

City of Edgerton, Kansas
Minutes of City Council Regular Session
August 28, 2025

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas August 28, 2025. The meeting convened at 7:03 PM with City Council Mayor Roberts presiding.

1. ROLL CALL

Donald Roberts	Present
Clay Longanecker	Present
Josh Lewis	Present
Deb Lebakken	Absent
Bill Malloy	Present
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
Interim City Clerk, Alex Firth
City Clerk, Dusti Callahan
Public Works Director, Dan Merkh
CIP Project Manager, Holly Robertson
City Attorney, Todd Luckman
Finance Director, Karen Kindle
Senior Accountant, Justin Vermillion
Parks and Recreation Director, Levi Meyer
Construction Inspector, 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 August 14, 2025, Regular City Council Meeting
5. Approve Post-Issuance Tax Compliance Services Agreement

Councilmember Longanecker moved to approve, seconded by Councilmember Lewis.

Yes: Longanecker, Lewis, Malloy, and Conus

Absent: Lebakken

Regular Agenda

6. Declaration. Council members had nothing to declare.

7. **Public Comments**

Mr. Bill LaFalce, Edgerton resident, expressed his concerns to the council about contractors, like Kwikom, and suggested the building inspector could help reduce the issues. He believes the county should provide better services for taxpayers.

Ms. Olivia Baken, Edgerton resident, expressed her love for Edgerton, and her concerns for the community. She moved here wanting the smalltown charm. Ms. Baken wants more information on taxes and financials to better understand how monies are allocated. She questioned the salaries of staff and Mayor's salary.

8. **Introduction of New Employee**

Assistant to the City Administrator, Kara Banks, took measures to introduce Dusti Callahan as the new City Clerk.

Business Requiring Action

9. **CONSIDER RESOLUTION NO. 08-28-2025A APPROVING THE MAYORAL APPOINTMENT FOR CERTAIN PUBLIC OFFICIALS FOR THE CITY OF EDGERTON, KANSAS**

Councilmember Lewis moved to approve, seconded by Councilmember Longanecker.

Yes: Longanecker, Lewis, Malloy, and Conus

Absent: Lebakken

10. **CONSIDER ORDINANCE NO. 2184 LEVYING ASSESSMENTS ON DWYER FARMS DEVELOPMENT**

Councilmember Longanecker moved to approve, seconded by Councilmember Malloy.

Yes: Longanecker, Lewis, Malloy, and Conus

Absent: Lebakken

11. **PUBLIC HEARING FOR THE 2025 BUDGET AMENDMENT FOR THE BOND & INTEREST FUND**

Finance Director, Karen Kindles explained the 2025 Budget Amendment in depth as it was published to the public on August 5, 2025. Mayor Roberts opened the Public Hearing at 7:17 asking for any comments. No comments were made; Mayor Roberts closed the Public Hearing.

12. **CONSIDER AMENDMENT TO THE 2025 BUDGET – BOND & INTEREST FUND**

Councilmember Malloy moved to approve, seconded by Councilmember Longanecker.

Yes: Longanecker, Lewis, Malloy, and Conus

Absent: Lebakken

13. PUBLIC HEARING FOR RESOLUTION NO 08-28-25B TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE

Finance Director, Karen Kindle, and City Administrator, Beth Linn, explained in depth Resolution No. 08-28-25B and what is included in that. Mayor Roberts opened the Public Hearing for Resolution No. 08-28-25B at 7:23.

Mr. LaFalce expressed his concerns with property values and taxes. He would like more attention and care to the lifelong/long-term residences rather than HOA new neighborhoods.

Ms. Olivia Baken expressed her concerns, as well as others', about the property tax amounts, and not helping the common people within the community. She understands that inflation happens but feels more can be done for less.

Councilmember Longanecker expressed the City does not have the ability to appraise the value of homes for taxes, that is from the county.

Councilmember Lewis invited the guests to the budget work sessions to better understand where the revenues come from and what the City can control to try and lower them. Councilmember Lewis suggested reaching out to Johnson County about tax valuations. He joined council with the same concerns as being brought up at this meeting, and staying transparent on these subjects is crucial to the community.

Councilmember Conus states the question to be asked is if the city is confined to the county evaluation process, and how the city can offset by lowering the mill level. Councilmember Conus stated he is here to represent the citizens, and the graph shows an increase but not a greater increase in the community itself.

Mayor Roberts appreciates all parties for attending the meeting and speaking. Mayor is a big supporter in achieving revenue control. He states there is a balancing act with the funds allotted. As for property valuations, there are steps that can be taken to get that looked at. There are properties that have also decreased in value, proving not all are increasing either. There is more information on the state website to compare mills.

14. CONSIDER RESOLUTION NO. 08-28-25B OF THE CITY OF EDGERTON, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE

Councilmember Lewis moved to approve, seconded by Councilmember Longanecker.

Yes: Longanecker, Lewis, and Malloy

No: Conus

Absent: Lebakken

Mayor closed the Public Hearing at 7:47.

15. PUBLIC HEARING FOR 2026 RECOMMENDED BUDGET

Ms. Olivia Baken expressed her feelings about Mayor and City staff salaries, and says revenue mostly goes towards that and large projects. She feels there is a way to hire staff for lower a budget.

