

**EDGERTON CITY COUNCIL
MEETING AGENDA
CITY HALL, 404 EAST NELSON STREET
SEPTEMBER 24, 2026
7:00 P.M.**

Call to Order

1. Roll Call

____ Roberts ____ Longanecker ____ Lewis ____ Conus ____ Lebakken ____ Malloy

2. Welcome

3. Pledge of Allegiance

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

4. Approve Minutes from August 10, 2026, Regular City Council Meeting
5. Approve Application FP2026-0002, Final Plat for Edgerton Project, Located At 31800 W. 196th Street Including Dedication of Land for Public Purpose
6. Approve Final Acceptance for the 2026 Street Preservation Program – Chip Seal Project

Motion: ____ Second: ____ Vote: ____

Regular Agenda

7. **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.
8. **Public Comments.** Members of the public are welcome to present their items of concern to the City Council. The Council will not discuss or debate these items, nor will the Council make decisions on items presented during this time. Speakers should address their comments to City Council only not members of the audience or staff.

Persons wishing to address the City Council must sign up before the meeting begins. Speakers must provide their name and address for the record and are limited to three (3) minutes. The maximum time limit for all speakers will be a total of thirty (30) minutes.

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

9. Presentation and Discussion of Pavement Condition Index (PCI)

Business Requiring Action

10. CONSIDER PROJECT CLOSEOUT FOR THE 2026 STREET PRESERVATION PROGRAM

Motion: ____ Second: ____ Vote: ____

11. Report by the City Administrator

12. Report by the Mayor

13. Future Meeting Reminders:

October 8: City Council Meeting
October 13: Planning Commission Meeting
October 22: City Council Meeting
November 10: Planning Commission Meeting
November 12: City Council Meeting

14. Adjourn

EVENTS

September 26: Detective Files: The Space Station Mystery
September 26: Outdoor Movie Night & Stargazing
September 28: Blood Drive
September 28: Diecast Racing
September 29: Focaccia Sunflower Art
October 1: Yoga
October 2: Nerf Battle

City of Edgerton, Kansas
Minutes of City Council Regular Session
September 10, 2026

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas on September 10, 2026. The meeting convened at 7:00 PM with Mayor Roberts presiding.

1. ROLL CALL

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

With a quorum present, the meeting commenced.

Staff in attendance:

- City Administrator, Beth Linn
- City Attorney, Todd Luckman
- Assistant to the City Administrator, Trey Whitaker
- Assistant to the City Administrator, Kara Banks
- City Clerk, Dusti Callahan
- Public Works Director, Dan Merkh
- Development Services Director, Zach Moore
- Parks and Recreation Director, Levi Meyer
- Finance Director, Karen Kindle
- Public Works Foreman, Chase Forrester
- Recreation Superintendent, Brittany Paddock
- Senior Accountant, Justin Vermillion
- Maintenance Technician I – Public Works, Nathan Hiner
- Maintenance Technician I - Utilities, Clayton Culley

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 27, 2026, Regular City Council Meeting
5. Consider Final Acceptance Of The Contract With Combes Construction LLC For The Greenspace Project

The provided minutes are a summarization of the official actions and formal decisions of the referenced City Council Meeting. The law does not require meeting minutes to be a full and complete transcription of the meeting. Minutes are retained in accordance with State record retention and archiving laws.

6. Consider Final Acceptance For The 2026 Street Preservation Program – Pavement Marking Project

Councilmember Lebakken motioned to approve the consent agenda, seconded by Councilmember Longanecker. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Lebakken, Conus, Malloy

Regular Agenda

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

8. **Public Comments.**

William LaFalce, an Edgerton Resident, criticized the mayor for sitting with the plaintiff's counsel during a recent court case involving the City of Edgerton. He argued that this action undermined public trust and indicated alignment against constituents. The court had ruled the City's lawsuit as a SLAPP and ordered the City to pay the defendant's attorney fees. Mr. LaFalce requested the mayor to issue a public statement explaining the choice of seating and also provided letters of resignation for the council members and staff, should they choose to resign. He also provided a Dubai flag, stating that is who was being worshipped.

Kim Twente, an Edgerton resident, expressed frustration regarding the city's approach to citizen engagement. She criticized the city for hiring outside consultants and conducting surveys that she believes are designed to suppress citizen input. Ms. Twente argued that these steps are a waste of taxpayer money and do not provide a true platform for residents' voices to be heard. She also claimed a lack of open comment section in city surveys and insufficient documentation of public meeting comments, which she believes limits meaningful citizen participation.

9. **Introduction of New Employees**

Dan Merkh, Public Works Director, invited Clayton and Nathan to join him at the podium. Nathan Hiner is at Public Works and Clayton Culley is in Utilities

Maintenance Technician I – Public Works, Nathan Hiner, introduced himself and stated he works for the Public Works department and resides in Spring Hill.

Maintenance Technician I – Utilities, Clayton Culley, introduced himself and stated he works for Utilities Department. He grew up in Baldwin City and is happy to be here and contribute to the City's workforce and growth.

Council welcomed the new hires.

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10. Presentation by ElevateEdgerton! Of Award from Southern Economic Development Council (SEDC)

James Oltman, President of ElevateEdgerton!, presented an award from the Southern Economic Development Council (SEDC) recognizing the city for its Dwyer Farms Housing Development. This project was awarded the SEDC Community Economic Development Award in the under 5,000 population category. Dwyer Farms is set up to add 279 single-family homes, increasing Edgerton's housing inventory by nearly 45%. The project was commended for addressing workforce housing needs and for influencing legislative changes that made more communities in Kansas eligible for housing development incentives. It represents over \$21 million in new residential construction, supported by nearly \$1 million in federal funding for infrastructure. The award highlights Edgerton's collaborative efforts and a significant impact on local and regional economic development.

