

City of Edgerton, Kansas
Minutes of City Council Regular Session
July 24, 2025

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas July 24, 2025. The meeting convened at 7:00 PM with City Council President Longanecker presiding.

1. ROLL CALL

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

With a quorum present, the meeting commenced.

Staff in attendance: City Administrator, Beth Linn
Assistant to the City Administrator, Kara Banks
Interim City Clerk, Alex Firth
City Attorney, Todd Luckman
Senior Accountant, Justin Vermillion
Parks and Recreation Director, Levi Meyer
Construction Inspector, Todd Veeman
Public Works Foreman, Chase Forester

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 July 10, 2025, Regular City Council Meeting

Councilmember Lebakken moved to approve, seconded by Councilmember Lewis. The minutes were approved, 4-0.

Regular Agenda

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

6. Public Comments.

Mr. Bill LaFalce at 516 W 4th St addressed the Council. Mr. La Falce asked the council if they can have someone get with him to get a timeline for the flooding issues that he has on W 4th St. Mr. La Falce requested Council consider outlawing paper lanterns and certain other fireworks because they are fire hazards; he also stated that the post-firework litter is horrible with boxes and debris everywhere in the streets.

Mr. La Falce requested a place for a veterans memorial as well as live music.

Ms. Lebakken stated that the paper lanterns are illegal in the entire state of Kansas.

Mr. Charlie Troutner at 707 W Nelson St. reiterated Mr. La Falce's comments about the fireworks clean-up. He also requested an update about improvements to Edgerton Lake and Dam.

Business Requiring Action

7. CONSIDER ORDINANCE NO. 2180 DESIGNATING CERTAIN STREETS AS MAIN TRAFFICWAYS

The City's Bond Counsel, Kevin Wimpy, presented the ordinance to council.

Ms. Linn then presented information about why the City would want to designate certain streets as main trafficways. This allows the City's to have an option to issue general obligation bonds at some point in the future, if a project would require that type of financing. Ms. Linn emphasized that the action does not obligate the City to issue notes or bonds and any such financing would require Council approval.

Councilmember Longanecker asked if passing this item would designate these four streets as eligible. Ms. Linn answered yes.

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

8. CONSIDER RESOLUTION 07-24-25A OF THE CITY OF EDGERTON, KANSAS, AUTHORIZING IMPROVEMENTS TO THE CITY PUBLIC WATER SUPPLY SYSTEM AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF

Ms. Linn stated that this item is similar to the ordinance in the previous item that gives the City the option to use the spectrum of financing tools

The resolution presented authorizes maximum amounts of GO notes or bonds to fund three anticipated water system improvements associated with the Dwyer Farms development. These action items do not obligate the City to issue notes or bonds for these projects; such issuances would be subject to future action by the Council.

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

9. CONSIDER RESOLUTION 07-24-25B CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (COLDPOINT LOGISTICS REAL ESTATE, LLC), SERIES 2016, AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

Mr. Wimpy stated these resolutions are necessary because ColdPoint was bought by Lineage CP, LLC. This action reassigns the IRBs to Lineage. He stated there is a separate resolution approving the assignment for each series of bonds. Each resolution approves the Assignment and Assumption of IRB Documents and a related Estoppel Certificate. The assignment document transfers all of Lineage CP, LLC's interest in the bonds and bond documents for each project to the entity resulting from the merger.

Councilmember Lewis motioned to merge items 9-12 all into one vote, which was seconded by Councilmember Longanecker. The motion carried, 4-0.

10. CONSIDER RESOLUTION NO. 07-24-25C CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (COLDPOINT LOGISTICS REAL ESTATE, LLC FIRST EXPANSION PROJECT), SERIES 2017, AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

11. CONSIDER RESOLUTION 07-24-25D CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (COLDPOINT LOGISTICS REAL ESTATE, LLC SECOND EXPANSION PROJECT), SERIES 2018, AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

12. CONSIDER RESOLUTION NO. 07-24-25E CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (COLDPOINT LOGISTICS REAL ESTATE, LLC THIRD EXPANSION PROJECT), SERIES 2019, AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

Councilmember Lewis moved to approve Resolutions 07-24-25 B,C,D, and E, seconded by Councilmember Longanecker. The motion carried, 4-0.

