

Commission Meeting

11:00 a.m.

June 18, 2025

The Governing Body of the City of Emporia, Kansas, met in Regular Session, Wednesday, June 18, 2025, with Mayor Harter presiding and Commissioners Brinkman, Curtis, and Smith present. Commissioner Sauder was absent. Also present were City Manager Cocking, Deputy City Manager Detter, Assistant City Manager Wash, City Clerk Sull and Assistant City Attorney James Watson.

**CITY COMMISSION
(Public Comment)**

This is the time for the public to make comments.

The public is invited to make comments at this time. Please limit comments to two (2) minutes each. Please state your name and address prior to making comments.

Ester Knobloch, 2378 State Highway 59, Madison, Kansas stated concerns with Newman Regional Health and Stormont Vail Healthcare duplication of services and possible effects on the community.

**CITY COMMISSION
(Kansas Department of Commerce)
(Community Development Block Grant)
(Community Facilities Large Grants Category)
(Public Hearing)**

Mark Detter, Deputy City Manager, was recognized and addressed the Governing Body. He stated the public hearing is for the purpose of considering an application to be submitted to the Kansas Department of Commerce for Small Cities Community Development Block Grant Program. The purpose of the grant is to make improvements to the DeBauge Soccer Complex.

Mayor Harter then declared the public hearing opened.

Jarom Smith, 104 Douglas St., Olpe, Kansas, inquired about the additional financing for the project.

As no one else in attendance wished to address the Governing Body, Mayor Harter then declared the public hearing closed.

Garrett Nordstrom, CDBG Grant Administrator, was recognized and addressed the Governing Body. He stated the application to be submitted to the Kansas Department of Commerce for Small Cities Community Development Block Grant for funds under the Community Facilities Large Grants category. It is a federal program with a significant number of requirements. He stated the project currently includes improvements to existing soccer field facilities located at 4201 W. 18th Avenue, including installation of a 20-foot black PVC over kick net clearing, grubbing, finishing, grading, irrigation system, sod LED sports lighting, concrete sidewalks and fencing. The grant request will be for \$1,500,000 and the City will include matching funds. A resolution for the Grant Application will be considered at the July 2, 2025, Commission Meeting.

City Manager Cocking stated currently there are no city funds anticipated to be used for this project.

PLANNING AND DEVELOPMENT
(MAPC Excerpts of Regular Meeting Held 5-20-25)
(Application No. 2025-07 – Request of Stormont Vail Health)
(Final Plat for Property Located at 1700 Road G)

The Planning Commission met in a regular session on Tuesday, May 20, 2025, with Chair Rogers presiding. Commissioners Bucklinger, Thomas, Fowler, Ogle, Lingenfelter, and Reed were present.

City staff: Justin Givens, Planning & Zoning Administrator, was present.

Chair Rogers called the meeting to order.

2. Consider PC 2025-06 – A Request for a Final Plat for Property Located at 1700 Road G.

Chair Rogers asked if proper notice had been given. **Givens** confirmed that proper notice was provided for the item.

Chair Rogers asked if any Commissioners needed to recuse themselves or report any ex-parte communications. No ex-parte communications or conflict of interests were reported.

Givens provided the Staff Report.

STAFF REPORT

Application #: PC 2025-06

Applicants: Stormont-Vail Regional Health Systems

Owners: Stormont-Vail Regional Health Systems

Requested Action: Review a Final Plat

Purpose: To facilitate future development of the property.

Address: 1700 Road G

Legal description: A part of the Northwest Quarter of Section 7, Township 19 South, Range 11 East of the 6th P.M., Lyon County, Kansas, written by Travis L Haizlip, PS 1724 on May 02, 2024 and more particularly described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 7; thence on a NAD 83, Kansas Regional Coordinate System, Zone 9 bearing of North 89 degrees 00 minutes 04 seconds East on the North line of said Northwest Quarter a distance of 958.46 feet to the West line of an excepted tract described as Tract 2 in Document No. 2024-00630 at the Office of the Lyon County Register of Deeds; thence South 00 degrees 59 minutes 56 seconds East on said West line a distance of 898.84 feet; thence South 89 degrees 00 minutes 04 seconds West a distance of 980.11 feet to the West line of said Northwest Quarter; thence North 00 degrees 22 minutes 50 seconds East on said West line a distance of 899.10 feet to the point of beginning. Containing 20.00 acres of land more or less. Emporia, Lyon County, Kansas

