

City of Edgerton, Kansas
Minutes of City Council Regular Session
November 13, 2025

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas on November 13, 2025. The meeting convened at 7:00 PM with City Council Mayor Roberts presiding.

1. ROLL CALL

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|------------------|---------|
| Donald Roberts | Present |
| 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
Assistant to the City Administrator, Trey Whitaker
City Clerk, Dusti Callahan
Public Works Director, Dan Merkh
Finance Director, Karen Kindle
Development Services Director, Zach Moore
Parks and Recreation Director, Levi Meyer
Todd Veeman, Construction Inspector
Maintenance Technician II, Colton Hamilton
Customer Service Representative, Hailey Vaughn

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 October 23, 2025, Regular City Council Meeting
5. Approve Large Animal Permit for Galaz Trust at 1300 West Braun Street
6. Approve Large Animal Permit for Darren Seute at 1313 West 8th Street
7. Approve Large Animal Permit for Darius Crist at 510 West Braun Street
8. Approve Large Animal Permit for Marvin Vail at 1405 West 8th Street
9. Approve A New Cereal Malt Beverage License For Maverik Inc. Dba Maverik Inc. #760
10. Approve Letter of Understanding with Johnson County Human Services for 2026 Utility Assistance

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11. Approve Year-End Longevity Bonus for Employees
12. Approve Ordinance No. 2187 Providing for the Range of Salaries and Compensation of Various City Officers and Employees

Councilmember Lewis moved to approve, seconded by Councilmember Lebakken to approve Items 4 - 12. The motion carried 4-0 by the following vote:

Yes: Longanecker, Lewis, Conus, Lebakken
Absent: Malloy

Regular Agenda

13. **Declaration.** Council members had nothing to declare.
14. **Public Comments.** There were no public comments made.
15. **Introduction of New Employee**

Assistant City Administrator, Kara Banks, introduced new Customer Service Representative, Hailey Vaughn. Hailey works at the front desk and supports Public Works and Community Development as well.

Hailey stated she is excited to be at Edgerton. Hailey grew up in Gardner and graduated from GEHS. Mayor and Council welcomed her.

Business Requiring Action

16. CONSIDER 2026 FUNDING RECOMMENDATIONS FOR THE HUMAN SERVICE FUND

Erika Garcia Reyes with the Human Service Fund (HSF) thanked Council for allowing her to present on the 2026 funding recommendation for HSF. She appreciates sharing all the work the Human Service Fund review committee did over the summer. She thanked the City for participating in the HSF since 2012. United Community Services (UCS) is a non-profit community planning organization serving Johnson County. HSF is a City-County partnership that supports priority health and human services managed by UCS since 1990. General tax dollars are awarded to nonprofits that provide essential services which operate vital health and human service programs that meet the needs of Johnson County residents. HSF focuses on programs that address the well-being, personal safety and stability of Johnson County residents. Primary beneficiaries are residents at or below 200% FPL (\$53,330 for a family of 3). Since 1990, over \$8.5M in funds have been awarded through HSF to support Johnson County residents in need.

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Ms. Garcia Reyes shared the highlights of the program. In 2024, over 65,000 Johnson County residents were able to access over 200,000 units of service like nights of safe shelter, healthcare and mental health and behavioral care, food, rental and utility assistance, job training, financial counseling and more. Regular grants totaling \$463,886 were recommended for 17 programs. These programs include CASA, Catholic Charities, Center of Grace, El Centro, Foster Adopt Connect, Growing Futures, Health Partnership Clinic, Hillcrest Ministries, HopeBUILDERS, Inclusion Connections, Kansas Children's Service League, KidsTLC, NCircle, SafeHome, Salvation Army Family Lodge, and Sunflower House. Pathways to Hope was not recommended this coming year. Overall, the total allocated funds for 2026 are \$473,880. You are encouraged to register for UCS Annual Meeting on Friday, December 12, at 8am at Johnson County Community College.

Councilmember Longanecker asked about Pathway to Hope not being recommended. Ms. Garcia Reyes responded that organization went through impactful leadership changes and changes in programming. The delayed reporting has UCS not feeling comfortable about funding that organization.

Mayor stated that this is a great partnership for UCS to help guide this, because all the organizations that receive funding have to report back on what they have done or did not do and the goals they met or did not meet, which dictates future funding for UCS.

Ms. Linn stated based on the number that Erica provided, she believes it is one of the most highly used programs, reaching 76 residents in the last year. They do a great job reaching out for people to get help.