Business Requiring Action

11. CONSIDER A SPECIAL EVENT PERMIT FOR WELLSVILLE 1ST ANNUAL RZR/RANGER RUN WITHIN THE CITY OF EDGERTON, KANSAS

Trey Whitaker, Assistant to the City Administrator, stated in early July 2026, Mystic Mastin, proposed this event with the third stop being in Edgerton. The event is set for October 3, 2026, the "run" would arrive around 4:15 PM and leave around 5:30 PM. This event aims to raise money for USD 289 negative school lunch balances. If granted, staff recommends all other requirements of Ordinance 2086 be required for participants and their vehicles, and that vehicles participating in the event be marked or identified.

Councilmember Longanecker asked what the route into town would be.

Ms. Mastin stated they would ride in on backroads, right to Full Draw and then go right back out the same way. There is a form circulating online for all participants information to get names, machine counts and head counts, which was required by Eudora. Payments are asked to be made to the USD 289.

City Administrator Beth Linn suggested the UTV's be marked in some way, like a flag and sticker, to help law enforcement easily identify participant vehicles.

Councilmember Longanecker motioned to approve, seconded by Councilmember Lebakken, business action item nine approving the special event and requiring some type of identifier per UTV for the event, waive the annual permit, and retain all other requirements of Ordinance 2086. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Lebakken, Conus, Malloy

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12. CONSIDER THE 2027 RECOMMENDED BUDGET

Karen Kindle, Finance Director, stated staff began on May 28, 2026, for funding requests from outside agencies. On July 9, 2026, was the budget work session and recommended mill rate discussion. During the work session, council consensus was to use same mill rate from 2026 to calculate the tax revenue. Staff published the RNR and Budget public hearing notices on August 3rd, 2026. During the RNR hearing, held on August 27, 2026, Council approved Resolution No. 08-27-26A authorizing an estimated mill rate of 29.592 for the 2027 budget.

Councilmember Lewis motioned to approve, seconded by Councilmember Longanecker, business action item twelve. The motion carried 4-1 by the following vote:

Yes: Longanecker, Lewis, Lebakken, Malloy
No: Conus

13. CONSIDER RESOLUTION NO. 09-10-26A AUTHORIZING THE CLOSURE OF CERTAIN PUBLIC STREETS FOR MOTORS AND MONSTERS

Brittany Paddock, Recreation Superintendent, introduced a new event called Motors and Monsters. This is a community car show and trunk-or-treat event taking place on October 10 from 11 AM to 4:30 PM. The plan includes road closures and no parking zones to accommodate these activities. Key closures include parts of Nelson Street from 8 AM to 6 PM, with certain intersections remaining open for emergency vehicle access. The event is free to attend for local community members, the \$20 car entry fee will go towards Mayor's Christmas Tree Fund to contribute to local families in need during the holiday season. There will be an owl demonstration for families while kids can enter the Halloween costume contest. Taco Via will have food available for purchase starting at 11 AM and live music will begin at Noon. Families can then participate in trunk-or-treating with the cars entered into the contest and even cast their own vote for the "People's Choice" car award. There will be additional flyers for information and registering, if car show participants would like to guarantee their spot.

Ms. Linn stated she is interested to see what the turn out this event will be.

Ms. Paddock stated staff will notify surrounding residents who would be affected, as well as the Johnson County Sheriff's Office, Johnson County Consolidated Fire District #1 and Johnson County Med-Act of the proposed closings.

Councilmember Longanecker motioned to approve, seconded by Councilmember Lewis, business action item thirteen. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Lebakken, Conus, Malloy

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14. CONSIDER RESOLUTION NO. 09-10-26B FOR TEMPORARY NO PARKING RELATED TO MOTORS & MONSTERS

Ms. Paddock discussed Resolution No. 09-10-26B, focusing on establishing temporary no parking zones for the Motors and Monsters event on October 10, 2026. The no parking zones are to support the event logistics while ensuring emergency vehicles have access. These zones will be effective from 7 AM to 6 PM on the event day. Staff asked Council to decide how to best assess the parking on the Horseshoe near Nelson Street, considering its proximity to the car show site. The council debated whether to implement parking restrictions on just one side of the street or leave it open this year to observe the outcome. They decided to leave it open this year to not inconvenience residents who already park on both sides of the road.

Councilmember Longanecker motioned to approve, seconded by Councilmember Malloy, business action item fourteen with the exception to remove the restrictions on lines 13 through 15 on Resolution 09-10-26B. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Lebakken, Conus, Malloy

15. Report by the City Administrator

- Ms. Paddock provided details about the upcoming Meat Inferno BBQ event, highlighting the participation of 33 KCBS teams and 22 kids in the kids' competition. The event includes a live band, a fire and LED show, and community judging for the Kids Q competition. Ms. Paddock mentioned there is free competition BBQ food for the community, which is provided by GBA from 5 PM to 8 PM by Greenspace, while supplies last. Cops N Bobbers event celebrates 30 years this Saturday. Every kid is a winner and will take home a prize. Check in starts at 9 AM, and the competition starts at 10 AM.

Mayor reminded Council that this is the second year for GBA to provide to the community, and encourages everyone to participate.

- Ms. Linn has two items related to the Edgerton Community Food Pantry. The first is the 913 Day food drive at the New City Church for collection from 8 AM to 10 AM. Their goal is 913 pounds or more of food.

Mayor asked what was recommended by the Edgerton Community Food Pantry, and he was told canned meats like tuna would be great.

Ms. Linn stated the other item related to the Edgerton Community Food Pantry is the Steps to Stock Shelves 5K fun run. This event takes place on October 10, 2026, the morning of Motors and Monsters. There will be lots of fun in Edgerton

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that day. The run starts at Martin Creek Park and goes through the beautiful trail systems.

- Dan Merkh, Public Works Director, provided information for homework for the PCI conversation assessments, sharing examples of road conditions and deterioration for council review. This segment included discussions around the typical deterioration rates of streets and ongoing maintenance efforts, such as creek sealing, to preserve road quality.