Lot Size: 17.64 acres +/-

Existing Zoning: Commercial

Future Zoning in ELC Comp. Plan: Commercial

Surrounding Zoning:

North	Flex Use Low Civic/Public County Agriculture
East	Flex Use Low
South	County Agriculture
West	Flex Use Low County Flex Use Low

Surrounding Actual Uses:

North	Frontier Farm Credit Lighthouse Baptist Church
East	DeBauge Soccer Complex
South	Vacant Agricultural Land
West	Evergy Schaefer Equipment Co. Agricultural Land

Analysis: The applicant is proposing a single lot plat to provide for future development of the property. The property was previously annexed into the city and all utilities (public and private) are located adjacent to the property. The property was previously in the Metropolitan Growth Area and is considered an area of commercial development in the comprehensive plan.

The existing west entrance for the DeBauge Soccer Complex is actually on the subject property and the applicant has provided dedicated right of way for a new public street that would provide access to DeBauge Soccer Complex and to the property to the south.

The property has been rezoned to a city zoning parcel type, and all conditions of the Preliminary Plat approval have been met.

Plat Name: The proposed name of the development is Stormont-Vail Health Emporia Subdivision which meets requirements.

Legal Description: The legal description shown on the preliminary plat meets requirements and has been reviewed by the County Surveyor.

Lots: The preliminary plat proposes one lot, which is appropriately labeled.

Blocks: A single block is shown, while not necessary for this plat, it is acceptable.

Building Lines: The applicant is proposing a front building setback line of 50 feet. Staff finds this acceptable as it clears all drainage areas, provides better visibility in the area and allows for possible future right of way needs.

Easements: Existing easements along Road G and 18th Ave. will be retained. All utility service lines will be located within existing easements or the public right of way. The Utility Advisory Board has reviewed the plat and individual private utilities have not asked for additional easements at this time.

Reserves: No reserves are shown on the plat, which is acceptable for this development. The drainage area to the west of the property will be within the right of way.

Drainage: A final drainage plan has been reviewed and approved by the City Engineer.

Public & Private Improvements:

- **Streets:**
 - Access will be allowed from both Road G and 18th Ave. Future improvements will be necessary on 18th Ave. with the developer paying a yet to be determined portion of those improvements.
 - A new public street will be provided along the east side of the property. This road will provide access to the property to the south, as no access will be granted from US HWY 50. The new street will also provide access to the DeBauge Soccer Complex. A 60 foot right of way has been dedicated for this purpose.
- **Sidewalks:** A sidewalk is currently in place along Road G and a portion of 18th Ave. This sidewalk will be extended to the east thru the property line as part of 18th Ave. road improvements or during any future development of the site.
- **Sanitary Sewer:** The applicant will utilize the sanitary sewer main that is located on the west side of Road G. Sanitary Sewer will be located within the 18th Ave. right of way and will be sized to accommodate future development.
- **Water:** A water main of sufficient size is located on the east side of Road G adjacent to the property. No new water main will need to be extended to the site.
- **Fire Protection:** Hydrants have been provided along Road G and any additional fire lines and hydrants necessary to serve any future development

will be reviewed during site plan review. Any new line will be the responsibility of the property owner to install during the development process.

- **Private Utilities:** Private utilities have existing lines within the right of way and no new easements have been requested.

Miscellaneous:

- Prior to the final plat being approved by the City Commission, a Developer's Agreement (which is currently under review) will need to be approved by the City Commission.
- The applicant will need to revise signature titles for the Lyon County Clerk, Emporia Planning Commission Secretary prior to the final plat being submitted to the City Commission.

