

City of Edgerton, Kansas
Minutes of City Council Regular Session
August 27, 2026

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas on August 27, 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	Absent
Bill Malloy	Absent
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
- Development Services Director, Zach Moore
- Parks and Recreation Director, Levi Meyer
- Finance Director, Karen Kindle
- Construction Inspector, Todd Veeman
- Maintenance Technician III – Parks, Colton Hamilton
- Public Works Foreman, Chase Forrester
- CIP Project Manager, Rhoderic Montgomery

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 Regular Meeting on August 13, 2026, Regular City Council Meeting

Councilmember Longanecker motioned to approve the consent agenda, seconded by Councilmember Lewis. The motion carried 3-0 by the following vote:

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

Regular Agenda

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

6. **Public Comments.**

Clara White, an Edgerton resident, discussed her research on data centers and their potential benefits, such as local revenue generation, job creation, and reduced electricity rates. She mentioned that certified teachers in Louisiana received significant bonus checks from revenue brought in by a data center in Richland Parish, Louisiana. Ms. White also expressed concerns about foreign investments in U.S. Land, particularly Chinese ownership near strategic military location, and the implications of national security, drawing on personal family history.

Charlie Troutner, an Edgerton resident, provided an update on the local museum, expressing appreciation for the newly installed air conditioning unit. The new unit has greatly improved the environment for both staff and visitors. Mr. Troutner thanked the city and facilities department for their support and encouraged council members and the public to visit the museum, noting increased visitor interest and refreshed exhibits.

Henry Johns, a Douglas County resident, introduced himself as a candidate running for the fifth House district seat for the Kansas Legislature. He commended the Edgerton City Council for allowing public input at meetings, highlighting the importance of the First Amendment and citizens' rights to express their views and petition the government. Mr. Johns identified himself as a veteran committed to putting Kansas first.

Carrie Schmidt, a Gardner resident, shared that a colleague and herself were contacted by Erin Brockovich, who expressed an interest in the controversy over the DAMAC data center in Edgerton. She conveyed her concerns about the city undermining the public's voice by keeping a petition question off the ballot. Ms. Schmidt underscored that Erin Brockovich's involvement indicates national attention to the data center controversy.

William LaFalce, an Edgerton Resident, addressed his appreciation of the pledge of allegiance, expressing his fondness that Edgerton does that, as a lot of communities do not. He is a hearing-impaired individual and criticized the proposed costs for a microphone and camera system for City Hall, arguing that the figures presented were unreasonably high. He suggested that the city could find more affordable options. He questioned the city's general spending practices and advocated for wiser financial decisions, such as hiring local contractors. Mr. LaFalce referenced Strawberry Landscaping out of Louisburg being paid \$22,000 for services as an example.

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Kim Twente, an Edgerton Resident, addressed her thoughts on the sound system, agreeing with William LaFalce about the high cost of the sound system under consideration. She argued for a more frugal approach to city expenses and noted concerns over rising taxes. Ms. Twente expressed disbelief over city spending habits, especially given that Edgerton is not a large city.

7. Presentation by Staff and Alfred Benesch & Company of a Pavement Management Plan including an updated Pavement Condition Index (PCI)

Dan Merkh, Public Works Director, explained the Pavement Condition Index (PCI) is a score ranging from 0 – 100 that measures the conditions of roadways. This index is determined by using modern technologies like LIDAR and 3D imagery, which assess various aspects such as block cracking, potholes, and ride quality. The City's current overall PCI was reported to be 86, indicating that most roads are in excellent condition. Specific areas such as the industrial zone scored a PCI of 91 due to newer concrete roads, while residential zones scored 79.

Three budget scenarios were discussed: (1) with an annual investment of \$147,000, the average PCI could decay to 56 over ten years, (2) a \$500,000 annual investment would see a decreased average PCI to 62 over ten years, and (3) maintaining an average PCI of 86 requires an annual investment of \$1.8 million, preventing PCI degradation.