16. Report by the Mayor

Mayor reminded the Council of the future meetings.

September 10: City Council Meeting
September 24: City Council Meeting
October 8: City Council Meeting
October 13: Planning Commission Meeting
October 22: City Council Meeting

17. CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO THE ATTORNEY/CLIENT EXCEPTION TO INCLUDE CITY ATTORNEY AND CITY ADMINISTRATOR FOR THE PURPOSES OF CONSULTATION WITH AN ATTORNEY WHICH WOULD BE DEEMED PRIVILEGED IN THE ATTORNEY-CLIENT RELATIONSHIP (K.S.A. 75- 4319(B)(2))

Councilmember Longanecker motioned to approve going into executive session pursuant to K.S.A. 75-4319(B)(2) regarding pending litigation for 20 minutes at 8:00 PM in council chambers, seconded by Councilmember Lewis. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Lebakken, Conus, Malloy

Councilmember Lewis motioned to approve returning into open from executive session pursuant to K.S.A. 75-4319(B)(2) at 8:20 PM in council chambers with no action taken, seconded by Councilmember Lebakken. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Lebakken, Conus, Malloy

18. Adjourn

Councilmember Lebakken moved to adjourn, seconded by Councilmember Lewis. The motion carried 5-0 by the following vote:

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Yes: Longanecker, Lewis, Lebakken, Conus, Malloy

The meeting was adjourned at 8:21 pm.
Submitted by Dusti Callahan, City Clerk.

DRAFT

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City Council Action Item

Council Meeting Date: September 24, 2026

Department: Community Development

Agenda Item: Consider Application FP2026-0002, Final Plat for Edgerton Project, Located At 31800 W. 196th Street Including Dedication of Land for Public Purpose.

Background/Description of Item:

The City of Edgerton has received Application FP2026-0002 for the Final Plat of *Edgerton Project* located at 31800 W. 196th Street. This Final Plat request will combine three (3) properties into one (1) property that totals approximately 53.79± acres.

This Final Plat will replat a portion of land that was previously platted as 'Logistics Park Kansas City Phase IV, Second Plat. Dedications of land on this plat include public right-of-way for 191st Street, along with dedicated Utility Easements (U/E) and Drainage Easements (D/E).

City staff has reviewed the Final Plat submittal for conformance with requirements of Section 13.3 of Article 13 (Subdivision Approval Procedures) of the Edgerton Unified Development Code (UDC). This Final Plat has been reviewed by the City Engineer and found to be in compliance with City Code requirements.

Kansas Statute K.S.A. 12-752 requires the Planning Commission to determine if the plat conforms to the provisions of the subdivision regulations. The Planning Commission voted to approve the Final Plat (FP2026-0002) for *Edgerton Project* with a 4-0 vote at their meeting on September 8, 2026.

Following approval by the Planning Commission, Kansas Statute requires the governing body to accept or refuse the dedication of land for public purposes. In addition, the Edgerton UDC Section 13.4A states that the Governing Body shall review the instrument for dedications and reservations and assure that the final plat and construction plans for all proposed public infrastructure conforms with city standards. This Project does not require any construction of new public infrastructure.

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

Funding Source: N/A

Budget Allocated: N/A

Finance Director Approval: N/A

Recommendation: Approve Application FP2026-0002, Final Plat for Edgerton Project, Located At 31800 W. 196th Street, Edgerton, Kansas Accepting Dedication of Land for Public Purpose.

Enclosed:

- Final Plat of Edgerton Project
- Staff Report from September 8, 2026 Planning Commission including Final Plat Application FP2026-0002.
- Excerpt of September 8, 2026 Planning Commission Meeting Draft Minutes – *Edgerton Project* portion only.

Prepared by: Zachary Moore, Development Services Director

FINAL PLAT OF
"EDGERTON PROJECT"
A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS
REPLAT OF LOT 1, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, AND
PART OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST

POINT OF BEGINNING

NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION
3, TOWNSHIP 15 SOUTH,
RANGE 22 EAST FOUND
3.25" BRASS DISK WITH "+"
IN MONUMENT BOX

FOUND BENT 1/2" STEEL ROD
(ORIGIN UNKNOWN) 0.12' NORTH &
0.48' EAST OF PROPERTY CORNER
END OF FENCE IS 4.2' SOUTH & 0.1' WEST

RIGHT-OF-WAY FOR WEST 191ST
STREET TO BE DEDICATED TO
THE CITY OF EDGERTON,
KANSAS BY THIS PLAT

NORTH LINE NORTHEAST 1/4 SECTION 3,
TOWNSHIP 15 SOUTH, RANGE 22 EAST

WEST 191ST STREET N 88°08'50" E 2633.80'

FOUND 1/2" STEEL ROD WITH
CAP STAMPED "SKW KSLS776"
ON LOT CORNER

NORTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 3,
TOWNSHIP 15 SOUTH, RANGE 22 EAST
FOUND 2" ALUMINUM MONUMENT
WITH PUNCH FLUSH WITH CONCRETE
ROADWAY

DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AND ALL OF LOT 1, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, ALL IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 1°-31'-09" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 2661.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 1°-31'-34" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1234.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88°-22'-19" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 795.66 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°-31'-10" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 198.89 FEET; THENCE SOUTH 88°-09'-00" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 20.72 FEET; THENCE NORTH 1°-32'-07" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1036.46 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3; THENCE SOUTH 88°-20'-09" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 6.40 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT; THENCE NORTH 1°-31'-09" WEST ALONG THE WEST LINE, AND NORTHERLY PROLONGATION THEREOF, OF LOT 2 AND TRACTS "A" AND "B" OF SAID LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, A DISTANCE OF 1737.07 FEET; THENCE SOUTH 88°-12'-48" WEST, A DISTANCE OF 388.40 FEET; THENCE NORTH 72°-10'-23" WEST, A DISTANCE OF 370.98 FEET; THENCE NORTH 1°-31'-02" WEST, A DISTANCE OF 802.00 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88°-08'-50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,344,212 SQUARE FEET OR 53.816 ACRES, MORE OR LESS.

EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHT OF WAY.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "EDGERTON PROJECT".

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, PARKWAYS, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLE HEREOF INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HERBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF EDGERTON, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, IRRIGATION SYSTEMS, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" IS HEREBY GRANTED TO THE CITY OF EDGERTON, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, SURFACE DRAINAGE FACILITIES, SUBSURFACE DRAINAGE FACILITIES, AND SIMILAR FACILITIES, UPON, OVER AND THROUGH THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E" IS HEREBY GRANTED TO THE CITY OF EDGERTON, KANSAS. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES.

IN ACCORDANCE WITH KSA 12-512B, ALL RIGHTS OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTERESTS NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE UPON FILING OR RECORDING OF THIS PLAT.

CONSENT TO LEVY:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACTS OF LAND HEREBY CONSENT AND AGREE THAT THE BOARD OF COUNTY COMMISSIONERS AND THE CITY OF EDGERTON, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC USE FROM LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THIS LAND FRONTING AND ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20091C01196 AND 20091C0134G, DATED AUGUST 3, 2009, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" (FUTURE BASE FLOOD), AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED), A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR, CONTAINING A FLOODWAY AREA WITHIN SAID ZONE "AE", THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AS SHOWN THEREON.

ZONING INFORMATION:

ACCORDING TO THE AUTOMATED INFORMATION MAPPING SYSTEM (AIMS) FOR JOHNSON COUNTY, KS, AT [HTTPS://AIMS.JOCOGOV.ORG/](https://aims.jocogov.org/), THE SUBJECT PROPERTY IS ZONED L-P (LOGISTICS PARK DISTRICT).

OWNERS:

DAMAC DIGITAL SOLUTIONS KANSAS LLC

AGENT: DAVID VARGHESE - VP, DEVELOPMENT

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED _____, VP, DEVELOPMENT OF DAMAC DIGITAL SOLUTIONS KANSAS LLC, WHOM HAS ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE, THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED NAME _____

PLANNING COMMISSION APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

CHAIR: TINA MATHOS _____ DATE _____

SECRETARY: JORDYN MUELLER _____ DATE _____

GOVERNING BODY APPROVALS:

APPROVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

MAYOR: DONALD ROBERTS _____ DATE _____

CITY CLERK: DUSTI CALLAHAN _____ DATE _____

ZONING ADMINISTRATOR:

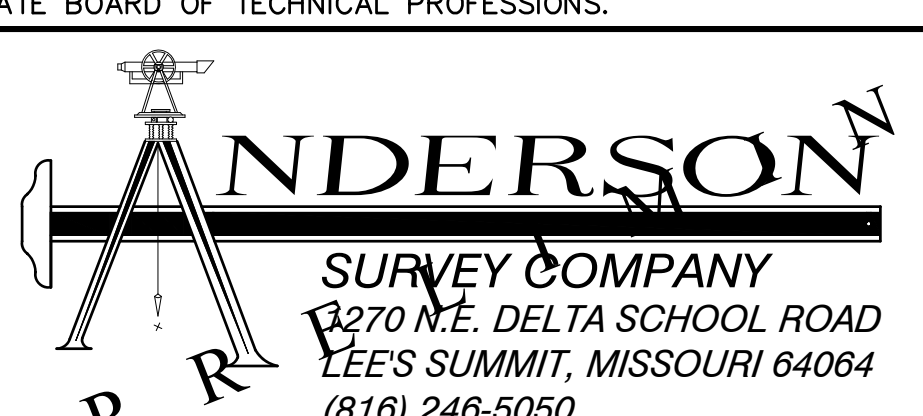
APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

ZONING ADMINISTRATOR: ZACHARY MOORE _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE FINAL PLAT OF "EDGERTON PROJECT" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.

DATE OF PREPARATION: MARCH 25, 2026

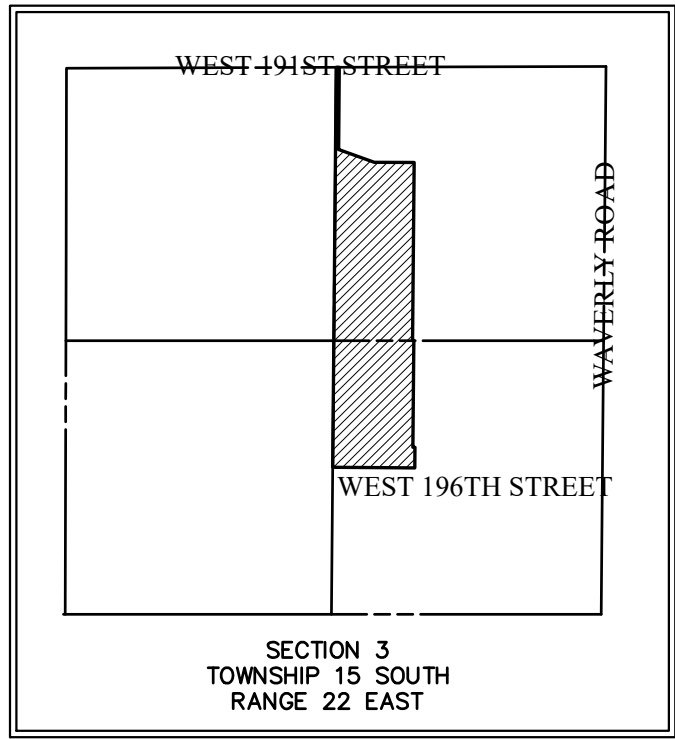
F I N A L P L A T	
THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS DEFINED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.	
 ANDERSON SURVEY COMPANY 1270 N.E. DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050 KANSAS STATE CERTIFICATE OF AUTHORITY, LS-3	ROBERT J. ANDERSON, PLS #1648