Neighborhood Communications: No property owners have contacted staff for this portion of the development process of the property. No neighboring property owners have expressed any opposition to the proposed plat or rezoning of the property for previous Planning Commission or City Commission actions.

Recommendation: Staff recommends the Planning Commission make a motion to recommend approval of the Final Plat to the City Commission based on the following;

- 1) The request is consistent with the Comprehensive Plan;
- 2) The request conforms to the intent of the Subdivision Regulations;

Attachments: Final Plat | Aerial Map | Current Zoning Map | Concept Site Development Plan

Commissioner Fowler asked about the drainage on the property. **Givens** stated that the City Engineer would ensure that the property meet the requirements of the City's Stormwater Ordinance and that there was ample space on the property to accommodate any drainage concerns.

The Public Hearing was opened.

Tim Shultz, Stormont-Vail Regional Health, spoke on behalf of the applicants. Mr. Shultz stated that the plat would allow Stormont to build a clinic for the doctors currently working in Emporia.

Jerry Campbell, 1201 Presby Drive, spoke raising concerns about what the definition of a medical clinic and what services would be allowed at the facility. He raised concerns about the duplication of services in rural hospitals. Campbell stated that the duplication of services would have a negative impact on the current hospital.

The Public Hearing was closed.

Chair Rogers restated the question before the Commission was that, does this plat meet the Subdivision Regulations and requirements that the City set forth. Givens answered that yes, the plat met the requirements and regulations.

Commissioner Thomas made a motion to recommend approval of the final plat subject to staff comment and finding that the request is consistent with the Comprehensive Plan and conforms with the intent of the Subdivision Regulations. Commissioner Reed seconded the motion. The motion carried 6-1 (Bucklinger).

Justin Givens, Planning & Zoning Administrator, was recognized and addressed the Governing Body. He stated the owners of property located at 1700 Road G, generally located in the southeast corner of Road G and W. 18th Avenue, have requested that a final plat be approved for their property. The property consists of approximately 20 acres and has recently been annexed and rezoned. He stated the single lot plat ensures that adequate right of way for a future road has been dedicated and clears issues with the western access road on the DeBauge Soccer Complex. An easement for the proposed sanitary sewer line shall be provided adjacent to the north right of way line and within the 50-foot front building setback line. He stated an additional easement shall be provided for drainage by separate instruction once final building and site plans are approved. At their May 20, 2025, regular meeting, the Planning Commission voted 6 – 1 to recommend approval of the final plat and finding that the request is consistent with the Comprehensive Plan and conforms with the intent of the Subdivision Regulations. There are no city funds required, and staff recommend approval of the final plat for the Stormont Vail Health Emporia Subdivision.

Commissioner Smith made a motion to approve the final plat for the Stormont Vail Health Emporia Subdivision. Commissioner Curtis seconded the motion. The vote follows: Commissioner Smith, aye; Commissioner Curtis, aye; Commissioner Brinkman, aye; and Mayor Harter, aye.

**PLANNING AND DEVELOPMENT
(Annex Property Located at 4500 W. 18th Avenue)
(Ordinance Number 25-19)**

AN ORDINANCE ANNEXING LAND TO THE CITY OF EMPORIA, KANSAS, to which the City Clerk assigned Ordinance Number 25-19, was presented to the Governing Body for their consideration.

Justin Givens, Planning & Zoning Administrator, was recognized and addressed the Governing Body. He stated the City of Emporia received an application for annexation from the owner of property located at 4500 W. 18th Avenue and generally located east of Road G and north of W. 18th Avenue. The tract of land is approximately 40 acres and adjoins the city and is eligible for annexation under K.S.A. 12-520. The annexation request is in anticipation of future residential and commercial development. He stated K.S.A. 12-520 permits a city to annex land if the land adjoins the city, and the owner of the subject property has consented to the annexation. Kansas Annexation Law specifically allows that when a property that adjoins the city, and the owner has consented to annexation, no review from either a city or county Planning Commission, or the Board of County Commissioners is required. The only required action is for the City Commission to adopt an ordinance to annex the property. The property is currently zoned Lyon County Agricultural. He stated upon annexation, the property retains its county zoning designation until a subsequent rezoning ordinance is approved for the property assigning city zoning parcel types. The property is within the natural growth area of the city and has public infrastructure readily available. The comprehensive plan anticipates the property being developed as commercial and residential property. He stated prior to development, the property owner or a developer will be required to meet all of the requirements of the Subdivision Regulations. Staff recommend approval of Ordinance Number 25-19 annexing land located at 4500 W 18th Avenue and generally located east of Road G and north of W. 18th Avenue pursuant to K.S.A. 12-520.

