

City of Edgerton, Kansas
Minutes of City Council Regular Session
June 25, 2026

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas on June 25, 2026. The meeting convened at 7:00 PM with Mayor Roberts presiding.

1. ROLL CALL

Donald Roberts	Present
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, Todd Luckman
- Assistant to the City Administrator, Trey Whitaker
- Assistant to the City Administrator, Kara Banks
- City Clerk, Dusti Callahan
- Public Works Director, Dan Merkh
- CIP Project Manager, Rhoderic Montgomery
- Development Services Director, Zach Moore
- Parks and Recreation Director, Levi Meyer
- Finance Director, Karen Kindle
- Senior Accountant, Justin Vermillion
- Public Works Foreman, Chase Forester
- Construction Project Manager, Todd Veeman

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 June 11, 2026, Regular City Council Meeting

Councilmember Longanecker motioned to approve the consent agenda, seconded by Councilmember Malloy. The motion carried 5-0 by the following vote:

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Yes: Longanecker, Lewis, Conus, Lebakken, Malloy

Regular Agenda

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

6. **Public Comments.**

- Charlie Troutner, an Edgerton resident, requested Council urgently incorporate microphones for better public comment and emphasizes the importance of microphones for hearing impaired individuals and for professionalism. Mr. Troutner said this would solve the need for better audio. He also expressed concerns about the lack of live streaming for council meetings.
- Carrie Schmidt, a Gardner resident, discussed her feelings towards the lack of regulations for data centers in Edgerton. She criticized the bypassing of public hearings and planning commission recommendations for data centers. Ms. Schmidt questions the lack of electrical load letters and traffic studies for data centers. She warns that approving the DAMAC application could set a precedent for more data centers in Edgerton.
- William LaFalce, an Edgerton resident, quoted philosopher John Locke on human nature and social contracts. Mr. LaFalce also questioned the council's commitment to protecting citizens' rights and health.
- Glyn Powers, an Edgerton resident, is here regarding construction on the new subdivision. Mr. Powers addressed the improvements needed for the new subdivision area, especially during rain events. If someone drives on 207th now, the culvert that goes under the road is water level right to the top. It is backing up in the surrounding yards. H stated his neighbors have a hard time getting into their driveways, even with a little rain.
- Kim Twente, an Edgerton resident, expressed her opposition to the data center project. Ms. Twente criticized the lack of public input and the use of backdoor methods for data center approvals. She provided a report from the United Nations University on the environmental costs of AI energy use. Ms. Twente also pointed out the potential negative impacts of data centers on property values and health.

7. **County Clerk's Office Mill Levy Presentation**

- Amy Meeker-Berg, Johnson County Clerk, came to give information regarding the application of township general fund levies as they apply to properties located within Edgerton. Under Kansas law, KSA 104, cities of the third class are considered part of the township they are located in. She provided a visual representation of the impacted properties in McCamish and Gardner Townships. Residents in the McCamish Township have seen the line on their property tax bills for years, but properties in the Gardner Township have not seen that line before. She stated that 167 properties in the Gardner Township will see those levies, beginning this year. The goal is to ensure transparency

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and reduce confusion for property owners. She stated the County will include the information mailer in the form to explain the levies and how it applies to those properties in the city limits.

Mayor asked if historically, is there an average mill rate they were charged?

Ms. Meeker-Berg stated that is hard to answer due to it changing per year. For the McCamish in Edgerton the average increase is \$6.29, depending on what they levy. Gardner township side has an average increase of about \$14.60.

City Attorney, Todd Luckman, asked Ms. Meeker-Berg to repeat that Kansas Statute. Ms. Meeker-Berg stated it is under KSA 15-104 regarding 3rd class cities. She added this is a unique circumstance for Edgerton, as it is the only City in Johnson County where this applies.

