

**City of Edgerton, Kansas  
Minutes of City Council Regular Session  
May 23, 2024**

A Regular Session of the City Council (the Council) was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas May 23, 2024. The meeting convened 7:00 PM with Mayor Donald Roberts presiding.

1. **ROLL CALL**

|                  |         |
|------------------|---------|
| 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, Lee Hendricks  
   City Clerk, Alex Clower  
   Assistant to the City Administrator, Kara Banks  
   Finance Director, Karen Kindle  
   Public Work Superintendent, Trey Whitaker  
   Parks and Recreation Director, Levi Meyer  
   Recreation Superintendent, Brittany Paddock  
   CIP Project Manager, Holly Robertson

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 May 9, 2024 Regular City Council Meeting

Councilmember Lewis moved to approve the Consent Agenda, seconded by Councilmember Lebakken. The Consent Agenda was approved, 5-0.

**Regular Agenda**

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

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

7. **Request for Funding** for the 2024 Gardner Edgerton Alumni Hall of Fame.

Mr. Charlie Troutner addressed the Council. He stated he spoke last meeting about the formation of the Hall of Fame. He stated Mr. Ray Braun was selected unanimously by the Hall of Fame committee. He stated the three inductees are some very important people to this area and deserve to be recognized. He stated on September 7<sup>th</sup>, there will be a formal ceremony at Gardner Edgerton High School. He requested a donation of \$500 to go toward the expenses related to this event, including spirit wear, awards, picture backdrop, and other miscellaneous items that may arise. He stated he would also like to hold a special reception here at City Hall for the Braun family and is asking for fees be waived for that rental.

Mayor Roberts stated Mr. Braun was a tremendous advocate for the City and really, the region. He stated he is in favor of both requests.

Councilmember Longanecker motioned to approve the donation of \$500 and waiving the rental fee. Councilmember Conus seconded the motion. The request was approved, 5-0.

Councilmember Lebakken stated when her family moved here, Ray was one of the first names she learned, and she immediately knew he was important to this town.

Mr. Troutner stated the terms legend and icon are used a lot these days, and Ray Braun is really both. He is Edgerton.

8. **Presentations** by Representatives from Outside Agencies for 2025 Budget Requests

- Frontier Days, John Daley

Mr. John Daley, Treasurer for Frontier Days Association addressed the Council. He stated this year, the committee has worked hard to try to reduce expenses where they can. He reviewed the event for 2024 and stated they have cover bands, found a cheaper stage, and they are working to find a real carnival and put some funds towards that. He stated for 2025, the Association is requesting an increase from \$30,000 to \$35,000. He stated other than NorthPoint and the City, there really are not any major donors.

Mayor Roberts stated he thinks it is great that they are bringing Jadynce back.

John Daley stated she wanted to come back and they are very excited and eager to have her here.

Councilmember Longanecker made motion to approve the request of \$35,000. He stated nothing is getting any cheaper.

Councilmember Lebakken stated what if they increased the donation to \$40,000. She stated she requested members of the public to come to the meeting to express their desire for carnival rides. She stated she does not think they realize how much the city does contributes to this event.

Councilmember Longanecker stated children love the carnival. He stated a lot of the ones that used to be at the event were scary to look at.

Mr. Daley stated a lot of small carnivals went out of business because of the pandemic. He stated if there were a larger event, it might be different but right now, the event just cannot get the numbers needed to entice a carnival to come out.

Councilmember Longanecker stated he does not have a problem increasing the funds to \$40,000.

Councilmember Conus stated he would like to keep it at \$35,000, just for the simple fact that Councilmember Lebakken asked people to come and voice their desire for this event and nobody showed. He asked what they would get for an extra \$5,000.

Mr. Daley stated they could look at doing smaller carnival rides with fun services, but if that is not a possibility then they could look at having more entertainment. He stated they could also hold back some of the money in reserve to have bigger and better event for the big years. He stated he is hoping for the 60<sup>th</sup> that they will be able to have a big carnival.

Mayor Roberts stated every carnival they have ever had has been successful.

Mr. Daley stated it is getting difficult to find carnivals, but the Association could also stockpile until the 55<sup>th</sup> or 60<sup>th</sup> while still keeping a 2 year cushion.

Mayor Roberts stated NorthPoint has been a huge contributor to Frontier Days for years.

Councilmember Lebakken stated they do a lot under the radar.

Mayor Roberts stated they might be the single largest contributor to that event and many others within the community.