Commissioner Curtis made a motion to approve Ordinance Number 25-19 annexing land located at 4500 W. 18th Avenue pursuant to K.S.A. 12-520. Commissioner Smith seconded the motion. The vote follows: Commissioner Curtis, aye; Commissioner Smith, aye; Commissioner Brinkman, aye; and Mayor Harter, aye.

**PLANNING AND DEVELOPMENT
(MAPC Excerpts of Regular Meeting Held 3-18-25)
(Rezone Property Located at 4500 W. 18th Avenue)
(Cedarbrook Meadows Subdivision)**

The Planning Commission met in a regular session on Tuesday, March 18, 2025, with Chair Rogers presiding. Commissioners Bucklinger, Thomas, Fowler, Ogle, and Reed were present. Commissioner Lingenfelter was absent.

City staff: Justin Givens, Planning & Zoning Administrator, was present.

Chair Rogers called the meeting to order.

3. Planning Commission: Consider PC 2025-04 – A Request for Rezoning for Property Located North of 18th Avenue and East of Road G

Chair Rogers asked if proper notice had been given. Givens confirmed that proper notice was provided to the newspaper for the original public hearing date.

Chair Rogers asked if any Commissioners needed to recuse themselves or report any ex-parte communications. No ex-parte communications or conflict of interests were reported.

Givens provided the Staff Report.

STAFF REPORT

Application #: PC 2025-04

Applicants: Crosswinds At Flint Hills LLC (owner / applicant)
Professional Engineering Consultants (agent)

Owners: Crosswinds At Flint Hills LLC

Requested Action: Consider a request to rezone property from Lyon County Agriculture/Commercial Parcel Type to City of Emporia Commercial & Single-Family Parcel Type

Purpose: To facilitate the development of a new detached single-family housing development and future commercial development.

Address: North of 18th Ave. – East of Road G

Legal description:

“C” LEGAL DESCRIPTION

A tract of land lying within the Southwest Quarter of Section 6, Township 19 South, Range 11 East, of the 6th Principal Meridian, Lyon County, Kansas described as:

COMMENCING at the West Quarter Corner of said Section 6; thence South along the west line of the Southwest Quarter of said Section 6 bearing S00°06'04"W a distance of 1,027.56 feet; thence bearing N89°45'42"E a distance of 55.00 feet to the POINT OF BEGINNING; thence continuing bearing N89°45'42"E a distance of 350.01 feet; thence south parallel with the west line of said Southwest Quarter bearing S00°06'04"W a distance of 825.00 feet; thence bearing S89°45'42"W a distance of 350.01 feet to a point being 55.00 feet east of the west line of said Southwest Quarter; thence along a line parallel with and 55.00 feet east of the west line of Southwest Quarter bearing N00°06'04"E a distance of 879.70 feet to the POINT OF BEGINNING.