The PCI software allows the City to perform data analytics on roadway conditions, budget scenarios, and different maintenance strategies. The software helps in planning out which roads need what type of maintenance and when, potentially optimizing costs and extending the lifespan of roadways. This presentation highlighted the need for the city council to set a target PCI range to help guide future budgeting and maintenance prioritization. It was acknowledged that even with a high target PCI, roads in poor condition would still require immediate attention.

Mr. Merkh introduced Ed Lewis with Benesch. Mr. Lewis stated that Edgerton is starting with a very strong network. To maintain is more cost effective than trying to recover a deteriorated network. Now there is more advanced technology to allow more functionality to use the data to determine what you are looking at. You can get this data at any time and 360 imageries.

The council requested more information such as pictures, bullet points, and examples of roads at different PCI levels, along with potential funding implications for a various target PIC range of 60, 65, 70, and 75. Further discussion and consensus will help frame future budget allocations and maintenance strategies.

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8. Presentation by Burns & McDonnell of the Concept Development Report for Dwyer Farms Sanitary Sewer Improvements - Site 2 & 3

Councilmember Josh Lewis removed himself during this presentation as he works for Burns & McDonnell so there were no questions about a conflict of interest.

Mr. Merkh provided a map handout to go along with the presentation for the preliminary design for sanitary sewer improvements at sites referred to as Dwyer Sites 2 and 3, which were originally identified in the 2020 Wastewater Master Plan.

Miranda Hamrick and James Farrell from Burns & McDonnell presented their findings. The existing manual screen at the City's pump station poses safety concerns, and the replacement cost is estimated to be around \$900,000. The pump station was designed for a third pump, however, to meet capacity needs, swapping the impellers for the two existing pumps, adding a third pump, and rebuilding pump number two were considered at an estimate of approximately \$160,000. The current standby generator can support only the two existing pumps. An additional \$153,000 is needed to enhance the generator capacity for the third pump that complies with KDHE requirements. Installing a permanent flow meter, including a vault and bypass pumping is essential to measure wastewater flows through the station, estimating a cost of \$110,000. Due to wet weather capacity issues, a proposal was to either install a new holding tank or repurpose the old lagoon for storage, estimating at \$680,000.

At site 3, several equipment items, like the grit removal pump, motor platform, UV disinfection system, and others have reached the end of their useful life and need replacement. The costs of these items vary, with recommendation for new parts kits and agreements with manufacturers for timely service and repair. The radio communication system has reliability issues due to aging equipment, with a proposed solution to replace the county line coax cable and raise some antennas, estimated at \$135,000. The SCADA system currently operated by a single person is under consideration for replacement to enhance operational efficiency. Various options for new SCADA systems were evaluated, each with different upfront and annual costs.

Mr. Merkh outlined the next steps for the project, including determining the components to move forward with final design, preparing a final design scope and fee for council approval, and progressing towards construction.

Councilmember Longanecker asked with the maintenance based on flow, the first map does not have anything for Dwyer drawn in. Mr. Merkh stated this map was created before Dwyer had been built.

Councilmember Longanecker asked how the new homes will affect these plans. Will it cause a quicker need for the maintenance?

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Mr. Merkh explained that this is why the City did this project to get this information. Dwyer is taken into consideration.

Mayor stated that Dwyer Farms uses the Sunflower Ridge Benefit District sewer line. This all ties together.

Councilmember Conus asked what the amount was of the grant. City Administrator, Beth Linn stated the grant was just shy of \$1 million.

Miranda Hamrick explained that some of these items don't need Murns & McDonnell to design and have specifications.

Mr. Merkh explained that this is preliminary design scope. This is assistance to get some of the work for procurement, to get the work to send out, and we procure after that. The primary item for them is the design scope.

Councilmember Longanecker asked if they had a lump sum estimate.

Ms. Hamrick stated those were individual estimates with contingency at preliminary design phase, so she suggested maybe around \$2.5 to \$3 million to stay under budget.

