A large white water tower with the Edgerton logo and slogan. The tower is set against a sunset sky with a bright sun on the left. In the background, there are residential buildings and a parking lot.

 **EDGERTON**  
global routes. local roots.

# EDGERTON: NEW HORIZONS

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State of the City  
2018–2019

 **EDGERTON**<sup>®</sup>  
 **kansas** global routes. local roots.



## A MESSAGE FROM MAYOR ROBERTS

For nearly a decade I have had the honor of serving the City of Edgerton in the role of Mayor. During that time, our great City has celebrated many successes such as the addition of 4,200 new jobs through the creation of Logistics Park Kansas City, the grand opening of the first retail business in Edgerton in nearly 40 years and the lowering of city taxes while expanding and improving the quality of city services. There have been many triumphs to celebrate and there are certainly many more on the horizon!

As I look towards the years to come, Edgerton has positioned itself with tremendous opportunities to work together to continue to build a great community for future generations of Edgerton residents. Like many of you, Downtown Edgerton holds a special place in my heart. Whether it is the lighting of the Mayor's Christmas Tree, listening to the auctioneer at Edgerton Frontier Days, or kids dropping their bikes to visit the library during the summer, the Greenspace has always been a gathering place for community members of all ages. Both the Downtown Edgerton Plan and the Parks Master Plan confirmed what residents have always known. The Greenspace is the right place for the City to build a new gathering place for our community. I hope you will join us in 2019 as we kickoff the planning efforts for this important project.

I look forward to sharing Edgerton's bright future with you!

**Mayor Donald Roberts**

## City Council

All members of the City Council are elected at-large and serve a term of four years. The six-member City Council conducts the legislative functions of the City, approves the budget, plans for capital improvements, adopts all City ordinances and represents the needs of the community. Meetings are the second and fourth Thursday of each month at 7:00 p.m. at City Hall.



### Members

Donald Roberts  
**Mayor**

Clay Longanecker  
**Council President**

Josh Lewis

Katee Smith

Jody Brown

Ron Conus

### Term Expires

January 2022

January 2020

January 2022

January 2020

January 2020

January 2022

## Planning Commission

The Planning Commission meets at City Hall every second Tuesday of each month at 7:00 pm. The commission is comprised of five members appointed by the Mayor and approved by the City Council to serve a three-year term. Members of the Planning Commission are appointed in September.

### Members

John Daley, **Chair**

Tim Berger, **Vice Chair**

Jeremy Little, **Secretary**

Charlie Crooks

Andrew Merriman

### Term Expires

September 2021

September 2019

September 2020

September 2020

September 2020

# CITIZEN SURVEY RESULTS CONFIRM TOP PRIORITIES

In 2018, 200 households participated in the Edgerton Community Survey. This survey provides the Governing Body a critical tool in guiding the allocation of resources towards priorities most desired by the community. The 2018 Community Survey confirmed again that residents continue to prioritize investment in **STREETS** and **PARKS/TRAILS**. This feedback from residents has driven significant investment in these quality of life areas over the last several years including an aggressive annual street maintenance program and upgraded/replaced park amenities.

In 2018, when asked what capital improvement projects are most important, Edgerton residents ranked (1) reconstruction of

existing streets, (2) new sidewalks/trail extensions and (3) upgrade of existing parks as the top three priorities. Additionally, when considering the importance of an item and how satisfied the residents were, the top two priorities again included overall maintenance of city streets, buildings and facilities; and quality of city parks and facilities. Edgerton City Council uses these findings to continue to prioritize investment of resources by the City in streets, parks and trail connectivity.

## PAVING THE ROAD TO A BRIGHTER FUTURE

Approximately  
**12,074**  
Square Yards  
of Ultrathin Bonded  
Asphalt Surface

Approximately  
**375** tons  
of asphalt overlay

**75** Square Yards  
of full depth 6 patching

**92%** of eligible residential streets  
received maintenance since 2014

### Projects Completed in 2018

**2018 Street Maintenance Program** Guided by the citizen survey, **Edgerton City Council prioritized significant resources over the last several years to the preservation of one of the city's largest assets, the local road network.** The City began the Annual Street Maintenance Program in 2014 with chip and seal and continued in 2016 with an additional 34,000 square yards of roadway. In 2017, the City applied an asphalt overlay to approximately 50% of residential streets in town.