"SF-D" LEGAL DESCRIPTION

A contiguous Tract of Land lying within the Southwest Quarter of Section 6, Township 19 South, Range 11 East of the Sixth Principal Meridian, Lyon County, Kansas, as originally described and prepared on September 26, 2024, by Ernest Cantu, Jr., P.S. #1407, and Professional Engineering Consultants, P.A. (C.L.S. #65), a professional association licensed to practice surveying in the State of Kansas, said Tract of Land described based on a bearing of South 89°00'02" West, measured from the southeast corner of said Southwest Quarter of Section 6 to the southwest corner of said Southwest Quarter of Section 6, using Zone 9 of the Kansas Regional Coordinate System (Emporia Zone), with all bearings contained herein relative thereto, with distances herein measured horizontally on the ground, said Tract of Land more particularly described as follows: COMMENCING at a 1/2-inch rebar with yellow I.D. cap stamped "KVE CLS20", held for the position of the southeast corner of the Southwest Quarter of Section 6, Township 19 South, Range 11 East of the Sixth Principal Meridian, Lyon County, Kansas; thence bearing South 89°00'02" West along the south line of said Southwest Quarter of Section 6 a distance of 1067.84 feet to the POINT OF BEGINNING, said point being coincident with the southwest corner of a tract of land described in General Warranty Deed, in Volume 436, Page 903, recorded on September 9, 1998, with the Office of the Register of Deeds, Lyon County, Kansas; thence continuing without deflection, bearing South 89°00'02" West along said south line of said Southwest Quarter of Section 6 a distance of 300.00 feet to the southeast corner of a tract of land described in Joint Tenancy Warranty Deed, in Book 444 of Deeds, Page 495, recorded on May 12, 2000, with said Office of the Register of Deeds, from which a 5/8-inch rebar with Lyon County I.D. cap in a circular survey monument box, held for the position of the southwest corner of said Southwest Quarter of Section 6, bears same South 89°00'02" West along said south line of the Southwest Quarter of Section 6 at distance of 1150.75 feet; thence bearing North 0°59'58" West, perpendicular from said south line of the Southwest Quarter of Section 6, along the east line of said tract of land described in Book 444, Page 495, and along the east line of a tract of land described in Warranty Deed, in Book 448 of Deeds, Page 607, recorded on June 15, 2001, with said Office of the Register of Deeds, a distance of 473.00 feet to the northeast corner of said tract of land described in Book 448, Page 607; thence bearing South 89°00'02" West, parallel with the south line of said Southwest Quarter of Section 6 and along the north line of said tract of land described in Book 448, Page 607, a distance of 400.14 feet to the northwest corner of said tract of land described in Book 448, Page 607, also being coincident with the northeast corner of a tract of land described in

Individual Trustee's Deed, in Document Number 2015-04746, recorded on December 30, 2015, said point also being perpendicularly North from said south line of the Southwest Quarter of Section 6, north of a point 750.61 feet east of the southwest corner of said Southwest Quarter of Section 6 as described in said Book 448, Page 607, and as described in said Document Number 2015-04746; thence continuing without deflection, bearing South 89°00'02" West, along the north line of said tract of land described in said Document Number 2015-04746, a distance of 741.52 feet to the west line of said Southwest Quarter of Section 6, being coincident with the northwest corner of said tract of land described in said Document Number 2015-04746, from which the southwest corner of said Southwest Quarter of Section 6 bears South 0°06'04" West along said west line at a distance of 473.09 feet; thence bearing North 0°06'04" East along said west line of the Southwest Quarter of Section 6 a distance of 1139.80 feet, from which a 5/8-inch rebar with illegible cap (possibly reset by Steven S. Brosemer, PS#752, on October 15, 2001), held for the position of the northwest corner of said Southwest Quarter of Section 6, bears North 0°06'04" East along said west line at a distance of 1027.56 feet; thence bearing North 89°45'42" East a distance of 910.45 feet; thence bearing South 89°47'19" East a distance of 50.91 feet; thence bearing North 56°32'40" East a distance of 76.62 feet; thence bearing North 89°46'33" East a distance of 450.00 feet to the west line of said tract of land described in General Warranty Deed, in Volume 436, Page 903; thence bearing South 0°57'59" West along said west line of said tract of land described in Volume 436, Page 903, a distance of 1635.42 feet to the POINT OF BEGINNING; said Tract of Land being subject to City of Emporia road right of way for West 18th Avenue on the South 45 feet thereof, as described in Right of Way Tract No. 1, in Volume 531, Page 271, recorded on March 30, 2000, with said Office of the Register of Deeds; said Tract of Land being subject to Lyon County road right of way for Road G on the West 55 feet thereof, as described in Easement Tract No. 5-A, in Volume 296, Page 509, recorded on October 14, 1966, with said Office of the Register of Deeds; said Tract of Land being subject to City of Emporia road right of way for Road G on the West 100 feet, measured along the South 260.42 feet of the most westerly line of said Tract of Land, as described in Right of Way, in Volume 541, Page 603, recorded on August 10, 2001, with said Office of the Register of Deeds; exclusive of said road rights of way;
EXCEPT

