferring with staff, he says only one post, maybe two, have ever even been deleted. There was no hiding a post, and you could find it tonight if you wanted to. Mayor Roberts would also like to clarify the elevator comment made by Ms. Baken. Council has not approved an elevator, they were provided with a space needs study, and if Council decided that the City should use the upstairs of City Hall, it must be ADA compliant for the second story use. This is a CIP item. It is unfunded. There is no elevator coming to City Hall, unless Council says otherwise. It is important that this is a transparent fact, and not just pieces. Mayor Roberts asked Council for any comments or questions.

Ms. Baken asked to speak on the budget. Mayor reminded her that the public hearing at the last meeting was for citizens to comment; there is no public hearing on this subject tonight.

Mayor Roberts stated with the budget process in general, he has far seen more residents asking to spend rather than to not over the years. Back when he was on council, it was standard for people to want their concerns fixed. He stated we have plenty of items on the CIP projects. Mayor asked if there are any more comments.

Councilmember Lewis stated he has been on council for about 11 years. When he first started, there were many things that we do now that were not done for the public then. Parks and Recreation has grown tremendously. Mr. Lewis would rather spend money on staff to provide an exceptional product for the citizens and community. The residents want to live in a

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community that is vibrant, not dead and stale. He sends a thank you to City staff for all they do. He states he is very thankful for all they do. It has been a 180-degree change from when he had first came on to Council to what it is today.

Councilmember Longanecker explains there are little things people do not notice. For example, the City pays for half of everyone's trash service in town. Trash is getting to be very expensive. It is little things, but it helps, and it is important.

Councilmember Conus says when he looked at his graph, the change in benefits and salaries versus the change in revenue in 7 years, all tax increases went to salaries and benefits. And we seem okay with that.

Mayor Roberts pointed out Mr. Conus voted for the additional staff.

Councilmember Conus says he looks at payroll, and it is three times the national average for cities bigger than ours.

Councilmember Lebakken would like to point out that Edgerton is more than the population.

Mr. Conus does not think it is right that all revenues in 2024 went to salaries and benefits.

Mayor Roberts disagrees with Mr. Conus, saying we do more projects, Park and Recreation programs, and more.

Mayor Roberts stated that because Councilmember Conus likes to compare employee salaries with similar size cities, with comparisons of mill levies with cities of similar sizes. Mayor Roberts states levies of Medicine Lodge, Caney, Elkhart, Wakeeney, Humboldt, and Oswego are significantly higher because they don't do what we do. Those cities all have a similar residential population. He states Edgerton is unique.

Councilmember Conus asks if those cities have an Intermodal.

Mayor Roberts states no, they do not, but they also do not have all have billions of growth and the professional staff needed for this growth. Mayor echoes we hear from our auditor every year that Edgerton does things cities our size do not do, even larger cities. We need professional staff to do what we do.

Mayor Roberts states he does appreciate council and public in their passions. We can have disagreements, but at the end of the day, the votes get taken. Policy governments have been one of the caveats to make us a successful community. When we lose on a vote, we will support as a government. He says he does not get a vote, but he does support the votes.

Councilmember Lewis moved to approve, seconded by Councilmember Longanecker. The motion carried 3-1 by the following vote:

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**Yes:** Longanecker, Lewis, Lebakken

**No:** Conus

**Absent:** Malloy

## 20. Report by the City Administrator

City Administrator, Beth Linn wants to remind everyone that next Wednesday, September 17, 2025, is Senior Lunch with Jumping Catfish catering.

Ms. Linn then shared a photo of 2<sup>nd</sup> street being down to dirt, and stated progress is happening.

She informed council that the Parks and Recreation staff is repurposing the horseshoe pits at Martin Creek Park to maximize real estate for larger events like July 3<sup>rd</sup>.

## 21. Report by the Mayor

Mayor Roberts stated listening to all of them comments over the last few weeks, he would like to have Council and staff support to add a new CIP program for a 10% rebate for R1 and R2 properties. This rebate would exclude seniors, as they have their own rebate already. He stated this will help offset the rise of property taxes, while protecting the City's revenue stream. He stated mill reduction cannot be separated between commercial and residential, or anything else. He believes this rebate program could be sustainable long-term. He stated he is not requesting a vote today but would like to discuss it at CIP time and for the property tax rebate to become a standard yearly question. Councilmembers Lewis, Lebakken, Conus, and Longanecker are in favor of this idea.

Councilmember Lewis requested for the upcoming CIP, that staff investigate the potential technology to live stream, broadcast, or record the meetings with controlled aspects.

Councilmember Lewis also suggested adding that to the citizens' survey.

Mayor Roberts states previously, streaming was not affordable. There are lots of factors to investigate for this to be efficient. He asked that if staff cannot get all the work done before, maybe it could be postponed but stay on the list for projects. City Administrator, Beth Linn, will prioritize the property rebates and work hard to get streaming on the list of projects. Councilmember Lewis does not want the public to think we are not transparent.

Mayor then requested a reminder to add 2025 Holidays for September 25, 2025, meeting.

## 22. Future Meeting Reminders

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

- September 25: City Council Meeting
- October 9: City Council Meeting
- October 14: Planning Commission Meeting
- October 23: City Council Meeting
- November 13: City Council Meeting

### 23. **Adjourn**

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

**Yes:** Longanecker, Lewis, Conus, Lebakken

**Absent:** Malloy

The meeting was adjourned at 8:26 pm.

Submitted by Dusti Callahan, City Clerk.

**City of Edgerton, Kansas**  
**Minutes of City Council Regular Session**  
**SEPTEMBER 25, 2025**

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas September 25, 2025. The meeting convened at 7:00 PM with City Council Mayor Roberts presiding.

**1. ROLL CALL**

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

With a quorum present, the meeting commenced.

Staff in attendance: City Administrator, Beth Linn  
Assistant to the City Administrator, Kara Banks  
Assistant to the City Administrator, Trey Whitaker  
City Clerk, Dusti Callahan  
Public Works Director, Dan Merkh  
CIP Project Manager, Holly Robertson  
City Attorney, Todd Luckman  
Finance Director, Karen Kindle  
Development Services Director, Zach Moore  
Public Works Foreman, Chase Forrester  
Maintenance Technician II, Colton Hamilton  
Parks and Recreation Director, Levi Meyer  
Construction Inspector, Todd Veeman

**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 August 28, 2025, Regular City Council Meeting
5. Approve the State of Kansas Setoff Program Agreement

Councilmember Longanecker moved to approve, seconded by Councilmember Conus to approve Item 5 and pull Item 4. The motion carried 3-0 by the following vote:

**Yes:** Longanecker, Conus, Malloy

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**Absent:** Lewis, Lebakken

City Administrator, Beth Linn, brought Item 4 up for discussion. She wanted to clarify changes made for the minutes of August 28, 2025. Item 10 of said minutes were changed to state Absent instead of no for Councilmember Lebakken. Other changes included adding a footnote disclaimer to explain the purpose of the minutes.

Councilmember Conus moved to approve, seconded by Councilmember Malloy, to approve Item 4. The motion carried 3-0 by the following vote:

**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

**Regular Agenda**

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

7. **Public Comments**

Mayor stated the public comment is to address concerns, on or off the agenda.

Mayor welcomed Mr. Bill LaFalce, an Edgerton resident, who thanked the Mayor and Council for the platform for free speech. He praised the City staff and stated he planned to address the issue of publishing records and results tonight, but the last couple of weeks have been heard on his heart. Mr. LaFalce showed several pictures of people who have been targeted for using their free speech rights, explaining this could be you, your family, wife, son etc. Individuals have a right to free speech, but we have to be tempered in our words. He appreciates the opportunity to be here to show future generations, as a society, what we did for them. He added that we should be civil and kind.

Mayor welcomed Lori Winsler, a Gardner resident, who is requesting a waiver of usage fees for The Greenspace for Girl Scouts Service Unit #682. This is a nonprofit, volunteer lead organization. They want to continue their positive impact. She explained some of the ways the scouts have given back to the community. She stated with the Council's support they can continue to help the community. Please consider this request, as they value their relationship and partnership with Edgerton. Mayor thanked Ms. Winsler for coming.

Mayor welcomed Ms. Olivia Baken, an Edgerton resident. She stated she read the minutes and disagrees with some of the synopsis. She believes the minutes need more accuracy. Referencing her statement in the minutes, she states she said population is declining, not the town itself declining. About recordings, she has researched some grants to make streaming meetings a possibility. She strongly feels if the City tried for these grants, we could get it. It would give the transparency she thinks is lacking. She referenced digital equity grants, technology grants, and innovative technology programs. The City could argue that bringing meetings to the community through recording would be an innovative step, and that could be a good reason. If we put more effort into looking into these grants,

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hopefully we could even add a portal and watch the video recording. She stated she sees some flaws and by working together we can make things better.