Councilmember Lewis stated \$40,000 is fine with him. He understands the price increases in everything.

Councilmember Malloy agreed.

Councilmember Longanecker stated this event is for our community.

Councilmember Malloy stated he thinks it is a great thing bringing in entertainment for the kids, and does not believe \$35,000 to \$40,000 is a huge leap to do that.

Councilmember Lewis made motion to approve the \$40,000 funding request for the 2025 budget. Councilmember Lebakken seconded the motion. The funding request was approved, 5-0.

- Johnson County Utility Assistance, Joanne Haworth

Ms. Haworth addressed the Council. She thanked Council for their continued support in the program. She referenced the slides provided and stated how Johnson County Utility Assistance continues to offer support to the community. She stated for 2024, the City pledged \$2,000 and to date, the City fund balance is \$2,814. She stated the funds are used for Edgerton residents who qualify for support needed for past due electric, water, propane, gas, and wastewater utility bills. She stated in 2023, \$517 was utilized and to date this year, \$200 has been used.

Councilmember Longanecker stated even if we contributed \$1,500 it would still roll over if not used.

Ms. Haworth stated correct. She stated it is hard to predict how busy they will be and how the funds will be utilized especially after the ARPA funds expire.

Councilmember Longanecker made motion to approve the \$1,500 funding request for the 2025 budget. Councilmember Conus seconded the motion. The funding request was approved, 5-0.

- United Community Services (HSF), Erika García Reyes

Ms. Reyes addressed the Council. She thanked Council for their continued support in the program for the last 12 years. She stated in 2023 roughly \$440,000 was allocated through 19 programs to 58,000 Johnson County residents. She stated over 175,000 units of service, including health, wellness and safety, basic needs like medical and dental, safe shelter, meals, etc. and workforce and income support. She stated in 2024, the City contributed \$3,000 to the program and due to the continued increase in costs, she stated they are requesting to keep that funding amount the same at \$3,000 for the 2025 budget.

Mayor Roberts stated he is on the board for UCS and if he would have to vote tonight, he would abstain due to him serving on the board and conflict of interest. He stated he really appreciates what UCS does and that they are a data driven entity. He stated they have a tremendous amount and use it well. He stated the gap funding grew quite a bit, he thought it was closer to \$40,000 the previous year.

Councilmember Longanecker asked for the citizens that need help, where does this gap funding come from.

Ms. Reyers stated if funding is not able to be provided from the sources they have, they would have to try to see funding elsewhere.

Councilmember Conus stated he would like to increase the funding to \$5,000.

Mayor Roberts stated it is a big bang for our buck with the matching dollars. He stated the need is there.

Councilmember Conus made motion to approve the \$5,000 funding request for the 2025 budget. Councilmember Longanecker seconded the motion. The funding request was approved, 5-0.

- Miami County Conservation District, Kaitlin Knauss

Ms. Knauss addressed the Council. She stated she works with farmers to do different practices to keep chemicals out of the watershed including planting cover crops, etc. She stated the Hillsdale Lake Watershed is about 144 square miles with impairments such as sedimentation, nitrogen and phosphorus found. She stated her job is to work to reduce the runoff found in the watershed. She stated the grant funding provides dollars for personnel, workshops, travel and the introduction of best management practices for farmers. She stated the funding has allowed them to do school activities and field days to teach younger generations how to protect the environment they live in. She stated there is an in-kind match with a grant cycle of 3 years, and this cycle runs from 2022-2025. She stated they are requesting \$2,500 for the 2025 budget year for watershed education and outreach.

Councilmember Longanecker asked how much of the sedimentation has cover crops kept from going into the lake.

Ms. Knauss stated based off modeling, just last year it was reduced to 1511 tons of sediment from the lake and 1800lbs of phosphorus and nitrogen. She stated they are seeing multiple things that help, cover crops and no-till farming are very helpful and the water is coming out cleaner. She stated now they are worried more about the algae. She stated compared to previous years, they have had the highest nutrient reduction loads with the practices in place.

Councilmember Longanecker stated in the past, there have been people who say the intermodal is detrimental to the watershed. He asked if that is true.

Ms. Knauss stated her primary job is to educate and work with farmers.

Councilmember Lewis asked if she has been out to Edgerton Elementary.

She stated it is very hard to get into schools and have not been out yet. She stated they do have education for elementary ages and would love to get in contact with the school here to provide outreach activity. She stated she can work with staff to provide an itemized report of where the funds contributed are used.