13. CONSIDER APPLICATION PUD2025-0002, FINAL PUD PLAN/PLAT FOR DWYER FARMS, PHASE 3, LOCATED SOUTHWEST OF THE INTERSECTION OF BRAUN STREET/207TH STREET AND W. 8TH STREET/EDGERTON ROAD, EDGERTON, KANSAS

Ms. Linn presented the item to council with a request for approval with stipulations that the final phase shows a stub to the south on Rushmore street.

Ms. Linn presented Final PUD Plan/Plat Application PUD2025-0002, submitted by Rausch Coleman Homes, for Dwyer Farms Phase 3 at the southwest corner of Braun Street/207th Street and 8th Street/Edgerton Road. This phase includes 81 single-family lots and two common tracts on approximately 20.92 acres, with a net density of 3.82 units per acre. The application includes dedication of easements and public right-of-way, including a stub for future connection to Rushmore Street.

The property was annexed and rezoned to PUD in 2022, and a revised Conceptual PUD Plan increasing the total development to 279 lots was approved in May 2025. Ms. Linn stated the Final PUD Plan/Plat is consistent with the approved plan. The Planning Commission recommended approval on July 8, 2025, with stipulations. City staff and the City Engineer found the submittal compliant with City Code.

Mr. Longanecker asked if the homes that had not been built yet have the same floor plans since Rausch Coleman had been bought by Lennar. Mr. Kyle Jones with Lennar stated that their plan is to use the same floor plans and if they do decide to change plans he confirmed with Ms. Linn that they would need to submit new plans to council to get new approval.

Councilmember Lewis moved to approve, seconded by Councilmember Conus. The motion carried, 4-0.

14. CONSIDER APPROVAL OF CHANGE ORDER #1 TO KANSAS HEAVY CONSTRUCTION, LLC FOR THE EAST 2ND STREET/EDGEWOOD AND EAST 3RD STREET RECONSTRUCTION PROJECT IN THE AMOUNT OF \$59,075

Ms. Holly Robertson presented Change Order #1 for the East 2nd Street/Edgewood and East 3rd Street Reconstruction Project. The project, designed by Renaissance Infrastructure Consulting (RIC), was expanded during design to include Edgewood and East 3rd Street and awarded to Kansas Heavy Construction on April 24, 2025, in the amount of \$5,191,817. Construction began in June 2025. The total approved project budget is \$6,916,958.

Change Order #1 totals \$59,075 and addresses quantity corrections and field changes. Adjustments include increasing water service reconnections from 9 to 11 (+\$5,000), increasing fire hydrants from 3 to 8 (+\$42,750), one unplanned service line relocation (+\$5,825), and removal of one large tree not included in the original plan set (+\$5,500). The revised construction contract total after Change Order #1 is \$5,250,892. The change order remains within the overall approved project budget. Staff recommended approval.

Mr. Longanecker asked how we missed 5 fire hydrants. Ms. Robertson answered that she is unsure exactly how, but her prediction that in the design process they thought that they could keep the existing fire hydrant, and they turned out to be too old and needing replaced.

Mr. Lewis asked about the relocation. Ms. Robertson stated they knew it was there, but the line did not follow a standard path. Ms. Linn stated in the older part of town the lines are not always where we expect.

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

15. Report by the City Administrator

Nothing to report

16. Report by the Mayor

Mr. Longanecker did not have anything to report on the Mayor's behalf.

17. Future Meeting Reminders

Mr. Longanecker reminded the Council of the future meetings for the Council and Planning Commission.

18. Adjourn

Councilmember Lewis moved to adjourn, seconded by Councilmember Longanecker. The meeting was adjourned at 7:32 pm with a 4-0 vote.

Submitted by Alex Firth, Interim City Clerk.