

**City of Edgerton, Kansas**  
**Minutes of City Council Regular Session**  
**December 12, 2019**

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on December 12, 2019. The meeting convened at 7:00 p.m. with Mayor Roberts presiding.

**1. ROLL CALL**

Ron Conus	present
Clay Longanecker	present
Josh Lewis	present
Katee Smith	present
Jody Brown	present

With a quorum present, the meeting commenced.

Staff in attendance:

- City Administrator Beth Linn
- City Attorney Lee Hendricks
- City Clerk Rachel James
- Development Services Director Katy Crow
- Public Works Director Dan Merkh
- Public Works Superintendent Trey Whittaker
- Marketing and Communications Manager Kara Banks
- ElevateEdgerton! President James Oltman

**2. WELCOME**

**3. PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

4. Approve Minutes for November 14, 2019 Regular City Council Meeting
5. Approve Renewal of Cereal Malt Beverage License Application for 2020
6. I-35 South Phase II Sanitary Sewer Expansion Easements
7. Approve Letter of Understanding with Johnson County Human Services for 2020 Utility Assistance
8. Approve Resignation of Joshua Beem from Planning Commission

Motion by Brown, Second by Longanecker to approve the consent agenda.

Motion passed, 5-0.

**REGULAR AGENDA**

**9. Public Comments.**

Doug Hutchinson, Representative for D & J Land And Development LLC, distributed to the City Council an update (documents attached to these minutes) regarding the proposed Project Lonestar located on the southwest corner of 199<sup>th</sup> and Homestead Lane that included status of acres sold and concept of the project. Mr. Hutchinson stated that 70% of the lots were already sold (21 acres of Phase I) and highlighted types of uses in the proposed project. He also stated in the update that 60% of the total project has been either sold or under Letter of Intent.

Mayor Roberts stated that the proposed project has not been approved. The preliminary plat is the only item related to the development that has been approved by the Planning Commission, so the designs were, at best, concepts as of today.

10. **Declaration.** None.

11. Official 2019 Fall Election Results:

- Katee Smith
- Joshua Beem
- Clay Longanecker

12. **Installation of New Council and Oath of Office: The City Clerk will administer the Oath of Office to newly elected City Council.**

Katee Smith, Joshua Beem, and Clay Longanecker were sworn in by City Clerk, Rachel James.

13. **Election of President of Council:** City Council will elect a new President of Council to serve as Mayor Pro-Tem in the event the Mayor is unable to preside over meetings.

Motion by Conus, Second by Lewis to elect Clay Longanecker as President of Council.

Motion passed, 4-1-0, with Longanecker abstaining.

***RECESS FOR RECEPTION TO RECOGNIZE COUNCIL MEMBER JODY BROWN  
FOR SERVICE AND DEDICATION TO THE CITY OF EDGERTON***

### **Business Requiring Action**

14. **CONSIDER APPOINTMENT OF DEB LEBAKKEN TO PLANNING COMMISSION FOR A TERM ENDING IN SEPTEMBER 2021**

Mayor Roberts introduced Deb Lebakken. Ms. Lebakken stated she has lived in Edgerton for 12 – 13 years and wanted to help the City.

Motion by Smith, Second by Lewis to appoint Deb Lebakken to Planning Commission for a term ending in September 2021.

Motion passed, 5-0.

**15. CONSIDER AGREEMENT WITH GARDNER EDGERTON CHAMBER OF COMMERCE FOR 2020**

Jason Camis, President of Gardner Edgerton Chamber of Commerce, covered the 2019 year in review. He briefed council on the status of the GE Map which is now in the status of "moving forward". Since the map has been invoiced in previous years, Mr. Camis stated that the City would not be invoiced for that in 2020. Mr. Camis spoke on the newly published GE Magazine and stated the Kara Banks, Marketing and Communication Manager, helped review the Hostess story for factual errors. Mr. Camis highlighted other points that are included in the 2020 work plan.

Mayor Roberts stated that the article was way better than the previous year's article. Council shared a few concerns about the magazine including the lack on pictures from the Edgerton community.