LEGEND

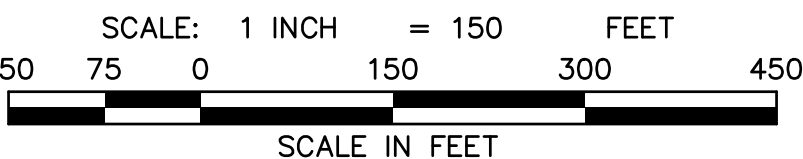
- EASEMENT CENTERLINE
- EASEMENT/SETBACK LINE
- EXISTING DEED LINE
- LOT/PARCEL LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- STREET CENTERLINE

- = SET 1/2" STEEL ROD WITH CAP STAMPED "ASC KLS 3 MLS 76D" ON PROPERTY CORNER

VICINITY MAP
(NOT TO SCALE)



THE BEARING SYSTEM SHOWN HEREON IS
BASED ON THE KANSAS COORDINATE
SYSTEM OF 1983, NORTH ZONE.



ERROR CLOSURE TABLE		
NORTH	EAST	PRECISION
0.03409	-0.00525	1:269,157.73

LOT INFORMATION					
LOT NO.	BUILDING ENVELOPE	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	2,112,642 SQ. FT 48.500 ACRES	2,344,212 SQ. FT 53.816 ACRES	50 FEET	25 FEET	25 FEET

OWNER
DAMAC DIGITAL SOLUTIONS KANSAS LLC
ATTENTION: DAVID VARGHESE
317 71ST STREET
MIAMI BEACH, FLORIDA 33141
PHONE: (864)634-1888
E-MAIL: David.Varghese@damacdigital.com

SURVEYOR
ANDERSON SURVEY COMPANY
ATTENTION: ROBERT J. ANDERSON, PLS
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816)246-5050
E-MAIL: bob@andersonsurvey.com

FINAL PLAT FOR EDGERTON PROJECT

Application FP2026-0002
31800 W. 196th Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat for 31800 W. 196th Street.

Owner and Applicant

DAMAC Digital Solutions
Kansas, LLC,
property
owner,
represented by
Jeff Skidmore,
Schlagel &
Associates

Zoning and Land Use

L-P (Logistics
Park) and is
currently
developed
with a
warehouse.

Parcel Size

53.79± acres

Staff Report Prepared by

Zachary Moore



1. Proposal

The Applicant is requesting a Final Plat application to combine three (3) existing parcels into one (1) lot. There are two (2) unplatted parcels (Parcel 1 and 2 in Map 1) to the north that are proposed to be combined with a platted lot (Parcel 3 in Map 1). Parcel 3 is currently developed with a warehouse. Parcels 1 and 2 contain floodway and floodplain. The existing property line between Parcels 1 and 2 is proposed to be abandoned, as well as the lot line along the north of the Parcel 3.

**Map 1**

2. Subject Site History

Parcels 1 and 2 were annexed into the City on August 9, 2018 (Ordinance No. 1087) and later rezoned to *L-P, Logistics Park* District on October 25, 2018 (Ordinance No. 1091). There have not been any further planning or zoning applications submitted for Parcels 1 and 2.

Parcel 3 was annexed into the City on March 27, 2014 (Ordinance No. 969) and later rezoned to *L-P, Logistics Park* District on December 11, 2017 (Ordinance No. 986). Additionally, the following applications have been approved for Parcel 3:

- Preliminary Plat PP-10-08-14
 - Approved by the Planning Commission on November 4, 2014
- Preliminary Site Plan PS-10-08-14
 - Approved by the Planning Commission on March 10, 2015
- Final Plat FP2016-01
 - Approved by the Governing Body on April 14, 2016
 - Showed three (3) lots and one (1) tract. Each lot developed with a warehouse.
- Final Site Plan FS2016-04
 - Approved by the Planning Commission on April 19, 2016.
 - Final Site Plan FS2016-04 outlines the requirements that the parcel is currently developed under.
- Preliminary Plat PP2026-0001
 - Approved by the Planning Commission on May 12, 2026
- Final Site Plan FS2026-0004
 - Approved by the Governing Body on July 16, 2026

3. Dedications

The final plat includes dedication of right-of-way along 191st Street where the lot is adjacent to the street. The plat also includes dedication of a Drainage Easement (D/E) and Utility Easements (U/E). The Drainage Easement will encompass the area of the property where the floodway is located and a proposed detention area. Any previously dedicated easements on the existing recorded plat that are no longer shown on this plat will be vacated upon recording.

FINAL PLAT REVIEW

The Final Plat has been reviewed in accordance to Unified Development Code (UDC) Section 13.3.G by City staff and the City Engineer. The document shows the three (3) lots becoming one (1) large lot. The lot would have 30 feet of frontage along 191st Street and 795.66 feet of frontage along 196th Street. If approved, this document would replace Lot 1 of Logistics Park Kansas City Phase IV, Second Plat. The plat must meet the Johnson County Subdivision Plat requirements in order to be recorded.

NOTICE OF CITY CODES AND PERMITS

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

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

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
1	Final Plat	03.25.2026

STAFF RECOMMENDATION

City Staff recommends approval of Preliminary Plat **Application FP2026-0002** *Final Plat for Edgerton Data Center*, subject to the following stipulation:

1. The applicant must meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, and all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
2. Prior to recording the final plat, a drainage easement dedicated to the City must be shown on the face of the plat for the proposed detention area.

Note: For application FP2026-0002 the Planning Commission will be the deciding body for the application. However, the Governing Body must accept all dedication of land for public use, and the Final Plat will be presented to the Governing Body on September 24, 2026.