### **Business Requiring Action**

#### **8. CONSIDER A GRANT AGREEMENT BETWEEN THE KANSAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF EDGERTON TO ACCEPT FUNDING THROUGH THE INNOVATIVE TECHNOLOGY GRANT PROGRAM OF \$34,000 FOR 2025 STREET PRESERVATION PROGRAM.**

CIP Project Manager, Holly Robertson, explains the Innovative Technology Grant Program Agreement with KDOT. In November of 2024, City staff applied to the KDOT for the Innovative Technology Grant Program. The application included using artificial intelligence and machine learning to develop Pavement Condition Index (PCI). This technology uses a more accurate, safer, and less labor-intensive inspection of the road system. A refresh of the 2020 PCI was identified in the Street Preservation Program to take place in 2025. This project includes scoping and planning future rehabilitation projects for next 5 to 10 years. On September 17, 2025, City Staff received the final agreement noting \$34,000 grant through KDOT and City match of \$12,202 for a total of \$46,202. This grant does require contractual provisions, progress reporting, and meticulous financial documentation. There are two contracts coming up to perform the work related to the PCI. The City Attorney has reviewed this agreement.

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

**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

#### **15. Report by the Mayor**

Mayor Roberts stated he was going to do his report now, instead of waiting until the end of the meeting. Mayor thanked Ms. Winsler for attending and addressing her public comments. He suggests she work with Parks & Recreation Director, Levi Meyer, to bring her ideas and plan. Once they can get that as an actual agenda item, council would be able to take action on the issue.

Discussion of 2025 November/December Council Meeting Schedules -

There are two scheduled regular council meetings on Thanksgiving, November 27, 2025, and Christmas Day, December 25, 2025. It is suggested to cancel both referenced regular meetings, as they are on Holidays. Special meetings will be called if needed.

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

**Yes:** Longanecker, Conus, Malloy

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**Absent:** Lewis, Lebakken

**9. CONSIDER PROFESSIONAL SERVICES AGREEMENT WITH ALFRED BENESCH & COMPANY FOR A LUMP SUM OF \$20,372.00 FOR THE 2025 STREET PRESERVATION PROGRAM**

CIP Project Manager, Holly Robertson, states this is a continuation of the last item. This is an agreement on the professional services for Item 8. May 8, 2025 council approved a contract with Sunflower Paving. Inc. for \$87,440.02 to finish the curb work portion of the 2025 Street Preservation Program. On July 25, 2025, submissions of qualifications were received from five qualified consultants. Alfred Benesch & Company was selected based on their knowledge of the KDOT Innovative Technology Program and PCI. The scope of services includes GIS coordination of PCI results and a 10-year pavement management plan. PCI is driving factor leading to data to prepare for capital improvement programs.

City Administrator, Beth Linn, stated this uses innovative technologies to feed data and give more information for CIP projects. She stated this is like street master planning. City attorney has reviewed this agreement.

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

**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

**10. CONSIDER PROFESSIONAL SERVICES AGREEMENT WITH STREETSCAN FOR A LUMP SUM OF \$25,830.00 FOR THE 2025 STREET PRESERVATION PROGRAM.**

CIP Project Manager, Holly Robertson, state this is the other piece for Innovative Technology Grant Program. In Benesch statement of qualifications, the project included Streetscan/CityLogix using innovative technology to gather road data and use AI/Machine learning to process the data into a PCI. Staff selected an individual contract with Streetscan/CityLogix due to the longer-term software subscription for road asset management and PCI. The scope of services includes vehicle mounted scan and 360 imagery of the road system, pavement condition data processing, and three years of StreetLogix Asset Management software of the road network. City Attorney has reviewed and approved the agreement.

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

**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

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**11. CONSIDER A GRANT AGREEMENT BETWEEN THE KANSAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF EDGERTON TO ACCEPT FUNDING THROUGH THE KANSAS INFRASTRUCTURE HUB GRANT ASSISTANCE PROGRAM OF \$3,250 FOR GRANT WRITING ASSISTANCE RELATED TO STREET RECONSTRUCTION PROJECTS ADJACENT TO DWYER FARMS.**

CIP Project Manager, Holly Robertson, stated this is a new program to go after federal funding. More people are requesting assistance in the grant writing and administrative services. In August of 2025 City applied to the Kansas Infrastructure Hub for the Grant Assistance Program. This program provides financial assistance for Kansas municipalities to support grant writing or grant administration services. On September 10, 2025, the City received final grant agreement which noted the \$3,250 grant through the GAP program with no City match required. City Attorney has reviewed the grant agreement with no comments. Approval of this item would add this as project to our CIP, authorizing the budget to be funded and reimbursed with this grant.

Councilmember Malloy moved to approve, seconded by Councilmember Conus. The motion carried 3-0 by the following vote:

**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

**12. CONSIDER A CONTRACT WITH GOVERNMENT ASSISTANCE SERVICES FOR A LUMP SUM OF \$3,250 FOR GRANT WRITING ASSISTANCE FOR THE RURAL AND TRIBAL ASSISTANCE PILOT PROGRAM RELATED TO STREET RECONSTRUCTION PROJECTS ADJACENT TO DWYER FARMS.**

CIP Project Manager, Holly Robertson explained October 8, 2025, is the deadline to deliver the RTA grant application. The Government Assistance Services (GAS) was selected as a recommended consultant from the Kansas Infrastructure Hub to perform the grant writing and assistance. The RTA grant will provide technical assistance like environmental review, preliminary design, project scoping and fundings for transportation related projects.

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

**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

**13. CONSIDER AWARD OF CONSTRUCTION CONTRACT TO SAK CONSTRUCTION, LLC FOR THE 2025 CDBG – 3RD AND HULETT SANITARY SEWER REHABILITATION PROJECT IN THE AMOUNT OF \$149,150.**

CIP Project Manager, Holly Robertson stated the City submitted an application to Johnson County for the 3<sup>rd</sup> and Hulett Sanitary Sewer Project for Community Development Block Grant

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(CDBG) funding. In January of 2025, Johnson County notified staff of the proposed award of the maximum funding request of \$200,000. The amount is based on estimated funding, as the County has not received their allocation. On September 15, 2025, the City held a public bid opening. Three bids were received, opened, and read aloud to the public. Bids consisted of a base bid and one alternate item. Base bids ranged from \$130,750 to \$188,726. GBA provided an opinion of probable cost. GBA recommends SAK as most qualified, apparent low bidder.

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

**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

#### 14. Report by the City Administrator

- Biannual Marketing & Communications Report

Assistant to City Administrator, Kara Banks, gave an update on Marketing and Communications. The largest spike in website views came for July 3<sup>rd</sup>. She stated 55% of website traffic is on desktop, the rest is on mobile devices. Most people find us by organic search, direct search, and some organic socials where they go directly into Facebook. On Facebook there was an increase of 323 followers since April 1, 2025. The City's Facebook page has had 115.3k views on Facebook since April 2025.

- Biannual Municipal Court Report

City Administrator, Beth Linn, explains the Sheriff's office report had a change in their records system, so we are hoping to do that report in December at their annual contract renewal.

Assistant to City Administrator, Kara Banks, gave the Municipal Court Update. There was a total of 710 citations from January 2025 to August 2025 with an average of 44 cases per docket. Currently there are 9 active payment plans, and 36 warrants have been issued with 22 being cleared. Time to disposition within 30 days from January 2025 to August 2025 is 27%, while within 90 days it is 74%. The compliance rate is 90%.

- Third Quarter Public Works Report

Public Works Foreman, Chase Forrester, stated between May and August 2025, Public Works has graded 6.5 linear miles of gravel roads and used 26.5 tons of rock. 340 lane miles of street sweeping have been completed.

Councilmember Longanecker asked how the new street sweeper is. Mr. Forrester stated it is not any faster than the previous one, but it does clean better, which requires fewer passes.

Councilmember Longanecker says this is good and saves time.

Mr. Forrester states there were 5 work orders for pavement striping, 35 cubic yards of tree trimming, adding a dump truck bed is approximately 10 to 15 cubic yards, 240 cubic yards of brush burned, most coming from citizens. There were also 110 tons of asphalt patching. Some sign work included 32 sign work orders, decals for trucks and the new sweeper, and three

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traffic control detour route setups. Other duties include vehicle and equipment maintenance, jetting programs, valve exercising, 136-man hours of training, and nine on call activations. Councilmember Conus asked what the on-call activations are.