Motion by Smith, Second by Longanecker to approve Agreement with Gardner Edgerton Chamber of Commerce.

Motion passed, 5-0.

**16. CONSIDER CONTRACT WITH ELEVATEEDGERTON! FOR ECONOMIC DEVELOPMENT SERVICES FOR 2020**

James Oltman, President of ElevateEdgerton!, highlighted the accomplishments for ElevateEdgerton! in 2019 and stated the continued goals for 2020. Mr. Oltman's continued goals are housing and retail/commercial recruitment.

Motion by Longanecker, Second by Conus to approve Contract with ElevateEdgerton! for Economic Development Services for 2020.

Motion passed, 5-0.

**17. CONSIDER RESOLUTION NO. 12-12-19A AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2020A, OF THE CITY OF EDGERTON, KANSAS**

Jeff White, Financial Advisor at Columbia Capital, presented information to Council on the different types of Bonds, borrowing, and funding mechanisms municipalities can pursue for projects. He spoke on who buys municipal bonds and the role of municipal financial advisors. Mr. White then presented options for the Council to consider for the refinancing of the Series 2012A General Obligation Bonds. Mr. White stated the benefits and differences between the traditional underwriting process verses a bank direct purchase.

Council Member Longanecker asked that if the bank direct process the savings process of 8% is assured. Mr. White affirmed that is the projected rate and bank direct purchase has less risk.

Mayor Roberts asked if the savings realized could be plugged back in to the debt service and shorten the life of the loan. Mr. White affirmed that it would apply back and shorten the loan by one year.

Council Member Conus asked if the interest rates would be similar in both proposals. Mr. White state that there is certainty with the bank direct because it is locked in at that rate but you would forego the opportunity of a positive surprise.

Council reached consensus on shortening the life of the loan.

Council reached consensus on moving forward with refinancing.

Council reached consensus on the bank direct process.

Motion by Longanecker, Second by Lewis to approve Resolution No. 12-12-19A.

Motion passed, 5-0.

**18. CONSIDER AN AGREEMENT WITH THE JOHNSON COUNTY SHERIFF'S DEPARTMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES FOR FISCAL YEAR 2020**

Beth Linn, City Administrator, introduced the agreement with the Johnson County Sheriff's Office. She stated that the agreement is identical to the previous year with the addition of the Power Shift which the Council had approved previously during the 2020 Budget discussion.

Addendum #1 adds the new patrol unit which will focus on specific concerns that had been brought to Council's attention in previous Citizen Survey's. The unit will cover 1 square mile, from Morgan Street / W 199th Street on the north, Sunflower Road on the east, W 8th Street / Edgerton Road on the west, and Braun Street/ W 207th Street on the south. This unit gives Edgerton the opportunity to have a strong community policing presence and an officer with an adaptable schedule based on need and community events.

Jeremy Campbell, Captain of the Patrol Division, stated that the Power Shift means the officer will be a community presence from eating with kids at the school, cutting down on speeding in town and select and targeted enforcement.

Mayor Roberts stated that more officer presence in the community is something he has heard a lot about from the residents.

Motion by Longanecker, Second by Smith to approve Agreement with the Johnson County Sheriff's Department for the Provision of Law Enforcement Services for Fiscal Year 2020.

Motion passed, 5-0.

**19. CONSIDER RESOLUTION NO. 12-12-19B ESTABLISHING FEES AND RATES FOR PERMITS, LICENSES AND SERVICES WITHIN THE CITY OF EDGERTON, KANSAS**

Katy Crow, Development Services Director, introduced the updates to the Fee Resolution. Annually, Staff reviews fees in the various departments and adds or revises rates. The redlined version is included in the Agenda packet.

Council Member Conus stated he was glad to see the re-review fee as each of the documents in the planning process is resubmitted multiple times. Mayor Roberts agreed that the amount of work for the Development Services Department has been very challenging lately. Council Member Smith asked what the block party fee is. Ms. Linn stated that it is the fee for the closing of a road for a party/event.