A tract of land lying within the Southwest Quarter of Section 6, Township 19 South, Range 11 East, of the 6th Principal Meridian, Lyon County, Kansas described as:

COMMENCING at the West Quarter Corner of said Section 6; thence South along the west line of the Southwest Quarter of said Section 6 bearing S00°06'04"W a distance of 1,027.56 feet; thence bearing N89°45'42"E a distance of 55.00 feet to the POINT OF BEGINNING; thence continuing bearing N89°45'42"E a distance of 350.01 feet; thence south parallel with the west line of said Southwest Quarter bearing S00°06'04"W a distance of 825.00 feet; thence bearing S89°45'42"W a distance of 350.01 feet to a point being 55.00 feet east of the west line of said Southwest Quarter; thence along a line parallel with and 55.00 feet east of the west line of Southwest Quarter bearing N00°06'04"E a distance of 879.70 feet to the POINT OF BEGINNING.

Lot Size: Overall: 40 acres
Commercial Tract: 8.1 acres
Residential Tract: 31.9 acres

Existing Zoning: Lyon County Agriculture / Commercial

Future Zoning in ELC Comp. Plan: Mixed Use

Surrounding Zoning:

North County Agriculture
East City Civic / Public
South Flex-Use Low
West County Agriculture

Surrounding Actual Uses:

North Cropland
East Jones Aquatic Center / City Owned Property
South Frontier Farm Credit / Lighthouse Baptist Church
West Vacant Ground / Juan Transportation Trucking Services

Analysis: The applicants are requesting that the property be rezoned to facilitate the development of a residential subdivision and a commercial development. They are in the process of annexing the property into the city limits and prior to any development occurring on the property, it must be rezoned to a City Parcel Type.

The overall tract of land is 40 acres and if approved, 8 acres would be reserved for future commercial development with the balance of the property being dedicated to residential use. The commercial area would abut Road G and the residential area would sit behind the commercial properties already existing along 18th Ave. with access points on both 18th Ave and Road G.

Considerations: 9.8.3.a.8. Factors to be Considered for a Rezoning:

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based using the following guidelines: **Staff Commentary in Bold**

1. Whether the change or approval would be consistent with these regulations; **Staff maintains that the change would be consistent with the regulations themselves. The concept of the adopted code was to allow for greater variation within existing areas by promoting multiple parcel types within an**

area. Road G is considered a major corridor with commercial type development already occurring to the south.

2. The character and condition of the neighborhood and its effect on the proposed change; **The existing area consists of cropland and commercial type uses, as well as major recreational facilities. The rezoning would have no negative impact on the existing area.**
3. The zoning and uses of properties nearby; **The zoning and uses of the areas nearby, are commercial in nature and recreational. The uses, as previously stated, would be in harmony with the proposed rezoning.**
4. The suitability of the subject property for the uses to which it has been restricted; **The property is currently zoned under County regulations and once brought into the City limits should be rezoned to City parcel types. The property has been crop land, but is within the natural growth pattern of the city.**
5. The extent to which removal of the restrictions will detrimentally affect nearby property; **Staff contends that there would be no detrimental impact to nearby properties. The existing developed properties are commercial or recreational in nature and the additional commercial and residential property proposed would blend with the existing area.**
6. The length of time the subject property has remained vacant as zoned; **The property has been crop land, but is within the natural growth area of the City. Prior to the County dissolving the Municipal Growth Area, the area was within the MGA. The City has extended services to this area in anticipation of future growth.**
7. The relative gain to the public health, safety, and welfare by the destruction of the value of plaintiff's property as compared to the hardship imposed upon the individual landowner public services, including transportation, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified or granted a conditional use; **Staff contends that allowing the rezoning would not have a negative impact on the general health, welfare, or safety of the community. Existing services would not be harmed or strained if the rezoning was approved.**
8. The recommendations of a permanent or professional planning staff; **Staff is supportive of the rezoning request.**
9. The conformance of the requested change to Plan ELC; **The area was designated for future growth in both housing and commercial development in Plan ELC. The area has had infrastructure improvements extended to it in anticipation of future growth, which is recommended in Plan ELC.**