Mr. Forrester responds there is wide range, from jetting, to lift stations, to a truck running over a signal pole at LPKC, etc.

Mayor Roberts states anything anyone calls in for immediate response is an on-call activation.

Mr. Forrester states these are only on-call activations. There are usually 5 to 6 more than that in physical calls, but some of those can be managed next day or by another department.

- 2025-2026 Winter Operations Presentation

City Administrator, Beth Linn, wants to remind everyone that the brush pile is open by appointment only.

Public Works Director, Dan Merkh, presented the 2025-2026 Winter Operations Presentation. Crews will work 12-hour shifts. Treatment is determined by the forecast. There are two types of response, proactive and reactive. Pretreatment is based on the forecast. Notifications of weather and plans are accessible through Notify JOCO. The City uses salt and brine. Enhanced salts melts ice faster than other de-icers. Brine is used for pretreatment. There is a set plowing procedure; Priority 1 is major thoroughfares with higher traffic, Priority 2 are neighborhood roads, Priority 3 is cul-de-sacs and alleys. Mr. Merkh showed maps of the priorities. Dwyer Farms has been added to Priority 2. There will be a dedicated employee for all public buildings. Public buildings sidewalks will be cleaned prior to opening business hours. Residents are responsible for clearing sidewalks and private drives.

Councilmember Conus asked how many street temperature sensors we have and where.

Mr. Merkh states they are on the vehicles, and we have two. Stormwatch has sensors in the road, and Weather or Not utilizes that data.

Mayor asks when the first snow is.

Mr. Merkh states that is the million-dollar question and hopefully predicts no ice and five inches of total snow.

City Administrator, Beth Linn, gave an update on the 2<sup>nd</sup> Street Reconstruction Project. She stated after conversation with Kansas Heavy, a change in phasing will be coming. These details may be rolled out prior to next council meeting, but everyone will be notified. Delays in private utility relocations forced the changes to the construction schedule.

Ms. Linn would like to propose an action to ratify prior Ordinance No. 2184 regarding the pole sign on September 11, 2025. The numbering was incorrect; the number should change from 2184 to 2186.

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

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**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

City Administrator, Beth Linn, reminded everyone of the CIP work session in 2 weeks.

Mayor Roberts stated the first CIP work session is usually for gathering of information. Citizens will be able to comment on the CIP, usually that comes at the second meeting in October. Citizens can come to the work session to listen and learn about proposed projects.

Ms. Linn also has the requested grant information 2023 that Councilmember Conus requested. Some examples of the grants are \$960k for Dwyer Sanitary Sewer, \$1 million in KDOT cost share for 2<sup>nd</sup> Street, \$25k waste tire at Glendale, \$400k in general from CDBG. There is a total of approximately \$2.6 million in grant funds since 2023. She stated the Kansas Infrastructure Grant is now here to help cities in navigating the federal grant process. We are very excited about that grant for more successes.

Mayor Roberts added that a grant can sound great, but it isn't always great. All grants come with different guidelines and stipulations.

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

- September 25: City Council Meeting
- October 9: City Council Meeting & CIP Work Session
- October 14: Planning Commission Meeting
- October 23: City Council Meeting & CIP Work Session
- November 13: City Council Meeting
- November 27: CANCELLED
- December 11: City Council Meeting
- December 25: CANCELLED

## **16. Adjourn**

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

**Yes:** Longanecker, Conus, Malloy

**Absent:** Lewis, Lebakken

The meeting was adjourned at 8:05 pm.

Submitted by Dusti Callahan, City Clerk.

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## City Council Action Item

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**Council Meeting Date:** October 9, 2025

**Department:** Public Works

**Agenda Item: Consider Project Close Out for Glendell Acres Park and Manor Park and Authorize to Transfer Remaining \$8,719 Funds to the General Fund.**

**Background/Description of Item:**

On December 12, 2024, City Council approved final acceptance of the CM Concrete contract for construction of the Glendell Acres Park Improvements. With that contract close the scope of work that included park signage at Glendell Acres and Manor Park was removed from the CM Concrete contract as well as corresponding deduction of cost related to that scope of work.

Additionally, City Council has approved final acceptance of the Combes Construction contract for signage, the American Ramp Company contract for the Skatepark, and the Ecoturf Surfacing contract for the playground surfacing.

The final item remaining to close out these projects is applying the Park Rules decals to the installed signs. The decals have been procured, and City Staff will install them before the end of November 2025.

Staff would recommend approving final project close out and authorization to transfer the remaining \$8,719 back to the General Fund.

**Related Ordinance(s) or Statue(s):** N/A

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**Funding Source:** Park Impact Fee, General Fund, KDHE Waste Tire Grant

**Budget Allocated:** \$1,140,867

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

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**Recommendation: Approve Project Close Out for Glendell Acres Park and Manor Park and Authorize to Transfer Remaining \$8,719 Funds to the General Fund.**

**Enclosed:** N/A

**Prepared by:** Holly Robertson, PE – CIP Project Manager

## City Council Action Item

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**Council Meeting Date:** October 9, 2025

**Department:** Public Works

**Agenda Item: Consider Final Acceptance of Phase 1 of the Dwyer Farms Water Connections and Authorize Final Payment to Redford Construction Inc.**

**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 in 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 of the second water connection based on the engineers' estimate after design was completed. The project update was approved with a total project budget for both water connections in Phase 1 of \$291,500.

On May 8, 2025 City Council approved Change Order #1 of the contract with Redford Construction to include the second Dwyer Farms Phase 1 water connection for an additional \$130,645. The total contract amount with Redford including the change order was \$161,285.

The construction scope was completed within the contracted budget amount and approved by the City Inspector as noted in the attached letter. City Staff requests authorization for final payment to Redford Construction related to the Dwyer Farms Water Connections – Phase 1. The expenditures for this project were within the project budget.

**Related Ordinance(s) or Statue(s):** N/A

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**Funding Source:** Dwyer Farms RHID

**Budget Allocated:** \$291,500

**Finance Director Approval:**

x Karen E. Kindle  
Karen Kindle, Finance Director

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**Recommendation: Approve Final Acceptance of Phase 1 of the Dwyer Farms Water Connections and Authorize Final Payment to Redford Construction Inc.**

**Enclosed:** Final Approval by Inspector  
Redford - Final Pay Application

**Prepared by:** Holly Robertson, PE, CIP Project Manager



October 3, 2025

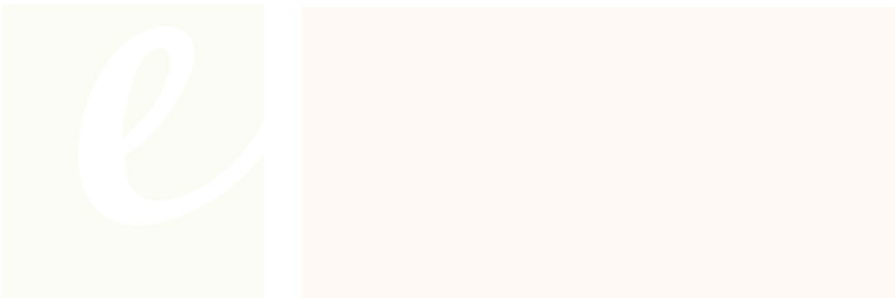
Inspection of Dwyer Farms Water Connection – 209<sup>th</sup> St / 8<sup>th</sup> St for Final Acceptance

As the City of Edgerton Construction Inspector, I have observed the construction of the Dwyer Farms Water Connection – 209<sup>th</sup> St / 8<sup>th</sup> St. The project has been completed per plans and updated plans per City Engineer approval.