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

Yes: Longanecker, Lewis, Conus, Lebakken

Absent: Malloy

17. CONSIDER RESOLUTION 11-13-25A CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (ELHC XXXII, LLC PROJECT), SERIES 2016

City Administrator, Beth Linn, stated the City issued two series of bonds in 2016 to construct two warehouses and distribution facilities. This resolution assigns the bonds for IP 32, located on 196th Street, to SparrowHawk LLC. SparrowHawk is an experienced sponsor for industrial assets. They were founded in 2011 and have built a good reputation across commercial real estate.

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Councilmember Lewis moved to approve, seconded by Councilmember Lebakken. The motion carried 4-0 by the following:

Yes: Longanecker, Lewis, Conus, Lebakken

Absent: Malloy

18. CONSIDER RESOLUTION 11-13-25B CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (ELHC XXXI, LLC PROJECT), SERIES 2016

City Administrator, Beth Linn, stated this is similar to item 17 (listed above). This assignment is for IP 31 located on 196th Street. The resolution assigns the bond lease, lease agreement and other bond documents to DAMAC, another experienced sponsor for industrial assets. They hold two real estate assets in the US worth over \$200 million, as well as more assets around the globe.

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

Yes: Longanecker, Lewis, Conus, Lebakken

Absent: Malloy

19. CONSIDER A CONTRACT WITH ELEVATEEDGERTON! FOR ECONOMIC DEVELOPMENT SERVICES FOR 2026

James Oltman, President of ElevateEdgerton!, addressed the Council about the contract for 2026. This contract is the same terms from previous years. Funding levels are the same, and everything else is staying the same. He reviewed the accomplishments in 2025, including the Dwyer Farms subdivision, Project Dynamite, and the two new businesses that opened in May – IHOP and Scoopy's Cafe. Maverik will be opening in December. He is very excited about what that can mean for future development out at the Edgerton crossing. Directly south of Maverik are two spots, and he is looking to fill those with prospects.

Mayor stated that 2025 was a great year. He stated as things trend, there are more opportunities to be successful. He thanked Mr. Oltman for his work to bring new business to Edgerton.

Councilmember Longanecker moved to approve, seconded by Councilmember Conus. The motion carried 4-0 by the following vote:

Yes: Longanecker, Lewis, Conus, Lebakken

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Absent: Malloy

20. CONSIDER FACILITY USE AND MAINTENANCE AGREEMENT WITH EDGERTON HISTORIC SOCIETY FOR EDGERTON COMMUNITY MUSEUM

Parks & Rec Director, Levi Meyer, addressed the Council on the agreement with the Edgerton Community Museum. The Museum opened in 2013, adjacent to City Hall. The agreement continues this arrangement for 2026, stating the Museum will pay the City \$1 for the entire annual 2026 term.

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

Yes: Longanecker, Lewis, Conus, Lebakken

Absent: Malloy

Mayor donated the payment on behalf of the Edgerton Community Museum.

21. CONSIDER RESOLUTION 11-13-25C APPROVE BALLOT LANGUAGE FOR DEDICATED SPECIAL SALES TAX

Assistant to the City Administrator, Trey Whitaker, addressed the Council on Resolution 11-13-25C. He stated the local tax/special sales tax requires voter approval. This would make sales tax in Edgerton 9.975%. The 1% special sales tax is strictly for the purposes of city infrastructure improvements to stormwater and street infrastructure including stormwater structures and facilities, streets, curb and gutters, sidewalks, bridges, streetlights, and other adjacent public use infrastructure needs. The timeline for this process is as follows.

November 2025 - City staff submits approved ballot language
December 2025 – Approval from the Secretary of State to hold mail ballot election
January 2026 – Public Notice of Election with the official newspaper
February 2026- Ballots delivered to electors by US Mail
March 3, 2026 – Election Day
March 16, 2026 – Final Canvas prior to certification of election

If approved, the special sales tax begins October 1, 2026, and first distribution of funds will be December 1, 2026. This special sales tax has a sunset period of 10 years.

City Administrator, Beth Linn, stated that approving the ballot language is most important right now. Levying 1% special purpose sales tax within the City for the purposes of City infrastructure improvements to stormwater and street infrastructure including stormwater

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structures and facilities, streets, curb and gutters, sidewalks, bridges, streetlights, and other adjacent public use infrastructure needs. This is the first step in the process.

Mayor pointed out this is a time limited tax – only for 10 years and then voters would have to approve it again. The City will have projects that exceed \$7 million, which is what this tax is estimated to bring in over the next decade. He pointed out that the report says 82% of sales tax comes from businesses at LPKC, and 18% from the residential businesses. The beauty of this is Edgerton is getting outside funding sources to pay for our own infrastructure. It is important to be as transparent as we can for this process. He added we are not the only city around us that does special sales tax. Places like Ottawa, Gardner, and Olathe all have it.