10. Such other factors as are deemed relevant by the Planning Commission or Governing Body.

Neighborhood Communications: Staff has received several calls and questions from neighbors in the area, none stating any objections to the proposal.

Recommendation: Staff recommends the Planning Commission make a motion of approval for the rezoning to the Governing Body based on the following;

- 1) The request is consistent with the Comprehensive Plan
- 2) The request conforms to the intent of the Zoning Regulations
- 3) There would not be a negative impact on the existing neighborhood

Attachments: Aerial Map | Current Zoning Map | Plan ELC Map

The Public Hearing was opened.

Lance Onstott, Professional Engineering Consultants, (Applicant's Representative) spoke on behalf of the applicant's desire to rezone the property to city zoning classifications for the purpose of developing the property under City development regulations.

Pastor Jim Sandborn, Lighthouse Baptist Church, spoke in favor of the rezoning application, as he stated more residences around the church would be in his opinion would be beneficial.

No Person spoke against the rezoning.

The Public Hearing was closed.

Commissioner Bucklinger made a motion to approve the rezoning. Commissioner Thomas seconded the motion. The motion carried 6-0.

Justin Givens, Planning and Zoning Administrator, was recognized and addressed the Governing Body. He stated the owners of the property located at 4500 W. 18th Avenue, generally located north of W. 18th Avenue and east of Road G, have requested that approximately 40-acre tract of land be rezoned in anticipation of future development of the property. The applicants are in the process of platting and developing a Planned Unit Development (PUD) that would accommodate both Single-Family Detached and Commercial rezoning for the property. He stated the property is currently zoned Lyon County Agricultural. Rezoning the property will allow for development under city regulations as well as provide the base zoning for the future PUD overlay. Staff

recommend approval of Ordinance Number 25-20 amending the parcel type of property located at 4500 W. 18th Avenue from Lyon County Agricultural to City of Emporia Commercial (C) and Single-Family Detached (SF-D) parcel types.

**PLANNING AND DEVELOPMENT
(Rezone Property Located at 4500 W. 18th Avenue)
(Cedarbrook Meadows Subdivision)
(Ordinance Number 25-20)**

AN ORDINANCE REZONING LAND IN THE CITY OF EMPORIA, KANSAS FROM LYON COUNTY AGRICULTURAL PARCEL TYPE TO SINGLE-FAMILY DETACHED (SF-D) PARCEL TYPE AND COMMERCIAL (C) PARCEL TYPE AND AMENDING THE DISTRICT ZONING MAP TO CONFORM WITH SAID ZONING, to which the City Clerk assigned Ordinance Number 25-20, was presented to the Governing Body for their consideration.

Commissioner Smith made a motion to approve Ordinance Number 25-20 amending the parcel type of property located at 4500 W. 18th Avenue from Lyon County Agricultural to City of Emporia Commercial (C) and Single-Family Detached (SD-F) parcel types. Commissioner Curtis seconded the motion. The vote follows: Commissioner Smith, aye; Commissioner Curtis, aye; Commissioner Brinkman, aye; and Mayor Harter, aye.

**CITY MANAGER'S REPORT
(Financials & Building Permits)**

This is the time for the City Manager to make comments and reports to the public.
The following is general information for the month of May 2025 for the community:

1. Monthly Local Retail Sales Tax Receipts Update

	2024	2025	
	\$ 529,805.52	\$ 570,707.69	Increase of \$40,902.17 for the month, and
YTD	\$ 2,621,732.00	\$2,719,230.09	Overall increase of 3.59% from year 2024.