Respectfully,



Todd Veeman  
Construction Inspector  
City of Edgerton



# INVOICE

REDFORD CONSTRUCTION, INC.  
P.O. BOX 1065  
RAYMORE MO 64083-  
(816) 540-2030 (816) 540-3071

INVOICE 14046  
INVOICE DATE 9/30/2025  
PROJECT DWYER FARMS CITY WATER  
4422

CITY OF EDGERTON, KANSAS  
404 EAST NELSON  
EDGERTON KS 66021

ITEM DESCRIPTION	EXTENDED PRICE
Pay Estimate No. 2. See enclosed detail.	133,979.00

TERMS: Due upon receipt  
CLT# 985

AMOUNT DUE 133,979.00

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

Redford Construction, Inc.  
P.O. Box 1065  
Raymore, MO 64083

Pay Application No. 2  
Date thru: 9/30/25

Project: Dwyer Farms 1st Plat City Water Connections  
Edgerton, KS  
Redford Project No. 44-22

Original Contract Sum \$30,640.00  
Net Change by Change Orders \$130,645.00  
Total Revised Contract Sum \$161,285.00

<b>WATER MAIN - 207th St Xing Connection</b>							
Bid Item	Description	Contract Quantity	Unit	Current Estimate	Completed To Date	Unit Price	Total
1	Water Main (8" C900 DR18 RJ)	71	LF	0	71	\$160.00	\$11,360.00
2	8" Tapping Sleeve and Valve Connection	1	EA	0	1	\$7,200.00	\$7,200.00
3	Street Restoration/Backfill/Sawcuts	1	LS	0	1	\$8,400.00	\$8,400.00
4	Traffic Control	1	LS	0	1	\$2,800.00	\$2,800.00
5	Haul Off/Dispose Street Demo	1	LS	0	1	\$280.00	\$280.00
6	Residential Yard Restoration - Seed/Mulch	1	LS	0	1	\$300.00	\$300.00
7	Maintenance Bond - City of Edgerton	1	LS	1	1	\$300.00	\$300.00
<b>TOTAL WATER MAIN:</b>							<b>\$30,640.00</b>

**CHANGE ORDER - Water Connections 209th St. / 8th St.**

Bid Item	Description	Contract Quantity	Unit	Current Estimate	Completed To Date	Unit Price	Total
1	Construction Staking	1	LS	1	1	\$1,500.00	\$1,500.00
2	Mobilization/Demobilization	1	LS	1	1	\$4,000.00	\$4,000.00
3	Water Main (8" C900 DR18)	368	LF	368	368	\$120.00	\$44,160.00
4	Water Main (6" C900 DR18)	36	LF	36	36	\$110.00	\$3,960.00
5	Water Main (2" PVC SDR21)	15	LF	15	15	\$95.00	\$1,425.00
6	8" Gate Valve	4	EA	4	4	\$2,500.00	\$10,000.00
7	8" Check Valve	1	EA	1	1	\$8,400.00	\$8,400.00
8	Install Blowoff Assembly	1	EA	1	1	\$3,200.00	\$3,200.00
9	Install Fire Hydrant	1	EA	1	1	\$7,500.00	\$7,500.00
10	Reset Fire Hydrant Assembly	1	EA	1	1	\$3,200.00	\$3,200.00
11	5' x 5' Vault	1	EA	1	1	\$14,500.00	\$14,500.00
12	3/4" Service Connection	1	EA	1	1	\$2,500.00	\$2,500.00
13	Connection to Existing Water Main	5	EA	5	5	\$4,000.00	\$20,000.00
14	Erosion Control	1	LS	1	1	\$3,000.00	\$3,000.00
15	See, Fertilize, Mulch	1	LS	1	1	\$1,500.00	\$1,500.00
16	Maintenance Bond - City of Edgerton	1	LS	1	1	\$1,800.00	\$1,800.00
<b>TOTAL CHANGE ORDER:</b>							<b>\$130,645.00</b>

Notice to Owner

Failure to 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 R.S.Mo. 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.

Total Completed to Date	\$161,285.00
Materials On Hand This Period	\$0.00
Total Completed and Stored To Date	\$161,285.00
Retainage: 0% of Completed Work	\$0.00
Total Earned Less Retainage	\$161,285.00
Less Previous Payments	\$27,306.00
Current Payment Due	\$133,979.00
Percent Complete	<u>100%</u>

## City Council Action Item

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**Council Meeting Date:** October 9, 2025

**Department:** Public Works

**Recommendation: Consider Final Acceptance of Contract with Incite Design Studio for the Space Needs Study and Authorize to Transfer Unused Funds to the General Fund.**

**Background/Description of Item:**

In the 2017-2021 CIP, Council approved \$50,000 in funding from the General Fund for the Space Needs Study. On August 26, 2021 City Council approved a contract with Incite Design Studio (IDS) for the design of The Greenspace. The project scope and budget approved by City Council on September 8, 2022, included a Space Needs Study within the Greenspace budget and contract.

During the construction phase of the Greenspace, IDS began working with City Staff to evaluate the current public facilities across the City. On August 28, 2025, IDS presented to City Council the findings from their evaluation of all the facilities where current staff are housed. In general, the current staff fit within the existing facilities; however, with future growth or the desire to centralize staff, other options were evaluated. The results of these findings identified the currently underutilized upper floor of City Hall as a possible location to centralize staff in the future. As a historic building lacking proper plumbing and HVAC for the upper floor, additional work will be required to evaluate and understand the cost and feasibility for future usage.

The presentation and final report of the Space Needs Study was provided to City Staff to continue to evaluate and plan for facilities and staff growth in the future.

Since the work was included within the scope and budget of the Greenspace project, the original project funding of \$50,000 was unused and will be returned to the General Fund.

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

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**Funding Source:** General Fund

**Budget Allocated:** \$ 50,000

x Karen E. Kindle

**Finance Director Approval:**

Karen Kindle, Finance Director

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**Recommendation: Approve Final Acceptance of Contract with Incite Design Studio for the Space Needs Study and Authorize the Transfer of Unused Funds in the amount of \$50,000 to the General Fund.**

**Enclosed:**

**Prepared by:** Holly Robertson, P.E. – CIP Project Manager

## City Council Action Item

**Council Meeting Date:** October 9, 2025

**Department:** Community Development

### Agenda Item: Consider Final Acceptance of the Trails Master Plan

**Background/Description of Item:**

The Trails Master Plan was originally included in the 2022-2026 CIP and was funded with a project budget of \$50,000. On October 19, 2023, City Council awarded a contract to SWT Design, Inc. for the Trails Master Plan, with an approved contract totaling \$48,257, within the allocated project budget approved in the CIP.

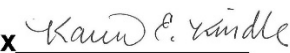
The Trails Master Plan identifies a Planning Area based on the Envision Edgerton 2050 Comprehensive Plan Future Land Use Map, and proposes a network of Sidewalks, Multi-Use Paths, and Greenways throughout the overall planning area. Public engagement occurred with an Open House and survey conducted alongside the Edgerton Lake and Dam Exploration project.

A Work Session was held with the City Council on August 14, 2025 where staff introduced the draft priorities, path types and specifications, standard sections, and comprehensive trail network included in the draft Trails Master Plan. Following the discussion held at the Work Session, staff worked with SWT Design, Inc. to incorporate the updates directed by City Council. SWT Design, Inc. has provided staff the Final Plan.

**Related Ordinance(s) or Statue(s):** N/A

**Funding Source:** Economic Development Fund

**Budget Allocated:** \$50,000

x 

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

**Recommendation: Approve Final Acceptance of the Trails Master Plan and the Return of \$1,706 to the Economic Development Fund.**

**Enclosed:**

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

## City Council Action Item

**Council Meeting Date:** October 9, 2025

**Department:** Administration

**Agenda Item: Consider Resolution No. 10-09-25A Establishing Fees and Rates for Permits, Licenses and Services for the City of Edgerton, Kansas**

**Background/Description of Items:**

Annually the City of Edgerton updates the Fee Resolution to reflect the changes in rates for the water/wastewater charges for the next calendar year. Staff is also recommending changes to fees for Open Records, and Buildings and Construction.

**Water/Wastewater Rates for 2026**

Staff have worked closely with Raftelis Financial Consultants in the last few years to complete a biennial rate study for both water and wastewater utilities. In their report, Raftelis recommends a small rate increase each year of the forecast period to avoid larger rate increases. The rate increases recommended for 2026 are listed below. The 2026 Budget adopted by the Council on September 11, 2025, included these rate increases. There will be another rate study in 2026. The attached fee resolution formally adopts the rate increases and sets the effective date as the **January 1, 2026 utility bills**.

<b>Utility</b>	<b>2026 Average Rate Increase</b>	<b>Typical Customer Bill 2025 (3,000 gallons)</b>	<b>Typical Customer Bill 2025 (3,000 gallons)</b>
<b>Water</b>	\$2.14	\$46.93	\$49.07
<b>Wastewater</b>	\$1.55	\$38.53	\$40.08

**Open Records Fees**

City staff updated the required fees for fulfilling Open Records Requests to comply with new Kansas State Statute (KSA #45-215 through 45-223) for the Kansas Open Records Act. Please find enclosed an article from the Kansas Government Journal outlining the changes to KORA. A summary of those changes are listed below.