Business Requiring Action

9. CONSIDER PROFESSIONAL SERVICES AGREEMENT BETWEEN CITY OF EDGERTON AND HDR ENGINEERING, INC. FOR CITY OF EDGERTON SAFETY ACTION PLAN (SS4A)

Rhoderic Montgomery, CIP Project Manager, stated on March 6, 2026, the City issued a Request for Qualifications seeking engineering teams with expertise in USDOT Safety Action plans for the development of a Comprehensive Safety Action Plan (CSAP) for the Edgerton Road system in support of the City's Safe Streets for All (SS4A) federal grant. The total eligible project cost identified in the City's executed SS4A grant agreement is \$275,000, which includes a \$10,000 in-kind staff time match provided by the city. The agreement with HDR is \$265,000, funded entirely by the SS4A federal grant and Build Kansas state match. The only direct city cost is the in-kind staff time match of up to \$10,000.

Councilmember Longanecker asked what the benefit is.

Mr. Montgomery stated this gets the City in line for more SS4A dollars. Any time the city does a street project anywhere, the CSAP will help guide the safety principles.

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Councilmember Lewis motioned to approve, seconded by Councilmember Longanecker, business action item nine. The motion carried 3-0 by the following vote:

Yes: Longanecker, Lewis, Conus

Absent: Lebakken, Malloy

**10. CONSIDER AGREEMENT WITH JOHNSON COUNTY FOR CITY PARTICIPATION
IN THE STORMWATER MANAGEMENT ADVISORY COUNCIL (SMAC),
WATERSHED 4 ORGANIZATION**

Mr. Merkh stated in early 2020 Johnson County invited the City of Edgerton to participate in the Stormwater Management Advisory Council (SMAC). The City declined at the time due to some unmet requirements, which have since been completed. Now, if the City joins SMAC, the City can apply for various categories of County stormwater funding and SMAC will provide the city with assistance in meeting some of its state-mandated stormwater management requirements.

Heather Schmidt with JOCO Stormwater management, stated the tax generates about \$24 million annually to develop programs. Cities are organized into different watershed organizations. SMAC has one voting member from each municipality they represent. Flood Risk Reduction, Water Quality Preservation and Improvement, Contain the Rain, and Storm Sewer System Management are funding opportunities offered.

Councilmember Longanecker motioned to approve, seconded by Councilmember Lewis, business action item ten. The motion carried 3-0 by the following vote:

Yes: Longanecker, Lewis, Conus

Absent: Lebakken, Malloy

**11. CONSIDER CREATION OF A NEW CAPITAL IMPROVEMENT PROJECT – CITY
HALL SOUND SYSTEM – AND AUTHORIZE A PROJECT BUDGET OF \$37,000**

Kara Banks, Assistant to the City Administrator, stated a project budget has been recommended of \$37,000 for a sound system for City Hall and funding the cost of the project from the unencumbered fund balance in the general fund. There are sufficient unencumbered funds available for this project.

Councilmember Longanecker asked how much of the \$37,000 would be not just equipment.

Ms. Banks stated an estimate of about \$4,000 in preparation.

Councilmember Lewis asked where the bids came from.

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Ms. Banks stated there were several firms who come in and give bids. There was also contact from the City's IT company and electricians, and 10% contingency is included as well.

Councilmember Lewis asked if the City asked for bids and did we give them an idea for reference, like here is gold, middle, and budget friendly.

Ms. Banks explained the firms were told how the space is used and they made their recommendations. She pointed to items like corded mics, which could create tripping hazards around the dais, or hanging microphones that would not allow for Council Members to mute themselves and could pick up additional ambient noise like the HVAC or water fountain.

Councilmember Conus stated he is glad we are doing this, but expressed concerns about the expense. He had asked his neighbor, who does this on the side, and he gave an estimate of \$8,800.

Ms. Banks stated that staff contacted three professional firms and all three are included in the packet under the next item.

Ms. Linn stated that the City has procured pieces of equipment, like those used at Mayor's Christmas tree instead of professionals. We have had spotty services, as staff are not AV experts. She think the other piece is, the City wanted success with more than just microphones. These are professional suggestions. Council can suggest another budget number to work with and staff will go back and get new quotes.

Councilmember Longanecker stated he knows things like the air conditioning system that have to be taken into consideration.