FINAL PLAT OF
"EDGERTON PROJECT"
A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS
REPLAT OF LOT 1, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, AND
PART OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST

POINT OF BEGINNING

NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION
3, TOWNSHIP 15 SOUTH,
RANGE 22 EAST FOUND
3.25" BRASS DISK WITH "+"
IN MONUMENT BOX

FOUND BENT 1/2" STEEL ROD
(ORIGIN UNKNOWN) 0.12' NORTH &
0.48' EAST OF PROPERTY CORNER
END OF FENCE IS 4.2' SOUTH & 0.1' WEST

RIGHT-OF-WAY FOR WEST 191ST
STREET TO BE DEDICATED TO
THE CITY OF EDGERTON,
KANSAS BY THIS PLAT

NORTH LINE NORTHEAST 1/4 SECTION 3,
TOWNSHIP 15 SOUTH, RANGE 22 EAST

WEST 191ST STREET N 88°08'50" E 2633.80'

FOUND 1/2" STEEL ROD WITH
CAP STAMPED "SKW KSLS776"
ON LOT CORNER

NORTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 3,
TOWNSHIP 15 SOUTH, RANGE 22 EAST
FOUND 2" ALUMINUM MONUMENT
WITH PUNCH FLUSH WITH CONCRETE
ROADWAY

DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AND ALL OF LOT 1, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, ALL IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 1°-31'-09" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 2661.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 1°-31'-34" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1234.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88°-22'-19" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 795.66 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°-31'-10" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 198.89 FEET; THENCE SOUTH 88°-09'-00" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 20.72 FEET; THENCE NORTH 1°-32'-07" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1036.46 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3; THENCE SOUTH 88°-20'-09" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 6.40 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT; THENCE NORTH 1°-31'-09" WEST ALONG THE WEST LINE, AND NORTHERLY PROLONGATION THEREOF, OF LOT 2 AND TRACTS "A" AND "B" OF SAID LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, A DISTANCE OF 1737.07 FEET; THENCE SOUTH 88°-12'-48" WEST, A DISTANCE OF 388.40 FEET; THENCE NORTH 72°-10'-23" WEST, A DISTANCE OF 370.98 FEET; THENCE NORTH 1°-31'-02" WEST, A DISTANCE OF 802.00 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88°-08'-50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,344,212 SQUARE FEET OR 53.816 ACRES, MORE OR LESS.

EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHT OF WAY.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "EDGERTON PROJECT".

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, PARKWAYS, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLE HEREOF INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HERBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF EDGERTON, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, IRRIGATION SYSTEMS, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" IS HEREBY GRANTED TO THE CITY OF EDGERTON, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, SURFACE DRAINAGE FACILITIES, SUBSURFACE DRAINAGE FACILITIES, AND SIMILAR FACILITIES, UPON, OVER AND THROUGH THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E" IS HEREBY GRANTED TO THE CITY OF EDGERTON, KANSAS. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES.

IN ACCORDANCE WITH KSA 12-512B, ALL RIGHTS OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTERESTS NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE UPON FILING OR RECORDING OF THIS PLAT.

CONSENT TO LEVY:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACTS OF LAND HEREBY CONSENT AND AGREE THAT THE BOARD OF COUNTY COMMISSIONERS AND THE CITY OF EDGERTON, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC USE FROM LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THIS LAND FRONTING AND ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20091C01196 AND 20091C0134G, DATED AUGUST 3, 2009, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" (FUTURE BASE FLOOD), AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED), A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR, CONTAINING A FLOODWAY AREA WITHIN SAID ZONE "AE", THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AS SHOWN THEREON.

ZONING INFORMATION:

ACCORDING TO THE AUTOMATED INFORMATION MAPPING SYSTEM (AIMS) FOR JOHNSON COUNTY, KS, AT [HTTPS://AIMS.JOCOGOV.ORG/](https://aims.jocogov.org/), THE SUBJECT PROPERTY IS ZONED L-P (LOGISTICS PARK DISTRICT).

OWNERS:

DAMAC DIGITAL SOLUTIONS KANSAS LLC

AGENT: DAVID VARGHESE - VP, DEVELOPMENT

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED _____, VP, DEVELOPMENT OF DAMAC DIGITAL SOLUTIONS KANSAS LLC, WHOM HAS ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE, THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED NAME _____

PLANNING COMMISSION APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

CHAIR: TINA MATHOS _____ DATE _____

SECRETARY: JORDYN MUELLER _____ DATE _____

GOVERNING BODY APPROVALS:

APPROVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

MAYOR: DONALD ROBERTS _____ DATE _____

CITY CLERK: DUSTI CALLAHAN _____ DATE _____

ZONING ADMINISTRATOR:

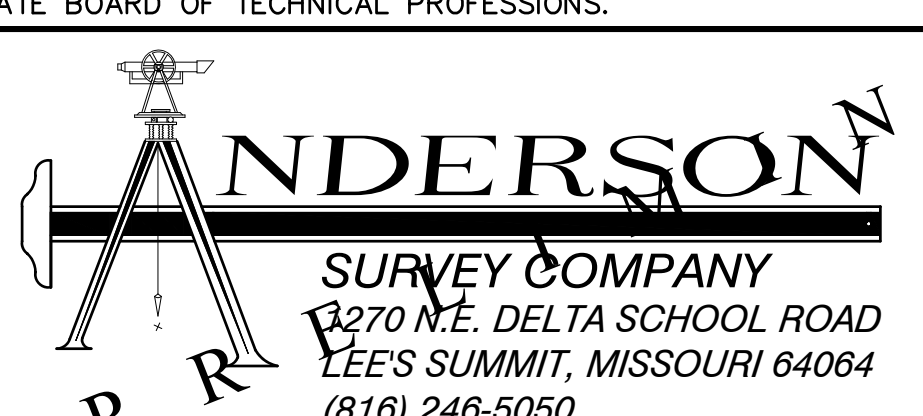
APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

ZONING ADMINISTRATOR: ZACHARY MOORE _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE FINAL PLAT OF "EDGERTON PROJECT" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.