Ms. Linn stated she would like to remind Council that because this is a water-based entity, the funds contributed are from the Water Fund.

Mayor Roberts stated staff is working with The Greenspace Building in stormwater reduction with natural planting. He stated with the ribbon cutting, would love to have someone from WRAPS in attendance to talk about this stuff. He stated his desire and the desire of the community is to make Hillsdale the best they can because it is our water source.

With no further questions or comments, Mayor Roberts requested motion to approve the \$2,500 funding request for the 2025 Budget.

Councilmember Lewis moved to approve, seconded by Councilmember Malloy. The funding request was approved, 5-0.

- ElevateEdgerton!, James Oltman

Mr. Oltman addressed the Council. He referenced the included documents and the Economic Development Highlights. He stated Edgerton has seen tremendous growth over the last few years, including expansion at the intermodal, the development of On the Go Travel Center and the Edgerton Crossing Development. He stated they recently announced the opening of Maverik, a major travel center. He stated he thought it was worth mentioning the positive impact Edgerton has seen, in 2014 retail sales were just over \$16 million and just under 10 years later the City is seeing roughly \$109 million in sales.

He referenced the 2025 scope of services and stated ElevateEdgerton! is focusing on housing, retail/commercial recruitment, and workforce efforts. He stated they also represent Edgerton within different organizations. He stated this year, ElevateEdgerton! is asking for a slight increase of \$2,500 for the 2025 budget year, this is the first increase done in the last 5 or so years.

Councilmember Longanecker made motion to approve the \$67,500 funding request for the 2025 budget. Councilmember Lebakken seconded the motion. The funding request was approved, 5-0.

- Project Grad, Christi Mullsen

Representatives from 2025 Project Grad addressed the Council. Ms. Mullsen stated her daughter will be a senior next year and they have already begun efforts to raise money, including handing out bottled water at graduation. She stated it is expected to be the largest class this next year. She stated she attended the Project Grad for this year to get a feel for what it is they do. Over 250 students attended with 430 students graduating. She stated due to this being the highest expected graduation year, project grad is requesting \$8,000.

Councilmember Longanecker asked how much was donated to them last year.

Ms. Linn responded \$6,000.

Ms. Mullsen stated it is very expensive for goods and services. They are happy to take whatever is offered from the City. She stated they will be making a request to Gardner as well.

Mayor Roberts asked how many students are from Edgerton that will be graduating.

She stated she does not have that information but could try to get it.

Mayor Roberts stated Gardner did not donate as far as he knows.

Councilmember Lebakken stated they reduced their contribution.

Councilmember Lewis stated it is a good thing we are better than that.

Mayor Roberts stated it is worth noting that if there are 20 students, \$8,000 is a lot of money. He stated that is almost 20% of their total budget. He stated it is worth it to him because this is really what keeps kids safe during this time. He believes this event really has saved lives in our school district over the years.

Ms. Mullsen stated she was not aware there is going to be new home developments and added more students from Edgerton is great. She stated they are still doing all their fund-raising efforts and will continue to work to do whatever they can to keep the kids safe after graduation.

Councilmember Lebakken stated this year's graduation had roughly 15 students from Edgerton.

Councilmember Longanecker stated he has no problem with the budget request.

Councilmember Lebakken made motion to approve the \$8,000 funding request for the 2025 budget. Councilmember Longanecker seconded the motion. The funding request was approved, 5-0.

Mayor Roberts stated he would like to know what Gardner contributes.

- Robert Cook Memorial Votech Scholarship  
There was no contribution made to the Votech Scholarship fund for 2025 due to their funding balance of \$3,000 and no scholarships being awarded.

### **Business Requiring Action**

#### **9. CONSIDER A 4-YEAR LEASE AND MAINTENANCE AGREEMENT WITH MAPS, INC., FOR A MULTIFUNCTION PRINTER/COPIER FOR CITY HALL**

Ms. Banks stated the lease on the current printer in the front office at City Hall is expiring. She stated due to this, staff sent out requests for proposal and received 4 of 5 back. She stated the lowest and best price was from MAPS who currently holds leases on the printers at the other city facilities. She stated the bid details are enclosed.

With no questions or comments, Mayor Roberts requested motion to approve the lease contract with MAPS, Inc.

Councilmember Lewis moved to approve, seconded by Councilmember Longanecker. The agreement was approved, 5-0.