Mayor stated there were microphones in previous years that rarely got used due to functionality issues. We had speakers and mics that were not functional. We can set a budget or look at something else.

Ms. Linn stated there is the CIP, and then there is the bid itself after this. If council wants a scope, then we can give you what is comparable to what you are looking for. We are happy to bring back whatever you want.

Councilmember Conus stated that for him, having the mics is the most important thing. Expense is secondary. If staff feel comfortable, he understands.

Ms. Banks stated that this system would be able to be expanded in the future to include additional A/V options.

Councilmember Conus motioned to approve, seconded by Councilmember Longanecker, business action item 11. The motion carried 3-0 by the following vote:

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

12. CONSIDER A RETAIL SALES AGREEMENT WITH FORTÉ FOR PURCHASE OF A SOUND SYSTEM FOR CITY HALL IN THE AMOUNT OF \$32,712.80

Ms. Banks stated three companies, were contacted with quotes. The quote provided was the lowest bid. The quote does not include any acoustical treatment necessary in the room nor any electrical system work or software licensing.

Councilmember Conus asked what the expected install date would be. Ms. Banks stated as soon as the job can get on their schedule.

Councilmember Lewis motioned to approve, seconded by Councilmember Longanecker, business action item 12. The motion carried 3-0 by the following vote:

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

13. PUBLIC HEARING FOR RESOLUTION NO 08-27-26A TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE

13a. CONSIDER RESOLUTION NO. 08-27-26A OF THE CITY OF EDGERTON, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE

- Mayor called for a short recess of 5 minutes at 8:45 PM. Mayor called back in open regular session at 8:50 PM.

Karen Kindle, Finance Director, stated the City is required to hold an RNR Public Hearing and pass a resolution setting the mill rate to be used for the 2027 budget. The notice of the public hearing was published in the Johnson County Post on August 3, 2026, and on the City's website as required by state statute. The attached draft Resolution No. 08-27-26A establishes the City's estimated mill rate at 29.592 mills.

Public Hearing was opened at 8:52PM by Mayor Roberts.

William LaFalce, an Edgerton Resident, expressed frustration. He stated after all this spending and budget stuff the City wants to do, are you really going to look us in the eye and hit us with a tax increase just after the county? Give us a break.

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Kim Twente, an Edgerton Resident, agrees with Mr. LaFalce to an extent. Tax increases happen. After we are told intermodal, data center etc. will bring in funds, we are going up to a 41% tax increase.

Councilmember Longanecker motioned to approve, seconded by Councilmember Lewis, business action item 13a. The motion carried 2-1 by the following vote:

Yes: Longanecker, Lewis

No: Conus

Absent: Lebakken, Malloy

Public Hearing was closed at 8:56PM by Mayor.

14. PUBLIC HEARING FOR 2027 RECOMMENDED BUDGET

Beth Linn, City Administrator, stated that this is just a quick summary and highlighted sections for the 2027 budget. The foundational priorities are centered around community engagement, fiscal stewardship and family-oriented services. The budget supports increased programming at the community's Greenspace, maintenance of events like the Summer Block Party, and the Motors and Monsters cars how. It also includes new initiatives like a bike safety rodeo. Local events are what brings the community together.

The proposed 2027 budget maintains the mill rate at 29.592, which is significantly lower than the average for other third-class cities in Kansas. This represents a continuation of efforts to reduce the financial burden on residents, a strategy that has been pursued over the past decade. The budget reflects a strategic reduction in the residential tax burden from 92% in 2011 to 19% today. It includes programs to rebate a portion of the city property taxes to residents, with a 40% rebate for the owner-occupied residential property in 2027. Edgerton's mill rate is among the lowest for all similar properties in Johnson County. Substantial growth in assessed valuations, largely due to the addition of non-residential properties like those in the Logistics Park Kansas City (LPKC), is a key feature. The budget aims to capture these new revenue sources while supporting ongoing services and improvements without increasing the burden on residential properties. Clarifications were provided regarding the distinction between changes in the revenue neutral rates and the city's actual tax levy strategy, which allows capturing new non-residential valuations.