DATE OF PREPARATION: MARCH 25, 2026

F I N A L P L A T	
THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS DEFINED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.	
 ANDERSON SURVEY COMPANY 1270 N.E. DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050	ANDERSON A R R Y ROBERT J. ANDERSON, PLS #1648

OWNER

DAMAC DIGITAL SOLUTIONS KANSAS LLC
ATTENTION: DAVID VARGHESE
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PHONE: (864)634-1888
E-MAIL: David.Varghese@damacdigital.com

SURVEYOR

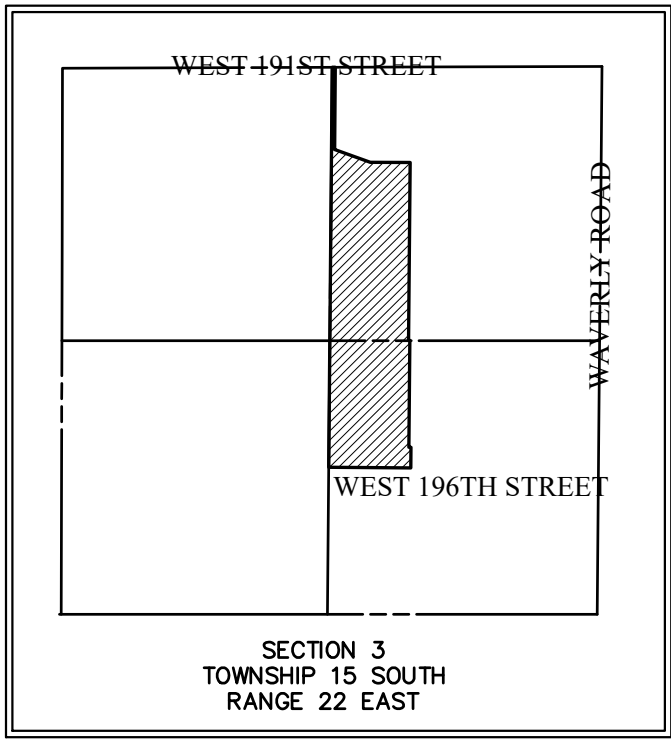
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LEGEND

----- EASEMENT CENTERLINE
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ON PROPERTY CORNER

VICINITY MAP
(NOT TO SCALE)



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SYSTEM OF 1983, NORTH ZONE.

SCALE: 1 INCH = 150 FEET
150 75 0 150 300 450
SCALE IN FEET

ERROR CLOSURE TABLE

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LOT INFORMATION

LOT NO.	BUILDING ENVELOPE	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	2,112,642 SQ. FT 48.500 ACRES	2,344,212 SQ. FT 53.816 ACRES	50 FEET	25 FEET	25 FEET

DRN. MWW | P.C. MWW | CHK. RJA | P.M. RJA

**PLANNING COMMISSION
September 8, 2026 Minutes**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on September 8, 2026. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00 PM.

1. ROLL CALL

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

With a quorum present, the meeting commenced.

Staff in attendance: Beth Linn, City Administrator
 Zachary Moore, Development Services Director
 Alex Firth, Assistant City Clerk

Elected officials in attendance: Mayor Donald Roberts

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

CONSENT AGENDA

4. Minutes from July 14, 2026, Planning Commission Meeting.
5. TCU2026-0001 Temporary Construction Use Application for Rock Crushing Operations for TSL Phase II.
6. FP2026-0002 Final Plat Application for Edgerton Project.

Commissioner Draskovich moved to approve the Consent Agenda. The motion was seconded by Commissioner Little. The motion carried with the following 4-0 vote:

Yes: Little, Mathos, Draskovich, Soemer
No:

Regular Agenda

7. **Declaration.** Chairperson Mathos requested that the Commissioners declare any correspondence that they have received or any communication they have had regarding the matters on the agenda. She asked them to state if any correspondence or communication might influence their ability to impartially consider the items on the agenda.

8. **FSP2026-0005: REVISED FINAL SITE PLAN FOR EDGERTON PROJECT LOCATED AT 31800 W 196TH STREET – WITHDRAWN**

Chairperson Mathos mentioned there was an application that had a publication made that a public hearing would be held, however, that application has been withdrawn. No action is required by the Planning Commission.

9. **Future Meeting Reminders**

Chairperson Mathos stated that the next regular sessions are scheduled for October 13, 2026, at 7:00 PM; November 10, 2026 at 7:00 PM; and December 8, 2026 at 7:00 PM.

10. **ADJOURN**

Commissioner Draskovich moved to adjourn the meeting. Commissioner Little seconded the motion. The meeting was adjourned at 7:04 PM, with the following vote:

Yes: Little, Mathos, Draskovich, Soemer

No:

Submitted by Alex Firth, Assistant City Clerk

City Council Action Item

Council Meeting Date: 9/24/2026

Department: Public Works

Agenda Item: Consider Final Acceptance for the 2026 Street Preservation Program – Chip Seal Project

Background/Description of Item:

During the 2026-2030 CIP Work Session, City Council identified the 2026 Street Preservation Program for street infrastructure in selected areas as determined by City Staff using tools in the Pavement Management Program. The 2026 Street Preservation Program includes three categories of work: Concrete Project, Pavement Marking Project and this Chip Seal Project. Final acceptance of the Concrete Project and the Pavement Marking Project have previously been approved by City Council.

2026 Street Preservation Program – Final Acceptance Summary

Project	Approval Final Acceptance
Concrete Project	City Council on 8/13/26
Pavement Marking Project	City Council on 9/10/26
Chip Seal Project	For City Council Approval 9/24/26

On July 23, 2026, City Council awarded the construction contract to Mid America Road Builders for a total contract amount of \$47,172.00.