Mr. La Falce expressed his ideas to try to succeed from Johnson County, especially due to appraisals and taxes. He would like the city to push back against the county.

Councilmember Conus expressed his concerns about staff salaries as well. Staff from 2017 have had significant salary increases. He stated there are eight employees since 207 who have had salary increases of 96%, being larger than the national average. Councilmember Conus stated that Mayor Roberts does a great job in leading Edgerton.

Mayor stated the law does not allow taxing businesses more than residential. He encouraged the public input to come forth in all council meetings. Mayor is more than willing to listen. While explaining how budgeting is like a household budget, revenues are estimated for each year to prepare in advance. Growth is important for the long-term goals of Edgerton. Walkability within the community is very important for citizens. There is potential for more revenue from property roll off, dam replacement, and lake renovations. He has personally seen an individual who had struggled before making ends meet. Now this person, working at LPKC, makes a decent wage. This wage has brought health insurance for their family, a vehicle, and more stable living. This is a true testament for the betterment of this community.

Councilmember Longanecker would like to see a comparison of what others make in other cities. He would also like that comparison to show if others have better employees. He feels that the city provides people enough to keep the best employees here.

Councilmember Conus believes the salaries for Edgerton are the highest seen. Councilmember Longanecker responded in saying everything is the highest in the history of Edgerton, not just salaries.

15.5 ORDINANCE APPROVING AND AUTHORIZING THE CITY OF EDGERTON, KANSAS, TO ENTER INTO AN OMNIBUS AMENDMENT OF BOND DOCUMENTS RELATING TO ITS TAXABLE INDUSTRIAL REVENUE BONDS (WOODSTONE PROPERTIES, LLC PROJECT), SERIES 2024

City Administrator, Beth Linn gave a video presentation to explain the bond documents. Mayor Roberts states growth is important to the community.

Councilmember Longanecker moved to approve, seconded by Councilmember Conus.

Yes: Longanecker, Lewis, Malloy, and Conus

Absent: Lebakken

16. Report by the City Administrator

- Lake and Dam Information
 - CIP Project Manager, Ms. Holly Robertson, presents the information regarding the spillway, land culverts, and dam. A satisfactory report on conditions was made. The city has planned what can be done with the dam, and it depends on funding and when to do this from the CIP budget.
 - Councilmember Conus asked if there was probability of failure, and Ms. Robertson stated that it was not a hazard necessary to calculate.
 - Mr. Lewis expressed his support for having knowledgeable employees to do this stuff, and this is why they are paid for their knowledge. He would rather have these employees stay, than a constant rate of turnaround like other cities.
- LCRR Update to Council
 - CIP Project Manager, Ms. Holly Robertson, presented, explaining new plans and rules.
- Presentation of Space Needs Study
 - Josh Conrad with IDS, (Invite Design Studio), brought a presentation for the current City Hall building, and Ms. Robertson explained the steps in the process for this.
 - Councilmember Longanecker questioned the potential outside piece for ADA compliance. With historic preservation, Ms. Robertson explained they would have to make the outside match the rest of the original exterior.
 - Councilmember Conus asked how the historical registry could affect these potential plans. Ms. Linn stated that it would be regarding the exterior staying original, and this is not a funded project right now.
 - Councilmember Lewis liked the idea of centralized city staff, and it would be better for staff and efficiency.

17. Report by the Mayor

Mayor Roberts asked if Sheriff Roberson has any updates for the community. Sheriff Roberson will be at The Greenspace on October 11, 2025, at 10am with some cool equipment to show. Mayor would like to thank everyone for attending the meeting tonight and encouraged keeping the lines of communication open. Mayor recommends the Citizen's Academy to learn how the Sherriff's office operates in a 10-week course. He stated the department does so much more that most even realize.

18. **CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO THE ATTORNEY/CLIENT EXCPTION TO INCLUDE CITY ATTORNEY AND CITY ADMINISTRATOR FOR THE PURPOSES OF CONTRACT NEGOTIATIONS (K.S.A. 75-4319(B)(2))**

Mayor Roberts requested motion to recess into executive session for discussions.
Councilmember Lewis moved to recess into executive session pursuant to K.S.A 75-4319(B)(2)

for the purpose of discussing contract negotiations. Councilmember Conus seconded the motion.

The executive session will start at 9:25 PM and last 15 minutes. The open meeting will resume in the Council Chambers at 9:40 pm.

Yes: Longanecker, Lewis, Malloy, and Conus

Absent: Lebakken

Councilmember Lewis moved to extend executive session for 5 additional minutes. Councilmember Conus seconded the motion.

Councilmember Lewis moved to return to open session with no action being taken. Seconded by Councilmember Longanecker Motion passed unanimously, and the open session resumed at 9:46 PM.

19. **Future Meeting Reminders**

Mayor reminded the Council of the future meetings for the Council and Planning Commission.

20. **Adjourn**

Councilmember Lewis moved to adjourn, seconded by Councilmember Malloy.

Yes: Longanecker, Lewis, Malloy, and Conus

Absent: Lebakken

The meeting was adjourned at 9:47 pm.

Submitted by Dusti Callahan, City Clerk.