- **Costs allowed to be Charged in Actual Costs:** The law now states that "actual costs may include the cost to review and redact the requested records but shall not include incidental costs incurred by the public agency that are not attributable to furnishing the requested records." This allows for the person review and redacting be the City Attorney.



- **Staff Member Fulfilling the Request:** The City must make a good-faith effort to use the lowest-cost staff reasonably necessary to provide access to or copies of public records. This will vary depending on the record requested. The law clarifies that the staff time is salary only, no benefits.
- **Interaction with Requestor for Scope of Request:** The City must engage in interactive communication with individuals requesting records to find ways to reduce the associated costs. If requires more than five hours of staff time or \$200 of fees, cities must contact the requestor to try to reduce costs (i.e. narrow scope, provide more detail to narrow search for record, etc.). Requestor is not obligated to refine their request.
- **Itemized Statement:** The City is required to provide the requestor an itemized statement of costs upon request to include time spent, hourly wages, other fees, etc.

**Buildings and Construction Fees**

City staff have updated the valuation amounts for building permits to be more precise and eliminate potential confusion for individuals or businesses seeking a permit. The total valuation amounts for most commercial and residential permits were previously set in one dollar increments. The updated resolution shifts the valuation increments to the penny.

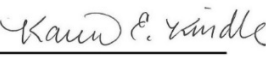
**The Greenspace Fees**

The Draft Fee Resolution also now incorporates all fees associated with The Greenspace as previously approved by City Council.

**Related Ordinance(s) or Statue(s):** Ordinance No. 1006

**Funding Source:** n/a

**Budget Allocated:** n/a

x 

**Finance Director Approval:**

Karen Kindle, Finance Director

**Recommendation: Approve Resolution No. 10-09-25A Establishing Fees and Rates for Permits, Licenses and Services Within the City of Edgerton, Kansas.**

**Enclosed:** Draft Fee Resolution

**Prepared by:** Dusti Callahan, City Clerk

**RESOLUTION NO. 10-09-25A**

**A RESOLUTION ESTABLISHING FEES AND RATES FOR PERMITS, LICENSES AND SERVICES WITHIN THE CITY OF EDGERTON, KANSAS.**

**WHEREAS**, pursuant to Ordinance No. 1006, the City Council indicated that all City Fees that previously were spread throughout the City Code, and would require an Ordinance amending that particular part of the Code to change the fee, would instead be consolidated into a City Fee Resolution such that all fees could be better monitored and, any revisions thereto, could be accomplished via resolution instead of an ordinance; and

**WHEREAS**, City Staff continue to work on consolidating said fees into this Fee Resolution and, as those fees are added in, revised versions of this Resolution will be presented for Council approval.

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

**SECTION 1: FEES.**

The following fees shall be due and payable to the City Clerk:

**OPEN RECORDS**

Prepayment	Required if total estimate exceeds \$25.00
<del>Production/Inspection Fee, if item is not readily available</del>	<del>\$20.00 per request</del>
Copying/Facsimile Fee (no charge for first ten (10) pages)	\$0.10 per page after first ten
Mailing Fee	Actual mailing costs
Staff Searches, one (1) hour or more	
Records custodian/administrative staff,	<del>\$30.00 per hour</del>
Dept heads/City Administrator/Elected Officials	<del>\$50.00 per hour</del>
Contracted Professionals (IT, Attorneys, etc.)	<del>Hourly rates charged to City</del>
	<del>Actual Cost of</del>
	<del>Staff/Professional Time</del>

**ANIMAL CONTROL**

**Animal Registration Fees:**

Neutered/Spayed dog or cat	\$5.00
Unneutered/Non-spayed dog or cat	\$25.00
Seniors (age 60+) with neutered/spayed dog or cat	\$No Charge
Chicken registration	\$50.00
Chicken registration for senior residents (age 60+)	\$25.00
Breeder Fee	\$500.00
Late Registration Fee	\$25.00
Duplicate Tag Fee	\$1.00

**Animal Redemption Fees:**

Registered	
First pick up	\$No charge
Second pick up	\$50.00
Third pick up	\$100.00
Non-Registered, Neutered/Spayed	
First pick up	\$50.00
Non-Registered, Unneutered/unspayed	
First pick up	\$100.00
City provided rabies vaccination	\$50.00
Habitual Violator (animal picked up more than three times in one year)	\$250.00
Boarding Fee	\$10.00 per day
<b><u>Animal Adoption Fees:</u></b>	
Neutered/Spayed Pet	\$50.00
Pet Neutered/Spayed by the City	\$100.00

**BEVERAGES**

**Cereal Malt Beverages**

General Retailer	\$100.00
Limited Retailer	\$35.00
Change of Location Fee	\$5.00

**Drinking Establishments**

License Fee – Biennial occupation tax	\$500.00
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**Private Club**

License Fee – Class A Biennial occupation tax	\$500.00
License Fee – Class B Biennial occupation tax	\$500.00

**Special Event**

Temporary Alcohol Permit Fee	\$50.00
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**Caterer**

Annual Alcohol Permit Fee	\$250.00
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**Retail**

Permit Fee Biennial occupation tax	\$500.00
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## BUILDINGS AND CONSTRUCTION

### Permit Fees – Non-Residential Building

*Total Valuation*

*Fee*

\$1.00 to \$500

\$22.00

\$500.01~~1.00~~ to \$2,000.00

\$22.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00

\$2,000.01~~1.00~~ to \$25,000.00

\$63.00 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00

\$25,000.01~~1~~ to \$50,000.00

\$352.00 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fractions thereof, to and including \$50,000.00

\$50,000.01~~1.00~~ to \$100,000.00

\$580.00 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00

\$100,000.01~~1.00~~ to \$500,000.00

\$895.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00

\$500,000.01~~0.00~~ to \$1,000,000.00

\$2,855 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00

\$1,000,000.01~~0.01~~ and up

\$4,955.00 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof

A plan review fee shall be assessed at sixty-five percent (65%) of the calculated building permit fee.

Other Inspections and Fees

Inspections outside of normal business hours (minimum charge – two hours) \$50.00 per hour

Re-inspection fees assessed \$50.00 per hour

Inspections for which no fee is specifically indicated (minimum charge – one-half hour) \$50.00 per hour

Additional plan review required by changes, additions or revisions to plans (or total hourly cost to the jurisdiction, whichever is greatest. Cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of employees involved) \$50.00 per hour

For use of outside consultants for plan checking or inspections (costs include administrative and overhead costs) Actual Costs

**Permit Fees – Residential Building**

*Total Valuation*

*Fee*

\$1 to \$500

\$13

\$500.01 to \$2,000

\$13 for first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, to and including \$2,000

\$2,000.01 to \$25,000

\$35.50 for the first \$2,000.00 plus \$8.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.

\$25,000.01 to \$50,000

\$219.50 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.

\$50,000.01 to \$100,000

\$381.00 for the first \$50,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.

	\$100,000.01 to \$500,000	\$582.00 for the first \$100,000 plus \$3.00 for each additional \$1,000 or fraction thereof, to and including \$500,000.
	\$500,000.01 and up	\$1,782.00 for the first \$500,000 plus \$2.00 for each additional \$1,000 or fraction thereof.

A plan review fee shall be assessed at sixty-five percent (65%) of the calculated building permit fee.

**Other Inspections and Fees**

Inspections outside of normal business hours (minimum charge – two hours)	\$50.00 per hour
Re-inspection fees assessed	\$50.00 per hour
Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$50.00 per hour
Additional plan review required by changes, additions or revisions to plans (or total hourly cost to the jurisdiction, whichever is greatest. Cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of employees involved)	\$50.00 per hour
For use of outside consultants for plan checking or inspections (costs include administrative and overhead costs)	Actual Costs
Certificate of Occupancy	\$10.00
Fire Review and Inspection - Core and Shell 100 square feet to 12,500 square feet Multi-Family (R-3) Commercial Zoning Districts (C-D, C-1, C-2) Industrial Zoning Districts (B-P, L-P, I-G, I-H)	\$250.00
Fire Review and Inspection - Tenant Finish 100 square feet to 12,500 square feet Multi-Family (R-3)	\$250.00

Commercial Zoning Districts (C-D, C-1, C-2)  
Industrial Zoning Districts (B-P, L-P, I-G, I-H)

Fire Review and Inspection \$0.02 per square foot  
- Core and Shell  
12,501.00 square feet or greater  
Multi-Family (R-3)  
Commercial Zoning Districts (C-D, C-1, C-2)  
Industrial Zoning Districts (B-P, L-P, I-G, I-H)