Business Requiring Action

8. CONSIDER LEASE AGREEMENT WITH JOHNSON DRIVE DUPLEX I, LLC, FOR CITY OFFICES LOCATED AT 312B E. NELSON STREET IN EDGERTON, KS

Levi Meyer, Parks and Recreation Director, stated that since 2018, City staff have utilized space at 312B E Nelson St. The 5-year lease terminates in July 2026. They did a 10.5-year lease term, which increases 4% each year. Mr. Meyer detailed the lease terms to start July 1, 2026. The lease rate has an inclusion of a \$250 monthly fee for capital maintenance. The agreement has been reviewed and approved by the City attorney.

Councilmember Conus stated the Fed has a goal of a 2% cap on inflation, so why would the City agree to a 4% inflation rate?

City Administrator, Beth Linn, pointed out that the available spaces are extremely limited in Edgerton. The average rental rate in Johnson County office is over \$20 per sq ft., and this space is significantly less. It is important to keep availability of staff downtown.

Councilmember Conus stated the rate for 2026 to 2027 is 5%.

Ms. Linn asked staff to look at that percentage.

Councilmember Lebakken asked how many square feet the property is.

Ms. Linn said it is approximately 800 sq. feet, housing 4 people and a conference room.

Councilmember Longenecker questioned that since the space is upstairs, does that present an issue for staff who might not be able to climb stairs.

Ms. Linn stated we would be accommodated to another conference room, most likely at the Greenspace.

Councilmember Lewis stated that if we agree to this, make sure it is the 4%. If the first year is a miscalculation of the contract, he wants it to be corrected.

Ms. Linn stated that yes of course, the contract makes 4% in writing what the legal guideline will be.

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Councilmember Longanecker motioned to approve, seconded by Councilmember Lewis, item eight under the Business Requiring Action items. The motion carried 4-1 by the following vote:

Yes: Longanecker, Lewis, Lebakken, Malloy

No: Conus

9. PUBLIC HEARING FOR SUBMITTAL OF 5TH STREET AREA SANITARY SEWER PROJECT APPLICATION TO JOHNSON COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR 2027

Rhoderic Montgomery, CIP Project Manager, explained each year Johnson County invites cities to apply for CDBG (Community Development Block Grant) funds made available by the federal government. Their goal is to provide federal financial assistance to eligible applicants for the purpose of community development. City staff plans to apply for a 2-year award of \$200,000 for 2027 to continue maximizing available outside funding to leverage city dollars to continue the replacement of aging city sewer infrastructure. The City was required to publish a notice for public hearing. This project is currently included in the approved 2026-2030 Capital Improvement Plan.

Open hearing 7:32PM by Mayor. With no public comments, Mayor closed the public hearing at 7:33PM.

10. CONSIDER SUBMITTAL OF 5TH STREET AREA SANITARY SEWER PROJECT APPLICATION TO JOHNSON COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR 2027

Mayor asked if there were any questions from council.

Councilmember Lebakken asked where this work was exactly that Mr. Montgomery had mentioned.

Mr. Montgomery stated the plan is to continue repairs to the west of the elementary school by 56 highway and from 5th Street, North of Nelson Street near 56 highway.

Councilmember Longanecker motioned to approve item ten on the Business Requiring Action items, seconded by Councilmember Lebakken. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Conus, Lebakken, Malloy

11. Report by the City Administrator
• **Water Meter Replacement Program**

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Dan Merkh, Public Works Director, discussed the water meter replacement program. He stated there is a need for a rolling lifecycle replacement program for the water meters. The meters have a warranty of 10 years. To avoid a spike in costs, he wanted to look at two different models. First option is the Cliff Replacement Style. The average replacement cost is \$350 per meter. This idea proactively replaces meters at the beginning of 13 years of service, with a majority replaced between 15 to 17 years to mitigate battery failure risk. The Rolling Lifecycle Replacement style would replace approximately 44 meters/year. This plan replaces approximately 40-50 meters each year and is funded through operations, which would eliminate future capital spikes and reduce failure risk.

Both models would require staff to watch for things like customer complaint frequency and to test meters randomly to make sure they are functioning properly. This needs to be taken into consideration before we get to the time frame for budget work. Mr. Merkh emphasized the importance of maintaining accurate and reliable water meters.

Councilmember Longanecker asked if the meters are rebuildable.

