

City of Edgerton, Kansas
Minutes of City Council Regular Session
January 23, 2025

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas January 23, 2025. The meeting convened at 7:01PM with Mayor Roberts presiding.

1. ROLL CALL

Clay Longanecker	present
Josh Lewis	present
Deb Lebakken	absent
Bill Malloy	absent
Ron Conus	present

With a quorum present, the meeting commenced.

Staff in attendance:

- City Administrator, Beth Linn
- City Clerk, Alex Clower
- City Attorney, Todd Luckman
- Assistant to the City Administrator, Kara Banks
- Assistant to the City Administrator, Trey Whitaker
- Finance Director, Karen Kindle
- Senior Accountant, Justin Vermillion
- Development Services Director, Zach Moore
- Parks and Recreation Director, Levi Meyer

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 January 9, 2025 Regular City Council Meeting
5. Approve Temporary Construction Easement for Joy and Deven Ayres at 101 E Edgewood Dr. for the 2nd Street Reconstruction Project
6. Approve Permanent Drainage Easement and Temporary Construction Easement for Andrew Schwarting at 104 E Meriwood Ln. for the 2nd Street Reconstruction Project
7. Approve Permanent Sanitary Sewer Easement and Temporary Construction Easement for Melissa and David Francq at 217 W Edgewood Dr. for the 2nd Street Reconstruction Project
8. Approve a 4-year Lease with LEAF, Inc., and a 4-year Maintenance Agreement with MAPS, Inc., for a Multi-Function Printer/Copier for The Greenspace
9. Approve a Grant Agreement between Kansas Department of Transportation and the City of Edgerton to Accept Funding through the Cost Share Program of \$1,000,000.00 for the East 2nd Street Improvement Project (2nd Street Reconstruction Project)

Councilmember Longanecker moved to approve the Consent Agenda, seconded by Councilmember Conus. The Consent Agenda was approved, 3-0.

Mayor Roberts stated he'd like to add as a walk on the approval of a Temporary Construction Easement for Reed and Victoria Smith, Trustees of the Smith Living Trust at 913 W 4th Street for the 2nd Street Reconstruction Project.
He requested motion to approve.

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

Regular Agenda

10. **Declaration.** There were no declarations made.

11. **Public Comments.** There were no public comments made.

Business Requiring Action

12. CONSIDER RESOLUTION NO. 01-23-25A CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT, AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (ELHC V, LLC PROJECT), SERIES 2016

Mr. Kevin Wempe addressed the Council. He stated he is a representative with Gilmore and Bell, serving as the City's new bond counsel. He stated the next 3 items on the agenda are related to facilities out at the logistics park. He stated the City entered into IRB agreements at the time the facilities were completed to kick off a 10 year abatement period. The actions tonight repeat that same thing and assign the documents to the new buyer. He stated nothing is being amended with the documents, and the abatement remains the same.

With no questions or comments, Mayor Roberts requested motion to approve Resolution No. 01-23-25B.

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

13. CONSIDER RESOLUTION NO. 01-23-25B CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT, AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (ELHC XII, LLC PROJECT), SERIES 2015

Mayor Roberts asked if there was anything Mr. Wempe would like to add or if there were any questions from the council.

With no questions or comments, Mayor Roberts requested motion to approve Resolution No. 01-23-25C.

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

14. CONSIDER RESOLUTION NO. 01-23-25C CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT, AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (ELHC XIV, LLC PROJECT), SERIES 2015 AND SERIES 2016

Mayor Roberts asked if there was anything Mr. Wempe would like to add or if there were any questions from the council.

With no questions or comments, Mayor Roberts requested motion to approve Resolution No. 01-23-25A.

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

15. Report by the City Administrator

- Community Development 4th Quarter Report

Mr. Moore stated it has been a very busy fourth quarter for the community development staff. There have been 21 residential permits issued, with 12 of those being for the new Dwyer Farms subdivision and 10 non-residential. He stated Jim has been very busy, with just shy of \$5 Million in total permit valuation. He stated this is the first time in a long time, where the residential permit valuation outweighed the commercial side mostly due to the work at Dwyer Farms. On the planning and zoning side, 2 final plats and 2 final site plans have been approved, including one for Maverick. He stated there has been 1 conditional use permit approved and staff worked diligently to update the code, most recently for driveways and fences. He stated construction is on-going at Dwyer Farms and they are moving very fast. He also shared that, per Council direction, 312 E 5th Street has been demolished and all work has been completed to code standards

He also shared an item that was not shown on the report: the City of Edgerton's proposal for a presentation at the American Planning Association was selected. He stated the session will be about the Envision Edgerton Comprehensive Plan and how we have applied different pieces and offered certain flexibility.