Fire Review and Inspection \$0.02 per square foot  
- Tenant Finish  
12,501 square feet or greater  
Multi-Family (R-3)  
Commercial Zoning Districts (C-D, C-1, C-2)  
Industrial Zoning Districts (B-P, L-P, I-G, I-H)

**Permit Fees - Fuel Gas Code**

Issuance of Permit \$50.00  
Issuance of Permit for senior residents (60 plus) \$25.00  
Supplemental Permit \$50.00  
Inspection outside normal business hours \$50.00 per hour  
Re-inspection \$50.00 per hour  
Additional plan review required by changes, additions  
or revisions to approved plans (minimum charge – one hour) \$50.00 per hour

**Permit Fees – Plumbing Code**

Issuance of Permit \$50.00  
Issuance of Permit for senior residents (60 plus) \$25.00  
Supplemental Permit \$50.00  
Inspection outside normal business hours \$50.00 per hour  
Re-inspection \$50.00 per hour  
Additional plan review required by changes, additions  
or revisions to approved plans (minimum charge – one hour) \$50.00 per hour

**Permit Fees – Mechanical Code**

Issuance of Permit \$50.00  
Issuance of Permit for senior residents (60 plus) \$25.00  
Supplemental Permit \$50.00  
Inspection outside normal business hours \$50.00 per hour  
Re-inspection \$50.00 per hour  
  
Additional plan review required by changes, additions  
or revisions to approved plans (minimum charge – one hour) \$50.00 per hour

**Permit Fees – Electrical Code**

Issuance of Permit	\$50.00
Issuance of Permit for senior residents (60 plus)	\$25.00
Supplemental Permit	\$50.00
Issuance of annual permit	\$250.00
Inspection outside normal business hours	\$50.00 per hour
Re-inspection	\$50.00 per hour
Additional plan review required by changes, additions or revisions to approved plans (minimum charge – one hour)	\$50.00 per hour

**Moving Buildings**

House/building/derrick or other structure permit	\$250.00 + Staff Time to monitor the move
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**Oil and Gas Wells**

Permit Fee	\$150.00 per well
License Fee	\$25.00 per well

**Fire Insurance Proceeds Fund**

Final Settlement Funds (K.S.A. 40-3901 <u>et seq.</u> )	\$5,000.00 or 10% of covered claim payment, whichever is less
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**BUSINESS LICENSE**

General License	\$5.00
Solicitor’s License – Investigation Fee	\$50.00
Solicitor’s License – Issuance Per day	\$25.00
Solicitor’s License – Six Months	\$250.00
Adult Entertainment Business License	\$250.00
Adult Entertainment Manager’s License	\$20.00
Adult Entertainers License	\$20.00
Adult Entertainment Service’s License	\$20.00
Mobile Food Vender License	\$100.00
Block Party	\$25.00

**FIREWORKS**

Fireworks – Temporary Retail Sale Application Fee	\$500.00
Fireworks – Temporary Retail Sale Bond	\$1000.00
Public Display Application Fee	\$100.00

**SOLID WASTE**

Customer Charge (50% of Contracted cost)	\$11.00
Additional Trash Cart (100% of Contracted cost)	\$7.50
Additional Recycle Cart (100% of Contracted cost)	\$3.00
Trash Stickers (100% of Contracted cost)	\$2.00

**PUBLIC PROPERTY**

**The Greenspace Memberships**

**Senior Rates (60+)**

Resident	
Day Pass	\$3.00
Monthly Pass	\$15.00
Annual	\$150.00
Non-Resident	
Day Pass	\$5.00
Monthly Pass	\$26.00
Annual	\$262.00

**Adult Rates (14-59)**

Resident	
Day Pass	\$4.00
Monthly Pass	\$20.00
Annual	\$200.00
Non-Resident	
Day Pass	\$7.00
Monthly Pass	\$35.00
Annual	\$350.00

**Youth Rates (5-13)**

Resident	
Day Pass	\$3.00
Monthly Pass	\$15.00
Annual	\$150.00
Non-Resident	
Day Pass	\$5.00
Monthly Pass	\$26.00
Annual	\$262.00

### **Family Rates (Up to 6 Family Members in the Same Household)**

Resident		
Monthly Pass		\$35.00
Annual		\$350.00
Non-Resident		
Monthly Pass		\$61.00
Annual		\$612.00
Additional Family Members (More than 6)		
Resident		
Monthly Pass		\$6/person
Yearly		\$60/person
Non-Resident		
Monthly Pass		\$10/person
Yearly Pass		\$100/person

### **The Greenspace Rentals**

Full Amount of Fee and Deposit Due at Time of Reservation

#### **Conference Room**

Resident	\$20.00/hr
Non-Resident	\$25.00/hr

#### **Community Room**

Resident	\$35.00/hr
Non-Resident	\$45.00/hr
Refundable Deposit	\$150.00

#### **Full Gym**

Resident	\$100.00/hr
Non-Resident	\$150.00/hr
Refundable Deposit	\$300.00

#### **Full Facility (Community Room, Gym, and Kitchen)**

Resident	\$150.00/hr
Non-Resident	\$225.00/hr
Refundable Deposit	\$500.00

#### **Additional Add-Ons**

Kitchen Use	\$75.00
Option Available with Community Room and Gym	
Outdoor Stage	\$100.00
Option Available with Community Room and Full Facility	
Use of Tables and Chairs	\$100.00
Option Available for Gym or Full Facility	
Security	\$100.00/hr
Required for Reservations with Alcohol and/or After-Hours	
Alcohol Permit	\$50.00
Alcohol Refundable Deposit	\$150.00

After Business Hours \$40.00/hr

**Penalties and Procedures**

Damage Fees Varies  
Deducted from deposit and charged for additional damages  
Late Fees Varies  
Original hourly rate for every half-hour late  
Cleaning Fees \$150.00/hr  
Additional cleaning needed to return space to original condition  
Cancellations & Refunds Varies  
91+ days before rental 100% (minus fees)  
61-90 days before rental 75% (minus fees)  
31-60 days before rental 50% (minus fees)  
16-30 days before rental 25% (minus fees)  
7-15 days before rental Account Credit  
0-6 days before rental No Refund

**Ball Fields**

Baseball Field #1 – 50% Resident Roster Free  
Baseball Field #1 – Non-Residents \$10 / hour  
Rental Deposit Required for Field Key Rental (Refundable) \$50.00  
(Due at time of Reservation)  
Martin Creek Park Lights  
-Ball field #1 Lights \$20 / hour  
-Horse Shoe Pit Lights \$20 / hour

**Park Shelters**

Park Shelters – Residents No charge  
Park Shelters – Non-residents \$50 per half day

**Miscellaneous**

Right-Of-Way Permit \$100.00

**PUBLIC OFFENSES**

Non-sufficient Funds/Returned Check Fee \$30 (Ref. K.S.A. 60-2610)  
Abatement Administrative Fee \$50.00 per abatement  
Abatement Administrative Fee-Tall Weed/Grass \$50.00 for the first abatement with the fee increasing by \$50.00 for each subsequent abatement

**UNCONVENTIONAL VEHICLES**

Permit - initial sticker \$100.00  
Permit - annual renewal with no infractions \$25.00  
Permit - annual renewal with infractions \$100.00

**UTILITIES - WATER**

**Water Rate**

**WATER**

**[Customer Service Charge + Vol. Rate = Monthly Bill]**

**Customer Service Charge**

<b>Meter Size</b>	<b>Inside City</b>	<b>Outside City</b>
5/8"	\$ <u>26.135.00</u>	\$ <u>39.117.43</u>
1"	\$ <u>31.0429.70</u>	\$ <u>46.514.51</u>
1 1/2"	\$ <u>39.237.54</u>	\$ <u>58.806.27</u>
2"	\$ <u>49.096.97</u>	\$ <u>73.580.41</u>
3"	\$ <u>72.0868.97</u>	\$ <u>108.043.39</u>
4"	\$ <u>104.890.37</u>	\$ <u>157.270.50</u>
6"	\$ <u>186.9378.88</u>	\$ <u>280.3368.26</u>
8"	\$ <u>285.4073.11</u>	\$ <u>428.0709.64</u>

**Volumetric Rate [per 1,000 gallons]**

<b>Tiers</b>	<b>Inside City</b>	<b>Outside City</b>
0-2,000	\$ <u>5.4117</u>	\$ <u>8.067.71</u>
2,001-10,000	\$ <u>12.121.59</u>	\$ <u>18.117.33</u>
>10,000	\$ <u>16.695.97</u>	\$ <u>24.973.89</u>

**Water System Development Fees**

System Development Fee (based on size of water meter)