Mayor opened the Public Hearing for 2027 Recommended Budget at 9:03 PM. Having no public comments, Mayor closed the Public Hearing for 2027 Recommended Budget at 9:04PM. Councilmember Lewis stated he has been on council for approximately 10 years. Council has worked on lowering the mill rate every year since being here. We have continued to try and reduce the tax burden on those who live here. He would like to see it continue to go down. He is glad to see we are doing 40% rebate instead of 10% to residents in 2027. That is huge.

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Mayor asked for clarity on the 41% property tax increase he has heard from the audience. He assumes most of that increase is actually because of a payment going off. It's not a forty-one percent increase on residential taxes. What is the average increase for residential?

Beth Linn, City Administrator, stated she did not have that information off the top of her head. The budget item will get voted on in two weeks, so staff would be happy to bring that back. She assumed the 41% is maybe a calculation in the change of the RNR, which is change in revenue. The bulk of that change is in order for us to capture the buildings that are coming onto the tax rolls at LPKC because the council policy that the governing body set prescribes the amount of appraisal growth that we are allowed to capture from a residential perspective and caps that at the CPI-U, which was about 2.7 percent. She stated that we recognize that the number looks like a large increase, but that is so we can capture those buildings coming onto the tax rolls which is why the governing body looked for the tool which is the single family and two-family residential rebate. That rebate is not given to the businesses; it is only given to the residents. We are unable to tax one type of user and not the other.

15. Report by the City Administrator

Beth Linn, City Administrator, shared that Amazon is sponsoring a Fall Break Stem Camp, in honor of their partnership for 10 years at the Amazon distribution center. There will be 3 days for this on October 14-16. Day 1 will be Mad Science: Countdown to Launch, Day 2 will be Marble Rollercoasters and Lego Skyscrapers, and Day 3 is a Field Trip to the Kansas City Zoo. The times are set for 7:30 AM to 5:30 PM to celebrate this. STEM is a big part for Amazon, and this event is free. There are 30 spots available with ages ranging from 6 – 12yo.

16. Report by the Mayor

CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO THE ATTORNEY/CLIENT EXCEPTION TO INCLUDE CITY ATTORNEY AND CITY ADMINISTRATOR FOR THE PURPOSES OF LITIGATION CONSULTATION WITH AN ATTORNEY WHICH WOULD BE DEEMED PRIVILEGED IN THE ATTORNEY-CLIENT RELATIONSHIP (K.S.A. 75- 4319(B)(2))

Councilmember Longanecker made motion to recess into executive session pursuant to the attorney/client exception to include city attorney and city administrator for the purposes of litigation consultation with an attorney which would be deemed privileged in the attorney-client relationship (K.S.A. 75- 4319(B)(2)) for 15 minutes in the council chambers and to return at 9:25 PM. Councilmember Lewis seconded. The motion carried 3-0 by the following vote:

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

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Councilmember Longanecker made motion to return to open session within council chambers at 9:25 PM with no action taken. Councilmember Lewis seconded. The motion carried 3-0 by the following vote:

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

CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO INCLUDE CITY ATTORNEY AND CITY ADMINISTRATOR FOR THE PURPOSES OF DISCUSSION OF SECURITY MEASURES (K.S.A. 75- 4319(B)(12))

Councilmember Longanecker made motion to recess into executive session pursuant to include city attorney and city administrator for the purposes of discussion of security measures (K.S.A. 75- 4319(B)(12)) for 5 minutes in the council chambers, and to return at 9:35 PM. Councilmember Lewis seconded. The motion is carried 3-0 by the following vote:

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

Councilmember Conus made motion to return to open session within council chambers at 9:35 PM, with no action taken. Councilmember Longanecker seconded. The motion carried 3-0 by the following vote:

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

Mayor then reminded the Council of the future meetings.

- September 8: Planning Commission Meeting
- September 10: City Council Meeting
- September 24: City Council Meeting

17. Adjourn

Councilmember Longanecker moved to adjourn, seconded by Councilmember Conus. The motion carried 3-0 by the following vote:

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

The meeting was adjourned at 9:35 pm.
Submitted by Dusti Callahan, City Clerk.

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