In **2018**, the City applied **12,074 square yards of Ultrathin Bonded Asphalt Surface (UBAS)**, a new maintenance application, to West 1st Street (Highway 56 to Edgewood Drive) and West 8th Street (Highway 56 to West Nelson Street). UBAS applies a thin, course aggregate hot mix of special asphalt membrane to the roadway that prevents water leakage and provides superior bond to the existing asphalt.

Additionally, the City utilized the **mill and overlay process** for West 7th Street (West Nelson Street to end of roadway) and West Hulett Street (West 7th Street to end of roadway). Mill and overlay removes a predefined thickness of asphalt off the roadway and replaces it with a new surface course. This process improves the ride condition as well as sealing off any further water intrusion.

**With completion of the 2018 Annual Street Maintenance Program, the City has performed maintenance on 92% of the residential streets eligible for these activities.** Unfortunately, there remain a few roadways with failure of the subgrade or base that prevents the roadway from being eligible for maintenance application.



# PAVING THE ROAD TO A BRIGHTER FUTURE

## Projects Completed in 2018

**207th Grade Separation Design Alternate Selection** In April 2018, the City held a Public Open House to kick off the 207th Street Grade Separation Project. The project will construct a grade separation (bridge) along 207th Street over the BNSF Railway and reconfigure the 207th Street and Co-op Road intersection. This important project will **provide residents the ability to have direct, uninterrupted travel to I-35 and allow public safety and emergency vehicles to have direct, uninterrupted access to the residential community.** At the Open House, residents provided feedback on two possible scenarios keeping the new bridge on the existing alignment for 207th Street and one possible scenario that skews the bridge off the current 207th Street alignment. In Summer of 2018, Edgerton City Council selected the off-alignment as the preferred design.

In 2019, the City will work with the design engineer to complete the final design, acquire any necessary right-of-way and easements and relocate the utilities. Near the end of 2019, the project will be publicly bid for construction. Construction is scheduled to begin in 2020 with completion in approximately one year. Because the off-alignment scenario was selected the existing 207th Street will remain open while the new bridge is constructed.

The 207th Street Grade Separation Project (design, construction, inspection, utility relocations, right-of-way acquisition, etc) is **funded entirely from the Public Infrastructure Fund** as part of the City's agreements with BNSF Railway and Edgerton Land Holding Company for Logistics Park Kansas City (LPKC). **No city general fund dollars will be used for this project.**

**4th Street and Nelson Street Improvements** As part of the approved Downtown Edgerton Plan, the 4th and Nelson Street Improvement Project was completed in 2018. The project expanded and resurfaced the intersection of 4th and Nelson, removed the existing roadway (both Nelson and 4th Street) and replaced the failing asphalt with concrete. Additionally, the project addressed the Americans with Disabilities Act (ADA) requirements for the E. 4th St. intersection. This construction was completed as part of the County Assistance Road System (CARS) program funded through Johnson County, which awarded the City \$202,258 in grant money for construction.

**Homestead Lane/207th Street Project** The Kansas Department of Transportation (KDOT) has partnered with the City of Edgerton on critical infrastructure in support of Logistics Park Kansas City (LPKC) Phase II, in particular the new Kubota North American Distribution Center located at Homestead Lane and 207th Street. This partnership for road infrastructure plays a critical role in attracting tenants to LPKC and bringing approximately 4,000 new jobs to the State of Kansas and Edgerton.

The project includes the design and construction of Homestead Lane (Interstate 35 to 207th Street) and 207th Street (Homestead Lane to Waverly Road). Homestead Lane includes a new four-lane bridge over Tributary D of Big Bull Creek, including 10-foot protected sidewalk on one side. The bridge will include similar aesthetic treatment as Waverly Road bridge such as wall treatments, lighting etc. The road improvements for both Homestead Lane and 207th Street will include four lanes (two in each direction) with a 14-foot wide median that changes to turn lanes where appropriate. A 10-foot wide concrete sidewalk will be provided on the north side.