<b>METER SIZE</b>	<b>CHARGES</b>
5/8"	\$4,300
1"	\$10,750
1.5"	\$21,500
2"	\$34,400
3"	\$64,500
4"	\$107,500
6"	\$215,000
8"	\$344,000

**Water Connection Fees**

Connections Charge: Inside City - Regular (¾-inch service, with ¾-inch by 5/8 inch-meter)	\$1,250.00
Connections Charge: Outside City - Regular (¾-inch service, with ¾-inch by 5/8-inch meter)	\$7,500.00
Connections Charge: Other Sizes	TBD by Governing Body
Water Service Application (inside city limits)	\$30.00
Water Service Application (outside city limits)	\$75.00
Cut Off Fee (during normal business hours)	\$25.00
Afterhours Cut off Fee (during non-business hours)	\$100.00
Meter Testing (if meter is correct)	\$10.00
Hydrant Meter Refundable Deposit	\$1,500.00

**UTILITIES - WASTEWATER**

**Wastewater Rate**

**WASTEWATER**

**[Customer Service Charge + Vol. Rate = Monthly Bill]**

**Customer Service Charge**

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\$8.9762

**Volumetric Rate**

\$10.379-97 [per 1,000 gallons]<sup>1</sup>

LPKC Infrastructure  
\$1.00 [per 1,000 gallons]

<sup>1</sup> For residential use properties, Section 15-305(b) of Article 3 of Chapter XV of the City Code will determine the level of gallons.

## **Wastewater System Development Fees**

System Development Fee (based on size of water meter)

<u>METER SIZE</u>	<u>CHARGES</u>
5/8"	\$4,800
3/4"	\$6,600
1"	\$12,000
1.5"	\$24,000
2"	\$38,400
3"	\$72,000
4"	\$120,000
6"	\$240,000
8"	\$384,000

## **Wastewater Connection Fees**

Connection Charge and Inspection Fee	\$750.00
Wastewater Service Application Fee	\$30.00

## **Wholesale Wastewater Rate**

\$3.68 [per 1,000 gallons]

## **Significant Industrial User Fees**

Permit fee	\$250
User Admin Fee	\$250

## **Private Disposal System Fees**

Installation Permit	\$250.00
Significant Alteration and Repair Permit	\$100.00
Minor Repair	\$50.00
Non-Residential Annual Operation Permit (first year fee included in Installation Permit Fee)	\$50.00
Septic/Holding Tank Removal	\$100.00
Inspection, non-business hours (2-hour charge minimum, additional to inspection fee)	\$15.00 per hour

## **VEHICLE PERMITS**

Restoration Permit	\$250.00/new or renewal
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## **ZONING AND DEVELOPMENT FEES**

Manufactured Home Park License	\$100.00
Temporary Mobile Home Fee	\$25.00
Planned Unit Development: Conceptual Plan/Preliminary Plat Fee	\$200.00 plus \$2.00 per lot

Final Plan/Final Plat Fee	\$300.00 plus \$5.00 per lot
Board of Zoning Appeals Variance or Appeal Fee	\$250.00 plus publication fees
Rezoning Fee	\$250.00 plus publication fees
Conditional/Special Use Permit Fee	
Residential Zoning Districts	\$100.00 plus publication fees
Non-Residential Zoning Districts	\$1,000.00 plus publication fees
Temporary Construction Activities	
Permit Fee	\$500.00
Amended Application Requiring Another Planning Commission Review, Post Approval	\$250.00
Expired Permit – treated as a new permit	\$500.00
Blasting Permit (one (1) year)	\$500.00
Home Occupation Permit Fee	\$5.00
Preliminary/Final Site Plan Fee	\$200.00 plus \$10.00 per acre plus publication fees
Site Plan Re-review Fee	\$200.00 plus \$1.00 per acre
Revised Site Plan Fee	
Requiring Planning Commission Approval	\$250.00
Requiring Zoning Administrator Approval	\$100.00
Preliminary Plat Fee	\$300.00 plus \$10.00 per lot plus publication fees
Preliminary Plat Re-review Fee	\$300.00 plus \$10 per lot
Final Plat Fee	\$300.00 plus \$10.00 per lot plus publication fees
Final Plat Re-review Fee	\$300.00 plus \$10 per lot
Lot Split Fee	\$100.00
Street Excise Tax	\$0.10 per square foot of final plat
Park Impact Fee/Residential	\$300.00 per lot

Park Impact Fee/Commercial	\$0.08 per square foot of building
Park Impact Fee/Industrial	\$0.08 per square foot of building
New Street Light Fee	\$250.00
New Public Improvement Plan Review Fee	
Street/Stormwater/Water/Sewer	\$300.00
Re-review Fee	\$300.00
New Public Improvement Inspection Fee	
Street/Stormwater	Actual cost of inspection + 2% administrative fee
Water/Sewer	Actual cost of inspection + 2% administrative fee
Land Disturbance (greater than one acre)	\$250.00
Flood Plain Development Permit	\$75.00
Zoning Verification Letter	\$75.00 per request
Temporary Certificate of Occupancy Extension	\$100 per request
Temporary Sales and Events Permit	No fee

**Sign Fees**

Home Occupation Sign	\$35.00
Temporary/Banner Sign	\$35.00
Pole Sign	\$125.00
Monument Sign	\$35.00
Façade/Wall Sign	\$35.00
Mobile Home Park Sign	\$35.00
Subdivision Name Sign	\$35.00
Apartment Complex Name Sign	\$35.00

**SECTION 2: Effective Date.** This Resolution shall become effective immediately upon adoption by the Governing Body with the changes to the water and wastewater rates becoming effective on the January 1, 2026 utility bill.

**SECTION 3: Repealer.** Any fees or resolutions inconsistent herewith are hereby repealed and said City Code references (along with other specific fee references throughout the City

Code that will now be controlled by the Fee Resolution) will be formally withdrawn via a future ordinance.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS ON THIS 9<sup>TH</sup> DAY OF OCTOBER 2025.

\_\_\_\_\_  
DONALD ROBERTS, MAYOR

ATTEST:

\_\_\_\_\_  
DUSTI CALLAHAN, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
TODD LUCKMAN for  
Stumbo Hanson, LLP, City Attorneys

# KOMA/KORA Changes Coming Soon

Kansas Open Meetings Act

Kansas Open Records Act

By: John Goodyear, General Counsel, League of Kansas Municipalities

Over 700 original bills were introduced during the 2025 legislative session. The League reviewed these bills and engaged with stakeholders and legislators on several pieces of legislation that would have affected municipal governments. HB 2134, which takes effect on July 1 this year, is one such bill. The League was heavily involved in negotiating and crafting the policy that was ultimately adopted by the Legislature. The bill makes slight modifications to the Open Meetings Act (KOMA) and Open Records Act (KORA) that should be noted by all public agencies as they move forward.

## Changes to the Open Meetings Act

The changes to KOMA, found in section 5 of the bill, are minor and were truly intended to be clarifications of the current law. The first change clarifies when subcommittees or subordinate groups created by public bodies are themselves subject to KOMA. New provision (h) added to K.S.A. 75-4318 states that when a majority of that subcommittee meets, they are subject to the provisions of the Act. This is consistent with how the League has always interpreted the law and trained cities on the subject. If a majority of a subcommittee appointed by your governing body meets to discuss its business, the meeting must be open to the public.

The second change to KOMA is the requirement that public bodies that choose to stream their meetings must stream all aspects of the open meeting. This is a change that was brought in response to some public entities choosing to not stream public comment sessions. The League worked with the House Judiciary Committee to clarify that technological failure or actions taken by the streaming provider that prevent a segment of the meeting from being streamed would not be considered a violation of the Act by a public entity. This is another change that is consistent with how the League has always interpreted KOMA. Cities are not required to stream their meetings, but if they do, all public aspects of the meeting should be accessible through the chosen medium.

## Changes to the Open Records Act

In the seven years that I have been advocating on behalf of the League, there have been several proposals attempting to reduce the fees public agencies can charge for providing open records. The group that spearheads the legislation has differed at times, but the aim has always been to limit the ability of public entities to recoup the costs associated with locating, reviewing, and providing requested records. The League, our member cities, and other public agencies have consistently opposed those efforts and continued to do so this year. After a problematic bill gained traction last year, the League and the other public entities that opposed the bill, reached out to the proponents of the legislation to see if there was language we could agree to. Section 1 of HB 2134 is the product of those negotiations.