He stated on the animal control side, the numbers have stayed consistent. Code enforcement has kept Charlie quite busy. Of the total cases, 72% were abated. He stated 2 citations were issued, which means most people became compliant before the court stage. He stated during the snow event, Charlie logged approximately 14 hours notifying residents of requirements per code.

Councilmember Longanecker asked who is presenting at the conference.

Mr. Moore stated himself and Chris Shires from Confluence will be presenting and they are excited to represent the City. He added its unusual to have a City the size of Edgerton be represented on the national stage.

Mr. Moore stated BNSF also opened a new intermodal facility in the Denver area so it will be interesting to see what others could learn from us.

- Public Works 4th Quarter Report

Mr. Whitaker reviewed the quarterly report and stated this quarter is usually the wrap up of the construction season as well as the kickoff of the winter weather. He stated all new street ID signs have been constructed and they are ready to be placed once the warmer weather comes. With the winter weather, there was roughly 166 tons of salt ordered and about half of that was used during the winter weather. There was about 78 lane miles worked per crew, which is made up of 4 people each on a 12 hour shift, with a total of 8 crew members in Public Works/Utilities.

Councilmember Conus asked if we are making our own brine.

Mr. Whitaker stated we do not, it is currently on the funded list for 2029. Right now, we get the product from Olathe. They require a 24 hour notice and we can typically get as much as we need. This year however, they were not able to do this because they were using it as fast as they were making it.

Mayor Roberts stated the state used brine and their roads were worse than the roads where salt was used. He stated the type of storm matters.

There were no further questions or comments.

- Utilities 4th Quarter Report

Mr. Whitaker reviewed the quarterly report and stated there was just over 8.8 million gallons of water pumped and roughly 120 thousand gallons flushed. He stated utilities was called out on 202 locates, with four of them emergencies.

Councilmember Conus asked if the number of turn-offs for nonpayment is high.

Ms. Linn stated no, not really. The average is typically around 30 a month.

Mr. Vermillion stated strictly residents, there are about 20.

Mayor Roberts stated which is typically the same residents.

Councilmember Lewis asked if we are able to figure out how much stormwater infiltration is in the system.

Ms. Linn stated there is testing that occurs but it is difficult to determine the impact per section because each rain event is different.

There were no further questions or comments.

- **Report on 2025-2029 CIP Work Session**

Mr. Whitaker gave a quick summary about the CIP Planning Session. He handed out a memo that summarizes what was discussed during that work session and where the focus of priorities will be moving forward. He stated the priorities voted on were stormwater, streets, and parks. This will then be the focus moving forward and how we provide education opportunities for residents.

Councilmember Longanecker asked when the 2nd Street project was getting started.

Ms. Linn stated they are aiming to be ready to go out bid at the end of February so that the project can begin as soon as the good weather hits and will last one construction season. She stated if residents begin to ask, please tell them that there will likely be utility work ahead of construction beginning.

Councilmember Longanecker stated it has been a long time coming, it is very exciting.

Ms. Linn concluded her report by asking Council to be watching the city's Facebook page as we are closing in on exciting news related The Greenspace.

16. Report by the Mayor

Mayor Roberts thanked Councilmember Longanecker for running the last meeting.

17. Future Meeting Reminders

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

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

Mayor Roberts requested motion to recess into executive session for a consultation with the City Attorney, which is deemed privileged in an attorney-client relationship (K.S.A. 75-4319B(2)) to discuss contract negotiations. Present in the executive session will be the Governing Body and the following staff members: City Administrator Beth Linn, and City Attorney Todd Luckman.

The executive session will start at 7:32PM and last 5 minutes. The open meeting will resume in the Council Chambers.

Councilmember Longanecker moved to recess into executive session pursuant to K.S.A 75-4319(B)(2) for the purpose of discussing contract negotiations. Councilmember Lewis seconded the motion.

The meeting recessed into executive session at 7:32PM, 3-0.

Councilmember Conus moved to return to open session with no action being taken. Councilmember Lewis seconded the motion.
Open session resumed at 7:37PM, 3-0.

19. Adjourn

Councilmember Lewis moved to adjourn, seconded by Councilmember Conus The meeting was adjourned at 7:37PM with a 3-0 vote.

Submitted by Alex Clower, City Clerk