KDOT has committed to participate at 80% of the total eligible project costs currently estimated at \$11.875 MM. The City's LPKC Phase II Agreements require Edgerton Land Holding Company to finance the remaining 20% of construction cost. **No city general fund dollars will be used for this construction.**



# PAVING THE ROAD TO A BRIGHTER FUTURE

## Projects to be Completed in 2019/2020

**Residential Streets Program** During the City's annual inspection process of the local road network, several streets were identified as ineligible for normal maintenance activities due to base or subgrade failures. During the 2018 Capital Improvement Budget process, Edgerton City Council prioritized these street sections for total reconstruction in 2019. The sections included in the Residential Street Program are listed below. The scope of the reconstruction project will include a complete rebuild of the roadway from subgrade to top course of asphalt including curb and gutter, addition of stormwater infrastructure as needed, new sidewalk and street lighting.

- West 7th Street (Cumberland Drive to Edgewood Drive)
- Cumberland Drive (W 5th Street to W 7th Street)
- West 5th Street (Cumberland Drive to Edgewood Drive)
- West 4th Street (Edgewood Drive to Meriwood Lane)
- Shanandoah Drive (W 4th Street to W 7th Street)
- W 3rd Circle (cul-de-sac at W 3rd Street)
- Heather Knoll Drive (W 3rd Street to W 8th Street)
- Heather Knoll Circle (cul-de-sac at Heather Knoll Drive)

**Sunflower Bridge over I-35 Replacement** In 2019, the Kansas Department of Transportation (KDOT) will replace the Sunflower Road Bridge over Interstate 35 in Edgerton. The new bridge includes one lane in each direction with a center left turn lane at each ramp extending across the bridge. Total project cost for KDOT is approximately \$8.5 MM. The new bridge will be constructed on the existing alignment; therefore, during construction the NB Sunflower Road exit, as well as the NB entrance to I-35 from Sunflower Road, will close for approximately 4 months. After the NB ramps have been reopened, the SB Sunflower Road exit, as well as the SB entrance to I-35 from Sunflower Road, will close for approximately 4 months. Sunflower Road over I-35 will be closed for the duration of the project.

KDOT has awarded the construction of the project to Pyramid Contractors, Inc. Construction is scheduled to begin in early April 2019 and conclude in late December 2019. Residents interested in additional details about impacts to traffic may visit the KDOT website at <http://www.ksdot.org/bureaus/kcMetro/laneclose.asp>.

**New Turn Lanes at 199th Street and Highway 56** In 2019, the Kansas Department of Transportation (KDOT) will publicly bid for construction new turn lanes to be added to the intersection of Highway 56 and Sunflower Road/199th Street. The project includes a dedicated right turn lane for eastbound traffic from Highway 56 onto 199th Street and a dedicated left turn lane for eastbound and westbound traffic from Highway 56 to 199th Street/Sunflower Rd. The addition of these dedicated turn lanes will allow continuing traffic to flow without interruption. Total project costs are approximately \$2.4M MM, which includes funding for design, construction engineering and construction from KDOT and funding for right-of-way acquisition and utilities from the City of Edgerton and Johnson County.

KDOT plans to bid the project in Fall 2019 with construction anticipated to begin in late Fall 2019 and conclude in late Fall 2020. Residents interested in additional details about the project or in staying informed about the progress of the project may visit the KDOT website at <http://www.ksdot.org/bureaus/kcMetro/laneclose.asp>.



# CONNECTING THE COMMUNITY IN OUR PARKS AND ON OUR TRAILS

## Projects Completed in 2018

**Opening of Big Bull Creek Park** Nearly 500 residents attended the September grand opening of Big Bull Creek Park. During the grand opening, the public was able to visit all three areas of the Phase I development at the new park which now features new and updated playgrounds, trails, picnic shelters, disc golf, camping and more.