KORA has always allowed public agencies to charge fees for copies of records provided that those fees did not exceed the actual cost to the agency. The amendments to KORA provide some more guidance to public agencies on what is included in these actual costs. The law will now state that “actual costs may include the cost to review and redact the requested records but shall not include incidental costs incurred by the public agency that are not attributable to furnishing the requested record.” We know that often the greatest cost associated with filling a records request is the time spent reviewing and redacting the record as required and allowed by state law. This is especially true in those cases where the only appropriate person to handle the review and redaction is an attorney. It was important to the League that the ability to recoup these costs be clearly outlined in the law as we made alterations. The language regarding incidental costs was added to ensure that entities were not passing along costs

that were not closely tied to the request being filled. For example, this provision would prevent a public entity from charging a requester an incremental cost for the electricity used in city hall while a request was filled, because the city would be using that electricity anyway – it would not be tied directly to filling the request. Another example is when a record is stored in a physical facility offsite. In this case, a city cannot charge the cost of storing the record because the city would be storing the record anyway. A city could, however, charge the requester any costs associated with providing access to the record, like gas to get to the storage facility or retrieval fees charged by the storage facility.


A second change to KORA concerns charges for staff time. Under new section (c)(3) of K.S.A. 45-219, public agencies must make a good-faith effort to use the lowest-cost staff reasonably necessary to provide access to or copies of public records. In other words, to ensure that the fees for staff time are reasonable, cities must make efforts to use the lowest-salaried employee with access to the record that can fill the request. In situations where it is a simple search, it is likely that this would be an office assistant or deputy clerk. In other situations, there may need to be extensive review and redaction such that the lowest cost category individual capable of filling the request is an attorney. This will vary depending on the record requested, but is intended to make sure that public agencies are only recouping those costs that are absolutely necessary and reasonable to fulfill the request. This section also clarifies that staff time is to be based on the employee’s salary or hourly wage and cannot include the costs of employee benefits for the time spent fulfilling the request.

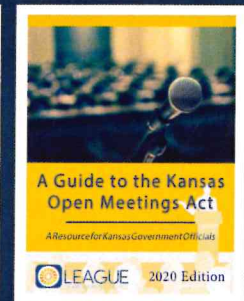
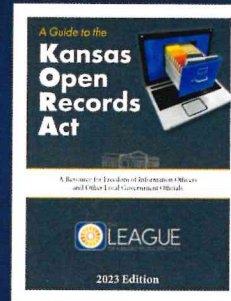
A third change that came from the League’s negotiations is codification of a best practice. Under new section (e)(1)

of K.S.A. 45-219, public agencies must engage in interactive communication with individuals who submit substantial records requests to find ways to reduce the associated costs. If a records request will require more than five hours of staff time or the cost to fulfill the request will exceed \$200, cities will need to contact the requester to see if there are ways to reduce the cost to the agency and the fees charged to the requester. This could mean narrowing the request or giving more details as to what the requester is seeking. The requester will not be obligated to refine their request, but this change will encourage cities to work with requesters to make sure that time is not wasted and that requests yield what the person is seeking.

A final change that was added by the Senate Judiciary Committee requires a public agency to provide requesters an itemized statement of costs upon request. The statement must include the time spent and hourly wages used to calculate any fees for staff time and any other fees used in calculating the final charge.

The League is updating our KOMA and KORA manuals to reflect the changes found in HB 2134 and summarized here. If you have questions about these changes or any other aspect of KOMA and KORA, please do not hesitate to reach out to the League's legal team!

 **John Goodyear** is the General Counsel for the League of Kansas Municipalities. He can be reached at [jgoodyear@lkm.org](mailto:jgoodyear@lkm.org).



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# LEAGUE NEWS

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## City Council Action Item

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**Council Meeting Date:** October 9, 2025

**Department:** Utilities

**Agenda Item: Consider Contract with Raftelis for Assistance in Renewing Water Contracts with Miami County Rural Water District No. 2 and Johnson County Water District No. 7**

**Background/Description of Item:**

The City of Edgerton has two sources to purchase water: City of Baldwin and Miami County Rural Water District No. 2 (Mi2). The water purchased from Mi2 is transported by Johnson County Water District No. 7 (J7). Last year, the City renewed our water contract with the City of Baldwin, however the contracts for Mi2 and J7 expire in 2026.

The City utilizes Raftelis for our rate studies and as well as during the contract negotiations with the City of Baldwin. Raftelis' knowledge of the City's water operations, the Kansas Water Office and industry standards in water contracts was vital to assisting staff in the negotiations with the City of Baldwin.

Staff requested Raftelis prepare a scope and fee to assist in the negotiations with Mi2 and J7. The amount is based on an hourly rate with reimbursables for technology and mileage. The overall cost is a not-to-exceed amount of \$19,550.

Funding for this work was not included in the 2025 or 2026 operating budgets. Staff have identified a combination of Water Fund remaining 2025 operating budget and unencumbered fund balance to cover the cost of this work.

**Related Ordinance(s) or Statue(s):** N/A

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**Funding Source:** Remaining Water Fund 2025 Operating Budget and Unencumbered Water Fund Balance

**Budget Allocated:** \$0

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

**Recommendation: Approve Contract with Raftelis for Assistance in Renewing Water Contracts with Miami County Rural Water District No. 2 and Johnson County Water District No. 7 in a not-to-exceed amount of \$19,550.**

**Enclosed:** Raftelis Proposal

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



October 2, 2025

Beth Linn  
City Administrator  
City of Edgerton  
404 E. Nelson Street  
Edgerton, KS 66021

Dear Ms. Linn:

Thank you for this opportunity to be of continued service to the City of Edgerton (the City) and provide this proposal to assist the City with wholesale water contract negotiation assistance.

The City has indicated that new contracts with the Rural Water District No. 2, Miami County (RWD #2) and Rural Water District No. 7, Johnson County (W7). We have reviewed the current contracts as well as the preliminary proposal with RWD #2 in preparing this proposed scope of work.

#### **RWD #2 Negotiations**

RWD #2 provides treated water to the City under a contract that was signed on February 13<sup>th</sup>, 2006. An updated proposed methodology has been provided by RWD #2 for the City that will need to be negotiated and finalized for inclusion in an updated contract.

We anticipate that this effort will include several meetings with City Staff and RWD #2 to discuss a fair and equitable methodology to assure that RWD #2 is appropriately compensated in a manner that is also fair and equitable to the City. These meetings can be in-person in Miami County or Johnson County or virtual using Microsoft Teams or other virtual collaboration tools, as directed by the City.

Raftelis will provide redline copies of proposed contract language as well as the rate methodology calculations in support of the City's negotiations with RWD #2.

#### **W7 Negotiations**

W7 provides transmission services of water purchased from RWD #2 to the City under a contract that was signed on February 14<sup>th</sup>, 2006.

We anticipate that this effort will include one or two meetings with City Staff and W7 to discuss a fair and equitable rate to assure that W7 is appropriately compensated for delivering water from RWD #2 to the City. These meetings can be in-person in Johnson County or virtual using Microsoft Teams or other virtual collaboration tools, as directed by the City.

Raftelis will provide redline copies of proposed contract language as well as any other rate methodology documentation or calculations in support of the City's negotiations with W7.

**Presentation of Findings**

Raftelis will attend an Edgerton City Council meeting, as directed by City Staff, to answer any questions when the contracts are brought for approval. If directed by City Staff we will prepare a presentation summarizing the proposed contracts.

**Proposed Pricing**

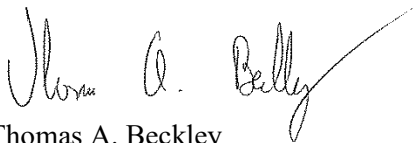
We propose to complete this project for a not-to-exceed price of \$19,550, broken down as shown in the table below between RWD #2 and W7.

	Thomas Beckley, Vice President	Task Cost
RWD #2 Contract Discussions	30	\$ 11,750
W7 Contract Discussions	20	\$ 7,800
	50	
Hourly rates	\$ 375	
Consultant Fees	\$ 18,750	
Estimated Fees	\$ 18,750	
Technology and Communication Charges	\$ 500	
Travel and Other Expenses	\$ 300	
Total Estimated Fees and Expenses	\$ 19,550	

We will bill the City monthly for time and expenses incurred in the previous month.

We appreciate this opportunity to be of continued service to the City of Edgerton. If you have any questions please feel free to contact me at (816) 682-1328 or tbeckley@raftelis.com.

Sincerely,  
 RAFTELIS FINANCIAL CONSULTANTS, INC.



Thomas A. Beckley  
 Vice President

We accept the terms of this Engagement Letter

Signature	Date
Title	Printed name of authorized agent