Motion by Longanecker, Second by Smith to approve Resolution No. 12-12-19B.

Motion passed, 5-0.

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

Beth Linn, City Administrator, introduced updates to two position descriptions and two new positions. She walked through the updates to the Assistant City Administrator position as well as the Public Works Director taking over the duties of managing the utilities department. The CIP Project Manager would help manage all the forthcoming CIP projects. Mayor Roberts stated there are a lot of upcoming projects for a city of this size. Ms. Linn summarized the Maintenance Technician II position for the Utilities Department which would allow growth for employees wishing to stay with the City.

Motion by Longanecker, Second by Conus to approve the Assistant City Administrator, Public Works Director, CIP Project Manager, and Maintenance Technician II job descriptions.

Motion passed, 5-0.

Beth Linn introduced an Overpass Construction and Maintenance Agreement with BNSF Railway. The upcoming 207<sup>th</sup> Street/Co-op Road Grade Separation (Overpass) project necessitates an agreement with BNSF for this construction and future maintenance of the new grade separation. The exact fees for the agreement have yet to be determined and will be once BNSF has reviewed and approved the final design plans. Agreement does allow BNSF to change the grade or alignment of tracks or add additional tracks/facilities in the future. If the Overpass would have to be altered to accommodate these changes, the City would bear the cost of those alterations.

There was general discussion amongst Council Members on the recitals. Mayor Roberts stated that this is a standard agreement for BNSF.

Motion by Longanecker, Second by Smith to approve the form of the Agreement subject to final approval by the City Attorney and to authorize the Mayor to execute the Agreement.

Motion passed, 5-0.

## **21. Report by the Mayor**

**22. CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO K.S.A. 75-4319(B)(2) FOR CONSULTATION WITH AN ATTORNEY DEEMED PRIVILEGED IN THE ATTORNEY-CLIENT RELATIONSHIP TO INCLUDE CITY ATTORNEY AND CITY ADMINISTRATOR FOR THE PURPOSES OF CONTRACT NEGOTIATIONS**

Motion by Beem, Second by Smith to recess into executive session pursuant to K.S.A. 75-4319 (b)(2) for the purpose of discussing contract negotiations to include City Attorney and City Administrator for fifteen (15) minutes.

Motion was approved, 5-0.

Session recessed at 9:56 pm. Meeting reconvened at 10:11 pm.

Motion by Beem, Second by Smith to return to open session.

Motion was approved, 5-0.

Motion by Beem, Second by Smith to recess into executive session pursuant to K.S.A. 75-4319 (b)(2) for the purpose of discussing non-elected personnel to include City Attorney and City Administrator for fifteen (15) minutes.

Motion was approved, 5-0.

Session recessed at 10:12 pm. Meeting reconvened at 10:27 pm.

Motion by Beem, Second by Smith to return to open session.

Motion was approved, 5-0.

Motion by Beem, Second by Smith to recess into executive session pursuant to K.S.A. 75-4319 (b)(2) for the purpose of discussing non-elected personnel to include City Attorney and City Administrator for ten (10) minutes.

Motion was approved, 5-0.

Session recessed at 10:28 pm. Meeting reconvened at 10:38 pm.

Motion by Beem, Second by Smith to return to open session.

Motion was approved, 5-0.

**23. Future Meeting Reminders:**

- December 12<sup>th</sup>: City Council Meeting – 7PM
- December 26<sup>th</sup>: City Council Meeting – CANCELED

**24. Adjourn**

Motion by Longanecker, Second by Lewis to adjourn.

Motion was approved 5-0. The meeting adjourned at 10:40 pm.

## EVENTS

December 24<sup>th</sup>: Christmas Eve – City Offices Closed

December 25<sup>th</sup>: Christmas – City Offices Closed

January 1<sup>st</sup>: New Year's Day – City Offices Closed

January 2<sup>nd</sup> – 3<sup>rd</sup>: Winter Break Kid's Camp

January 21<sup>st</sup>: Nutrition Class