Located between Edgerton and Gardner in southwest Johnson County, Big Bull Creek Park totals 2,060 acres and is the largest park in the Johnson County Park and Recreation District park system. The first phase of development focused on three areas:

### Sunflower Road – access point (North of 207th Street)

- Nature Play area
- Three-quarter-mile paved loop trail
- Picnic shelters, restroom facility and parking lot
- Prairie restoration area

### 199th & Four Corners Road

- Combined park police and park maintenance facility
- Restroom facility
- 18-hole disc golf course
- Parking lot

### 213th Street East of Spoon Creek Road

- Organized group camp area by reservation only
- Restroom facility, picnic shelter and parking lot

**Martin Creek Improvements** The Martin Creek ball fields were renovated in Fall 2018. Improvements included laser grading the infields, adding infield fines, re-profiling the outer edge of the field, adding compost material to the outfield and capping the fence surrounding the field.

In addition to the ball field updates, Edgerton City Council prioritized capital improvement funding towards improving and expanding the trail network at Martin Creek Park. The Martin Creek Trail Project removed the old asphalt trail, reestablished a level walking surface and then installed new subgrade and four inches of asphalt pavement. New trail segments were added to connect Martin Creek Park to Big Bull Creek Park. The final phase of construction will install a crosswalk with a pedestrian activated signal to allow pedestrians to cross Sunflower Road into Big Bull Creek Park.

**Once completed, Edgerton residents will be able to walk or bike along sidewalk or trail from Downtown Edgerton, along Nelson Street into Edgerton Lake, up to Martin Creek and ultimately cross Sunflower Road into Big Bull Creek Park.**

**Edgerton Community Museum** To protect the home of Edgerton's most treasured artifacts, the Edgerton Community Museum received new windows and siding. The project was a success and made the Community Museum building more efficient.



Photo courtesy JCPRD



# CONNECTING THE COMMUNITY IN OUR PARKS AND ON OUR TRAILS

## Projects to be Completed in 2019

### Highway 56 Trail (south side from West 8th Street to 1st Street)

Edgerton residents ranked trail connectivity as one of the top two most important capital improvements for the City. With that in mind, in 2018 Edgerton City Council authorized the Highway 56 Trail Project. This project will construct nearly a half-mile of 10-foot trail along the south side of Highway 56 from West 8th Street to 1st Street. This new trail will provide connections for Edgerton residents to walk or bike to Edgerton Elementary and the new Dollar General opened in 2018. Total project costs are estimated at \$150,000 and funded with revenue generated from Logistics Park Kansas City (LPKC).

### Glendell Acres Park Improvements Phase I

In both the Parks Master Plan and Community Surveys, residents have overwhelmingly prioritized the renovation of existing parks as a top investment. This led the Edgerton City Council to first upgrading Manor Park at 1st Street and West Martin. In 2018, the City Council authorized the first phase of renovation to Glendell Acres Park.

Glendell Acres is a 2.15 acre-neighborhood park located near Edgewood Drive and West 3rd Street. As a neighborhood park, Glendell Acres serves the surrounding neighborhoods and is most often accessed by pedestrians or bicyclists. Often for these types of parks, vehicle parking is not necessary due to their close proximity to residences.

Today the Park includes skate park amenities, playground equipment and open space for play. The Glendell Acres Park Renovation allocates approximately \$750,000 for design and construction of Phase I improvements. In 2019, the City of Edgerton will engage a park designer to lead the public engagement process similar to what was conducted for Manor Park Renovation. This process will invite neighbors and residents to raise their voice about what they would like to see as amenities within the park. At conclusion of the public engagement process and park design, the City will publicly bid the project for construction.

## IMPACT OF 2018 WINTER WEATHER

### Edgerton Winter Operations in 2018

In 2018, Edgerton experienced a total of twelve winter events, three of which saw snow/ice accumulation of 0.5" or more. The twelve 2018 winter events totaled 4.5" of snow accumulation and 1.26" of ice/freezing rain/sleet accumulation. The City utilized a total of 381.25 manhours for winter operations over the course of the year. For each event, Edgerton crews plow approximately 55 lane-miles of roadway in order to keep Edgerton accessible and increase resident safety.