Mr. Merkh stated that to a point, yes, they are rebuildable. The company has rebuilt or sent new meters. The meters are still within the 10-year warranty. The company has also sent different parts. The data will show when end of life is and the goal is to minimize replacing the meters early for expectancy and only replace as needed.

Councilmember Lewis asked if it would be more beneficial financially under a maintenance plan than replacement plan.

Ms. Linn states the meters with more flow are the indication for replacements. Like the school for example, they send more water through than a 1-person household. We want to be cognizant of what we balance out. Our goal for tonight was to have this and get consensus to move forward for budgeting.

Councilmember Conus gave his appreciation for Mr. Merkh being proactive in this.

Mr. Merkh stated we will respond and try to maximize the dollar amounts as needed.

- **Walk on Item: CONSIDER MEMO OF UNDERSTANDING WITH KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT**

Public Works Director, Dan Merkh, stated in late 2024, KDHE contacted the City in regard to potential stormwater concerns associated with the development of LPKC. To understand those concerns, KDHE researched and sampled area streams to identify any possible correlation to the condition of Hillsdale Lake, finding that agricultural activity and urban point source discharges have impacted the lake. In many communities, additional stormwater quality requirements are implemented through Municipal Separate Storm Sewer System (MS4) program. Edgerton has

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not reached the population threshold that requires participation in the MS4 program. Mr. Merkh outlined the City's responsibilities under the MOU, including long-term sampling and maintenance plans.

Councilmember Lebakken asked what the population threshold is to require participation in MS4. Mr. Merkh responded with 10,000.

Mayor gave his thanks for staff's time and KDHE's for working through this process. He added KDHE has been really open and impressed that a town that was not required to do any of this, had already taken steps to do things in advance. He recommended the Council move forward with the MOU because the City gets water from Hillsdale too and we care about the quality of the lake.

Councilmember Longanecker motioned for Mayor Roberts to authorize the memorandum of understanding with KDHE once the final review from KDHE is completed and City Attorney approves, seconded by Councilmember Lebakken. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Conus, Lebakken, Malloy

- **Local Government Finance Presentation**

Jeff White from Columbia Capital came to discuss budget challenges and legislative threats to the municipal budgeting world. Mr. White highlighted the challenges of preparing a budget in difficult economic environment, along with the potential impact of HB 2745 on local government property tax revenue. He advises the council to consider accelerating debt issuance plans to secure favorable bond rates. This may be the last opportunity cities get a say in raising the mill levy. He asked if there were any questions.

Councilmember Lebakken asked for a copy of this presentation.

Ms. Linn thanked Mr. White, especially for his work on the City's behalf during the legislative session. She added that the City leans on people like Jeff and the League of Kansas Municipalities to keep us up to date, and provide testimony for many communities on how to navigate and understand the complicated mechanics of the many bill versions.

- **July 3rd and America 250 Celebration**

Ms. Linn had Assistant to the City Administrator, Kara Banks, present all the merchandise available to purchase at the Greenspace. There are many activities planned to include breakfast, a scavenger hunt, community picnic, firework show, etc. The gates open at 6PM. She thanked the sponsors for their support. If anyone needs details about the event, they should check the City website.

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12. Report by the Mayor

Mayor asked for councilmembers to check their schedules for July 16 at 7PM. He then scheduled a special meeting regarding DAMAC's filed appeal for their final site plan. It will be a hearing where they can present their case to the council. Council will hear what they say, there will be a presentation, then an opportunity to review the information.

Mayor then reminded the Council of the future meetings.

- July 9: City Council Meeting
- July 14: Planning Commission Meeting
- Added July 16: Special Council Meeting
- July 23: City Council Meeting
- August 11: Planning Commission Meeting
- August 13: City Council Meeting

13. Adjourn

Councilmember Lewis moved to adjourn, seconded by Councilmember Lebakken. The motion carried 5-0 by the following vote:

Yes: Longanecker, Lewis, Conus, Lebakken, Malloy

The meeting was adjourned at 8:26 pm.

Submitted by Dusti Callahan, City Clerk.

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