**10. CONSIDER AWARD OF CONSTRUCTION OF THE DWYER SANITARY SEWER IMPROVEMENTS PROJECT TO BEEMER CONSTRUCTION CO., INC. FOR \$747,900.00 FOR THE BASE BID TOTAL**

Ms. Robertson addressed the Council. She stated in August 2022, the City Council approved the recommendation of Planning Commission to approve an application for a PUD for Dwyer Farms. She stated in September of that year, the contract with BG Consultants for the design of the project was approved.

She stated the wastewater infrastructure needed to serve Dwyer Farms includes three project sites. Site 1 includes the installation of sanitary sewer pipe to serve the development of the project and future development within the same watershed. She stated this contract award is limited to installation of the new sanitary sewer extension. Site 2 includes install of an equalization basin, new transmission main, upsize to the sewer line under Sunflower Road and lift station improvements at the City Lift Station. She stated Site 3 includes improvements to the SCADA system and replacement of aged equipment at the Big Bull Creek Wastewater Treatment Plant. She stated Sites 2 and 3 have not been fully scoped and have not yet been bid for design and construction but will be brought to Council at a later date.

She stated on April 18, 2024, the City held a public bid opening and received six bids for the Dwyer Sanitary Sewer Improvements that includes the first phase of the project. She stated the bids ranged from \$747,900.00 to \$1,147,388.70. The engineer's estimate was \$1,200,652.60. A copy of the bid tabulations is attached.

She stated the design team reviewed bid information provided by each contractor. Additionally, the engineer evaluated Beemer Construction's recent, similar project experience, qualifications, and understanding of all project requirements. She stated following that review, the engineer together with staff, recommends Beemer Construction Co., Inc., as the lowest responsive, responsible, and most qualified bidder for the project. A written recommendation from the engineers is also attached. She stated this item is still being reviewed by City Attorney and requires KDHE approval.

With no questions or comments Mayor Roberts requested motion to approve the agreement with Beemer Construction pending City Attorney and KDHE approvals.

Councilmember Longanecker moved to approve, seconded by Councilmember Conus. The agreement was approved, 5-0.



**11. CONSIDER A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. (GBA) TO PROVIDE CONSTRUCTION ADMINISTRATION AND OBSERVATION SERVICES FOR THE DWYER SANITARY SEWER IMPROVEMENTS PROJECT AND AUTHORITY FOR CONTINGENCY FOR CONSTRUCTION INSPECTIONS**

Ms. Robertson stated due to the complexity of funding sources, utilities, railroad encroachment, and reporting requirements of this project, City Staff solicited requests for qualifications to consultants to provide construction administration and observation services for the sewer extension.

She stated the Requests for Qualifications were sent out beginning April 10, 2024 and due May 2, 2024. City Staff hosted a pre-submittal meeting on April 22nd for interested parties. She stated a total of two (2) submissions were received and reviewed by the selection committee (City Engineer, Public Works Director, and CIP Project Manager). After review and discussion the selection committee recommends George Butler and Associates, Inc. (GBA) as the best, most qualified team for the project. She stated the selection committee recommends the team based on their existing experience providing these specific services to municipalities both of similar size and larger populations as well as their project resumes. Notably, GBA has an exceptional record of administering State Revolving Fund (SRF) projects, Davis-Bacon Wage Rate, Build America Buy America (BABA) and American Iron and Steel (AIS) requirements.

She stated staff recommends utilizing GBA for construction administration and observation services of the construction associated with the Dwyer Sanitary Sewer Improvement Project. She stated selection of GBA will align with the start date for the project. Staff and GBA will utilize the standard PSA approved by the City Attorney. She stated the agreement provides a scope of work to include services of performing inspections, notification to City of any significant issues/changes to the plans, providing detailed reports of construction activity, reviewing testing report and pay estimates, etc. She stated the agreement also includes administration of required SRF provisions including wage rate interviews, Davis-Bacon, BABA, and AIS documentation. She stated this agreement is structured similar to the agreement for City Engineer services where the City is only billed for actual hours of work performed. As with prior projects, GBA provided an estimate for the project of \$105,418. Staff recommends including a city-controlled \$20,000 contingency for this project to account for this project to account for the complexity of the project, multiple parties, and different funding sources involved. She stated the provided estimate and contingency are within the project budget.

Councilmember Longanecker stated the city currently uses GBA for building permit inspections. He asked if this is the same.

Ms. Robertson stated this would be a completely different team; same company but different branch.

Ms. Linn stated we have used GBA for building but have not used them much since the hiring of Jim Brown, the building inspector. She stated this agreement would be for infrastructure, which in the past has typically been RIC and occasionally GBA.