**12**   
winter events

**381.25**   
manhours for winter  
operations in 2018

**55**   
lane-miles of  
roadway plowed

## EDGERTON GROWS AND INVESTS IN LPKC ROAD INFRASTRUCTURE

Edgerton City Council annexed approximately 575 acres near Homestead Lane/207th Street, south of I-35. This annexation was initiated by a written petition filed by the property owner for voluntary annexation. These properties were contiguous to property within the City of Edgerton corporate City limits.

Continued growth at LPKC generated the need for additional road infrastructure. New concrete roads (Essex Street, 193rd Street, Homestead Lane turn lane) were constructed to support new tenants. A new traffic signal was constructed at 191st Street and Waverly Road. Phase I of 181st Street north of the BNSF Intermodal Lead Track was constructed to support the new cold storage facility located north of the Intermodal Lead Track.



*Partnership for Economic Advancement*

## BUSINESSES CONTINUE TO CHOOSE LPKC

In June 2018, **Hopkins Manufacturing** opened a distribution center in Edgerton at LPKC to support the company's continued growth. Hopkins employs approximately 100 team members. A Kansas based company, Hopkins was founded in 1953 in Emporia and has grown into one of the largest automotive and RV aftermarket suppliers through acquisition and organic growth. Products currently being distributed from several Hopkins facilities including a portion from Emporia will be distributed from Edgerton.

In 2018, LPKC also saw expansion of existing businesses. **ColdPoint Logistics**, a new temperature-controlled logistics firm and affiliate of NorthPoint Development, opened Phase III bringing total to 487,770-square-foot cold storage distribution facility at Logistics Park Kansas City in Edgerton. ColdPoint is the first tenant in newly opened North Park at LPKC, which includes 300 acres of rail-served sites within Logistics Park Kansas City. Containers used to import products to Kansas City will be loaded with fresh and frozen food products at ColdPoint's LPKC facility, shipped via BNSF's rail network to the West Coast and loaded directly onto ocean carriers.

2018 also included the expansion of Logistics Park Kansas City Phase II south of Interstate 35 near Homestead Lane. In June 2018, Kansas Governor Colyer toured the site of **Kubota Tractor Corporation's** future logistics campus and midwest division office. The Kubota site within Phase II of LPKC made the company the first major tenant for the industrial park expansion. Kubota will construct two, one million square-foot, state-of-the-art logistics facilities for its new North American Distribution Center (NADC). Kubota plans to plant solid roots in Kansas to expand distribution capacity and streamline logistics processes for the timely delivery of Kubota-branded service parts and equipment to U.S. customers.



# PUBLIC INFRASTRUCTURE INVESTMENT AT LPKC DELIVERS A ROI



NEARLY **12** million square feet built at LPKC

**\$1.1 billion** in private investment at LPKC

City of Edgerton **\$60 million** investment

Johnson County **\$14 million** (191st St.)

KDOT **\$36 million** (Homestead Ln. & Interchange)