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

Yes: Longanecker, Lewis, Conus, Lebakken

Absent: Malloy

22. CONSIDER CHANGE ORDER NO. 1 AND FINAL ACCEPTANCE FOR CONTRACT WITH BRAUN INTERTEC TO EVALUATE THE CONCRETE SCALING OF EXTERIOR PAVEMENT AT THE GREENSPACE

Public Works Director, Dan Merkh, gave an overview of the change order. During the winter of 2024, noticeable concrete flaking and scaling occurred at The Greenspace. This was not from the application of salt or ice melt. It was a weak developed concrete surface. Staff shared the update at the last meeting with council. Change Order #1 is additional time on site, additional hours of analysis, project management, and reporting. The total contract amount is still within the remaining project budget.

City Administrator, Beth Linn, stated this is an industry-wide problem, involving the finishing and curing practices. She appreciates the willingness to partner through this process with our contractor, Combes Construction. The governing body has proposed a price split for the final payment for this order. We met on site with the entire design team, staff, Combes, and the supplier. We walked through the entire site and identified the concrete needing fixed. They sealed the concrete 3 weeks ago and will come back in the Spring to walk again and look at any deterioration to replace. This Change Order also includes an extension of the warranty. This is a strong highlight of the kind of company Combes is and how they stand behind their work.

Mayor stated that even the subcontractor was a tremendous asset to this, and Giger, the supplier. The problem was more than just Edgerton. This was not communicated well by the concrete distributors. The memo of the process to fix this came out well after our project had already been poured. There will be industry changes. It took everyone by surprise, and we cannot overstate our thanks enough.

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Mr. Merkh added they have a new added mixture in order to prevent this further issue.

Councilmember Conus moved to approve, seconded by Councilmember Longanecker. The motion carried 4-0 by the following vote:

Yes: Longanecker, Lewis, Conus, Lebakken

Absent: Malloy

23. Report by the City Administrator

- Distribution of Draft Technical Specifications

Public Works Director, Dan Merkh, handed out sewer and water technical specifications to the Governing Body. He stated having the City set specific standards provides more accessible expectations for developers. These draft specifications are for council and Mayor to review before we bring these back for the December 2025 agenda. These specifications require approval from KDHE, and they have already approved them.

City Administrator, Beth Linn, stated this is the first wave of more to come. As the City grows, this is us growing to protect our future and show the development community what expectations are from the jump.

Councilmember Longanecker asked if we had specifications before this.

Ms. Linn stated we did not specifically, we referenced from other cities. This is our ability to show what we want now.

Mayor stated this will add more accountability for projects.

Ms. Linn echoed the staff's perspective that the new specifications lay out to the development community what our expectations are so that we do not have to do it for them. It is very easy to say to an engineering team that we have them on the website; we look forward to you reviewing them and showing us the plans in your development that match those.

Councilmember Lewis likes that this will not bog down staff and resources.

Ms. Linn says this will help save developers money and time, too.

- Trivia Night

Ms. Linn invited the Council and the community to Trivia Night on November 14th in The Greenspace. This is the largest fundraiser for the Mayor's Christmas Tree Fund.

24. Report by the Mayor

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Mayor has no report further that what was said from City Administrator, Beth Linn, regarding the Mayor's Christmas Tree Charity Trivia. Mayor would like to say thank you to veterans for their service, all those present, past, and future.

Mayor reminded the Council of the future meetings for the Council and Planning Commission, as well as the events scheduled at The Greenspace.

- November 14: Mayor's Christmas Tree Charity Trivia
- November 15: Woman's Self Defense Training with T.A.K.E
- November 18: Planning Commission Meeting
- November 21: Charcuterie Board Class
- November 22: Breakfast with Santa
- November 25: Toddler Gym Jam
- November 27: City Council Meeting – CANCELLED
- December 2: Culinary Kids – Fudge
- December 3: Gift Wrapping Workshop
- December 6: Homemade Pop Tarts
- December 7: Gingerbread Faceoff
- December 9: Planning Commission Meeting
- December 11: City Council Meeting
- December 12: Kids Night Out
- December 23: Toddler Gym Jam
- December 25: City Council Meeting - CANCELLED
- January 8: City Council Meeting
- January 13: Planning Commission Meeting

25. **Adjourn**

Councilmember Lewis moved to approve, seconded by Councilmember Lebakken. The motion carried 4-0 by the following vote:

Yes: Longanecker, Lewis, Conus, Lebakken

Absent: Malloy

The meeting was adjourned at 7:58 pm.
Submitted by Dusti Callahan, City Clerk.

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