This project consisted of approximately 10,990 square yards of chip seal surface treatment in the residential portion of Edgerton, including W 7th Street, W Hullet Street, 1st Street, E Hullet Street and E McCarty Street.

No change orders were issued for this project. The total contract amount with Mid America Road Builders remains at \$47,172.00, which is within the project budget.

The 2026 Street Preservation Program – Chip Seal Project is summarized below

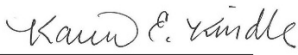
Description	Approval	Amount
Original Contract	Council 7/23/26	\$ 47,172.00
	Final Acceptance for the 2026 Street Preservation Program – Chip Seal Project Total	\$ 47,172.00

The work was completed according to City standards. The project was inspected by City's Construction Inspector and is recommended for final acceptance as noted in the attached letter

Related Ordinance(s) or Statute(s):

Funding Source: Special Highway Fund, PIF Maintenance Fee

Budget Allocated: 2026 Street Preservation Program: \$147,000.00
Parks Maintenance Budget: \$6,500.00

x 

Finance Director Approval: Karen Kindle, Finance Director

Recommendation: Approve Final Acceptance for the 2026 Street Preservation Program – Chip Seal Project to Mid America Road Builders for the Total Contract Amount of \$47,172.00.
--

Enclosed: Final Completion Letter

Prepared by: Todd Veeman – Construction Inspector



September 15, 2026

Subject: Letter of Acceptance

2026 Street Preservation Program – Chip Seal Project

As the City of Edgerton Construction Inspector, I have observed the construction of the 2026 Street Preservation Program – Chip Seal Project. The project has been completed in accordance with the plans and specifications approved by City of Edgerton.

I hereby recommend that the above referenced project be accepted by the City of Edgerton, Kansas.

Sincerely,

Todd Veeman

Todd Veeman
Construction Inspector
City of Edgerton



City Council Action Item

Council Meeting Date: September 24, 2026

Department: Public Works

Agenda Item: Consider Project Closeout for the 2026 Street Preservation Program

Background/Description of Item:

During the 2026-2030 CIP Work Session, City Council identified the 2026 Street Preservation Program for street infrastructure in selected areas as determined by City Staff using tools in the Pavement Management Program. The 2026 Street Preservation Program includes three categories of work: the Concrete Project, the Pavement Marking Project and the Chip Seal Project. Final acceptance of each individual project has been approved by City Council. This item would closeout the 2026 Street Preservation Program if approved City Council.

2026 Street Preservation Program – Final Acceptance Summary

Project	Approval Final Acceptance
Concrete Project	City Council on 8/13/26
Pavement Marking Project	City Council on 9/10/26
Chip Seal Project	City Council on 9/24/2026
2026 Street Preservation Program	For City Council Approval 9/24/2026

On May 28, 2026, City Council awarded the construction contract for the Concrete Project to NewCo Concrete LLC in the amount of \$60,135.00, consisting of the Base Bid of \$54,600.00 for curb and gutter replacement in Bridgewater Estates and Alternate Bid #1 of \$5,535.00 for concrete pad and sidewalk replacement at Manor Park, and the construction contract for the Pavement Marking Project to Traffic Management KS, LLC in the amount of \$18,363.00. On July 23, 2026, City Council awarded the construction contract for the Chip Seal Project to Mid America Road Builders in the amount of \$47,172.00.

Two change orders were approved during construction. On July 23, 2026, the City Administrator approved Change Order #1 for the Concrete Project in the amount of \$2,850.00 for final quantity adjustments to curb construction. On August 13, 2026, City Council approved Change Order #1 for the Pavement Marking Project in the amount of \$7,352.00. No change orders were issued for the Chip Seal Project.

The total final construction cost for all three projects is \$135,872.00, with \$877.75 in support from our City Engineer, totaling \$136,749.75. The table below summarizes these costs.

Description		Approval	Amount
Concrete Project	BASE	Council 5/28/26	\$ 54,600.00
	ALT #1*	Council 5/28/26 (Manor Park)	\$ 5,535.00
	CO #1	City Administrator 7/23/26	\$ 2,850.00
Pavement Marking		Council 5/28/26	\$ 18,363.00
	CO #1	Council 8/13/26	\$ 7,352.00
Chip Seal – Original Contract		Council 7/23/26	\$ 47,172.00
City Engineer Support			\$ 877.75
2026 Street Preservation Program – Total Final Construction Cost			\$ 136,749.75

*Alternate Bid #1 of the Concrete Project was completed at Manor Park and is charged to the Parks Maintenance operations budget in the amount of \$5,535.00.

The remaining dollars are charged to the 2026 Street Preservation Program. 2026 Street Preservation Program budget is \$147,000. After all project costs, this project is within budget, with remaining dollars in the amount of \$15,785.25 as shown below. The overall remaining dollars in the project are recommended to be moved to 2027 Street Preservation Project.

		\$ 147,000.00
Total Final Construction Cost (from above)	\$ 136,749.75	
Remove ALT #1 – Manor Park	(\$ 5,535.00)	
FINAL CONSTRUCTION COST Charged to 2026 Street Preservation Program		\$ 131,214.75
2026 Street Preservation Program Budget Savings		\$ 15,785.25

Related Ordinance(s) or Statute(s):

Funding Source: Special Highway Fund, PIF Maintenance Fee, Trails & Paved Surfaces

Budget Allocated: 2026 Street Preservation Program: \$147,000.00
Trails & Paved Surface: \$6,500.00

x 

Finance Director Approval: Karen Kindle, Finance Director

Recommendation: Approve Project Closeout for the 2026 Street Preservation Program in the Total Amount of \$136,749.75, with a transfer to 2027 Street Preservation in the Amount of \$15,782.25

Enclosed: N/A

Prepared by: Rhod Montgomery – CIP Project Manager