State of Kansas **\$35 million** grant

## LPKC Property Tax Revenue Growth

2012 **\$26,900**

2018 **\$2,460,865**

## Adjacent Property Tax Revenue Growth

2012 **\$4,786**

2018 **\$371,953**

## Sales Tax Revenue Growth

2012 **\$2,905,536**

2018 **\$5,860,308**

**\$6,662,250**

in new annual income tax



Johnson County **\$489,761**



Johnson County Fire District #1 **\$282,206**



USD #231 **\$150,620** Capital Outlay

**\$1,242,034** Total

LPKC revenue generated for other local taxing jurisdictions 2018



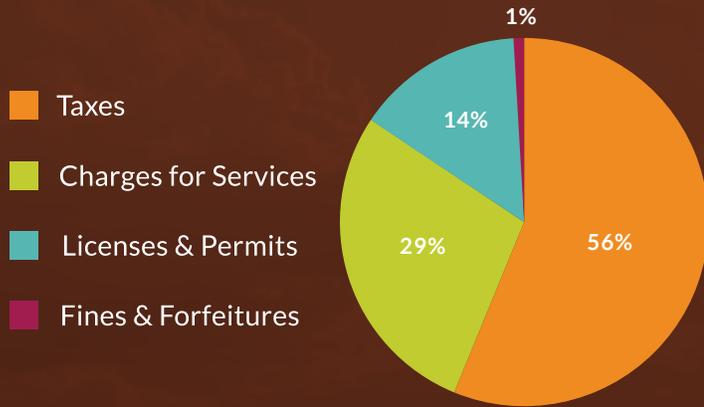
**4,200**

**NEW JOBS**

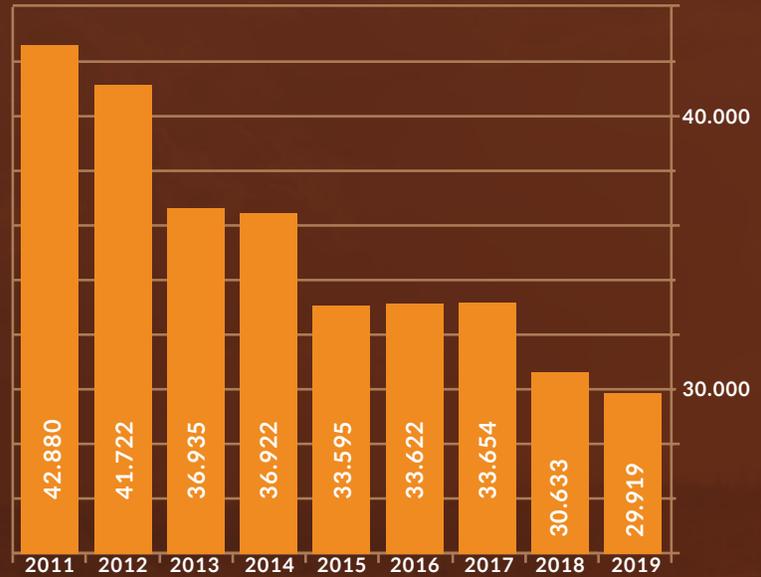
since opening of LPKC

# 2019 Budget Overview

## 2019 REVENUE SOURCES - ALL FUNDS



## MILL LEVY RATE 2011 - 2019



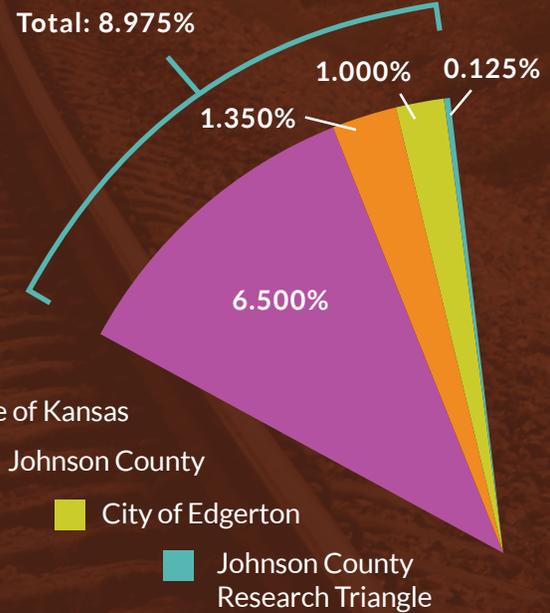
## HOW ARE YOUR PROPERTY TAXES USED?