Mayor Roberts asked about the \$20,000 contingency.

Ms. Robertson stated staff scoped services that we expect them to need, so if there is anything additional, they will have to administer. She stated staff is waiting for additional information from KDHE.

Mayor Roberts asked for the term of the project.

Ms. Linn stated the some of the information that staff is waiting on is related to the requirements from KDHE per SRF.

Mayor Roberts asked if that is part of the base bid.

Ms. Robertson confirmed it is included and added the schedule may change. She stated all requirements were outlined in the bid, based on their experience with other SRF requirements.

Ms. Linn stated staff can report back on the contingency amount.

Mayor Roberts stated he would like that because 20% is quite a bit for contingency.

With no further questions or comments, Mayor Roberts requested motion to approve the agreement with no contingency amount.

Councilmember Longanecker moved to approve, seconded by Councilmember Conus. The agreement was approved with no contingency amount, 5-0.

**12. CONSIDER RESOLUTION NO. 05-23-24A APPROVING A FIVE-YEAR/  
CITY/COUNTY STREET IMPROVEMENT PROGRAM 2025-2029.**

Ms. Robertson stated each year, the cities in Johnson County are invited to submit projects to be considered for the five-year city/county street improvement program through the County Assistance Road System (CARS) program. She stated the program provides funds to the cities of Johnson County to construct and maintain their major arterial roadways.

She stated using a scoring system the county selects and allocates funds. The County pays 50% of the construction and inspection costs, while the cities are responsible for design, right-of-way, and utility relocation costs. She stated the types of projects eligible for CARS program include: Capacity Improvements (additional lanes), Major maintenance (overlays, patching), System Management (intersection improvements, traffic signals, turn lanes, etc.), Bridge (replacement or rehabilitation), and Route Enhancements (sidewalk, bike paths, street lighting, etc.)

She stated prior to LPKC, the City frequently did not participate in this program due to the local match requirement to receive funding. With new sources of revenue available, the City has identified potential projects to be submitted for consideration the next annual 5-year CARS Program. She stated staff is working with City Engineer/BG Consultants to provide detailed project cost estimates and scopes for these projects. This additional information will be submitted with the CARS 2025-2029 program submission. She stated both projects are funded in the 2024-2028 CIP. The five-year plan has flexibility to move projects throughout the plan years, as well as addition or removal of projects. She stated for both projects, the city portion will be funded by RHID.

With no further questions or comments, Mayor Roberts requested motion to approve the resolution pending City Attorney approval.

Councilmember Longanecker moved to approve the motion, seconded by Councilmember Lebakken. The resolution was approved, 5-0.

### **13. CONSIDER RESOLUTION NO. 05-23-24B APPROVING THE UPDATED CITY OF EDGERTON EMPLOYEE SAFETY MANUAL**

Ms. Linn stated Safety Committee is one of the most important pieces of the City's team. Staff members meet once a month to conduct safety training where the topics are lead by this committee. She stated this group has worked very hard to update the safety manual. She stated there is also a financial benefit for the City because it leads to premium savings in workers comp.

Councilmember Malloy asked why there is not an active shooter procedure in the Emergency Procedures.

Ms. Paddock stated that will be one of the next items on the list to complete by Safety Committee.

Councilmember Conus asked if there is a history of safety issues.

Ms. Linn stated it is very infrequent.

With no further questions or comments, Mayor Roberts requested motion to approve the resolution.

Councilmember Lewis moved to approve, seconded by Councilmember Lebakken. The resolution was approved, 5-0.

### **14. Report by the City Administrator**

Ms. Linn stated she would like to remind Council of the budget work session on July 18<sup>th</sup>. She stated at the last Council meeting, staff gave a report on the 3<sup>rd</sup> of July event and how the costs have increased. Due to this, the direction received from Council was to increase the picnic

and provide the ability to purchase gear instead of providing free T-shirts. She stated tonight, the Edgerton shop will go live where residents can purchase hats and t-shirts.

She stated two weeks ago was public service week and a little thank you gift for that is at councilmembers seats.

**15. Report by the Mayor**

Mayor Roberts stated he had no report to give.

**16. Future Meeting Reminders**

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

**17. Adjourn**

Councilmember Lewis moved to adjourn, seconded by Councilmember Lebakken. The meeting was adjourned at 9:05PM 5-0.

Submitted by Alexandria Clower, City Clerk