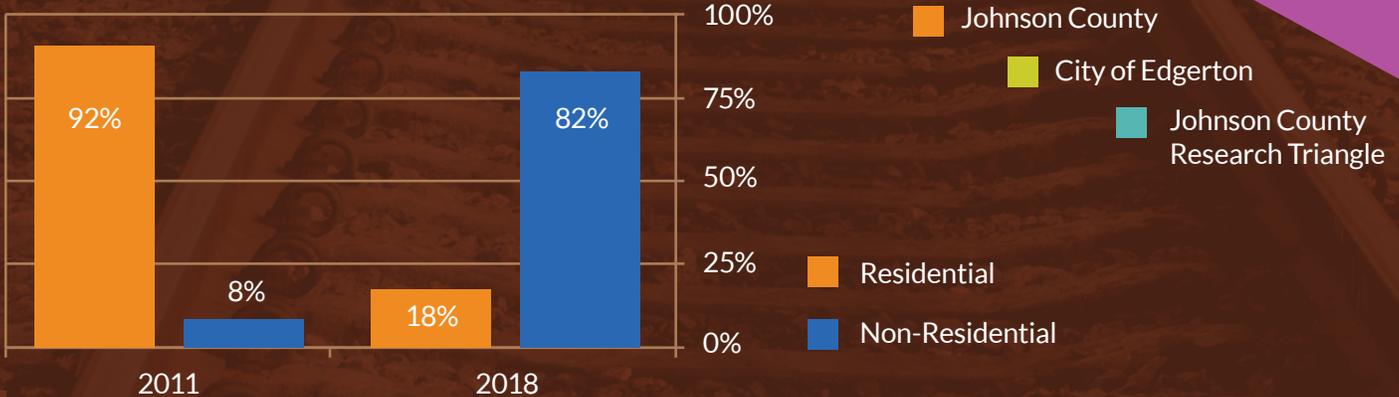
## PROPERTY TAX COST OF GENERAL CITY SERVICES

- General Government: \$0.42
- Law Enforcement: \$0.10
- Public Works: \$0.17
- Community Development: \$0.10
- Economic Development: \$0.13
- Parks: \$0.08

## SALES TAX RATE BREAKDOWN



## TAX BURDEN BY TYPE 2011 TO 2018



## BUILDING A PLACE FOR THE COMMUNITY TO GATHER

Maintaining the small-town values is a signature trademark of the residents of Edgerton. As part of the Parks Master Plan, Downtown Edgerton Plan and Community Surveys, residents expressed interest in the City investing in a **new facility** as a place for the community to gather and connect with their neighbors. A place to hold community events, both indoor and outdoor, take shelter during an emergency event or hold meetings for local service organizations. A place where families could come to the Greenspace during all seasons to enjoy indoor and outdoor recreation activities.

Downtown Edgerton has long been the place where the community gathers together. Anchored by Edgerton City Hall and the Bank of Knowledge, today Downtown Edgerton provides space for residents of all ages to enjoy opportunities to gather and recreate. Over the years, residents have gathered in the Greenspace to light the Mayor's Christmas Tree, bid on auction items during Frontier Days or watch a movie with their family under the stars. The City-owned property together with the Greenspace offers space to construct a new venue for the community while building on the synergy from Downtown.

The Edgerton City Council included the construction of a new community facility in Downtown Edgerton as part of the annual capital improvement program. This facility could offer space to host community events such as Senior Lunch or the Visit from Santa, an emergency shelter for use during inclement weather, space for various community groups to hold meetings such as Boy Scouts and Girl Scouts, sports or recreation area, or even an outdoor multipurpose area to be used as the seasons change. It is likely additional parking downtown would also be needed to support this venue.

Because the space and project budget is limited, the City plans to hold a public open house for residents to provide input on what type of amenities they would prefer in the available space. Please mark your calendar for **Thursday, April 4th from 6:00 PM to 8:00 PM** at Edgerton City Hall. We invite all residents to come, bring your family and friends, your neighbors and community members of all ages, and help plan the future of the Greenspace for the next generation of Edgerton residents.



Please mark your calendar  
**THURSDAY, APRIL 4TH**  
**6:00 PM to 8:00 PM**  
Edgerton City Hall Open House  
*Help plan the future of the Greenspace.*



# Edgerton at a Glance 2018

**23,066**

**SQUARE YARDS**

of new concrete pavement constructed



**3,400**

**SQUARE YARDS**

of asphalt trail in  
Martin Creek



**12,074**

**SQUARE YARDS**

of UBAS in street maintenance placed

**118,247,441**

**GALLONS** of wastewater treated



**57,263,294**

**GALLONS** of water provided  
to Edgerton customers

Average of

**325,000**



**GALLONS** of wastewater  
treated per day