2. City Share from County Tax

	2024	2025	
	\$ 269,809.05	\$ 309,904.64	Increase of \$40,095.59 for the month, and
YTD	\$1,335,643.96	\$1,416,983.05	Overall increase of 5.74% from year 2024.

Building Permits issued from 5/1/2025 to 5/31/2025 for new construction, remodeling/repairs and demolition.

Total number of building permits issued through Code Services:	60
Total of valuations associated with those building permits:	\$5,670,907.59
Total number of dollars collected for Building Permit Fees:	\$ 22,066.50
Construct – Single-family dwellings	1
Demo – Single-family dwellings	0
Flint Hills Mall CID for May 2025	\$ 20,817.40
YTD	\$ 84,077.05
Pavilions CID for May 2025	\$ 13,392.65
CID #2	\$ 13,392.64
YTD	\$ 153,294.94
Fairview Hotel CID for May 2025	\$ 6,978.41
YTD	\$ 33,689.70
West Plaza CID for May 2025	\$ 9,467.88
YTD	\$ 40,613.81

Consent Agenda

It was moved by Commissioner Smith, seconded by Commissioner Brinkman that the Consent Agenda listed below be ratified as a whole:

- a. Approve minutes of the Regular Meeting held on June 4, 2025.

The vote follows: Commissioner Smith, aye; Commissioner Brinkman, aye; Commissioner Curtis, aye; and Mayor Harter, aye.

**CITY COMMISSION
(City Manager's Report)**

This is an opportunity for the City Manager to present information to the public that may not be reported in other news accounts or City activities or to highlight accomplishments of the organization.

At the time this Agenda was prepared, the following items were in the works:

TENTATIVE AGENDA FOR JULY 2, 2025, MEETING.

- Proclamation Recognizing Parks & Recreation Day.
- Review of Annual Comprehensive Financial Plan.

- Appoint Members to the Emporia Human Relations Commission.
- Appoint Members to the Homelessness Advisory Board.
- Ordinance to Amend Joint Emporia/Lyon Co. Joint Traffic Safety Committee.
- Resolution for Joint Task Force on Mill Levy Reduction.
- Award Bid for Street Resurfacing.
- Accept FAA Grant for Airport.
- **Study Session:**
 - Overview of Tax Funds.
 - Review Capital Improvement Projects.

CITY COMMISSION
(Governing Body Comment)

This is the time for the Mayor and City Commissioners to make comments and reports to the public. No comments were made at this time.

Lisa Graff, Representing the National Teachers Hall of Fame, was in attendance to accept a proclamation declaring June 20, 2025, as "National Teachers Hall of Fame Day" in Emporia. She stated the National Teachers Hall of Fame, founded in Emporia in 1989, is committed to recognizing and honoring exceptional career teachers, encouraging excellence in education, and preserving the rich heritage of the teaching profession in the United States. She stated five of the nation's most exemplary career teachers – Michael Dunlea, Little Egg Harbor, New Jersey; Dr. Valerie Camille Jones Ford, Duluth, Georgia; Tom Jenkins, Fairborn, Ohio; Michelle Pearson, Broomfield, Colorado; and Dr. Pascale Creek Pinner, Hilo Hawaii will be inducted into the National Teachers Hall of Fame during a ceremony held in Emporia on June 20, 2025. The National Teachers Hall of Fame is also honoring the National Education Association Education Support Professional of the Year, Andy Markus from Utah. She stated the citizens of Emporia, Kansas, have given their hearts to making the Hall of Fame week a memorable experience for the inductees and guests through their hospitality and generosity as host families, volunteers, and

Friends of Education sponsors, earning Emporia the nickname "Teacher Town, USA" by Teacher Magazine.

Mayor Harter then presented the proclamation.

Commissioner Brinkman made a motion to recess the meeting at 11:50 a.m., to Conference Room 1AB. Commissioner Curtis seconded the motion. The vote follows: Commissioner Brinkman, aye; Commissioner Curtis, aye; Commissioner Smith, aye; and Mayor Harter, aye.

The following items were discussed at the Study Session:

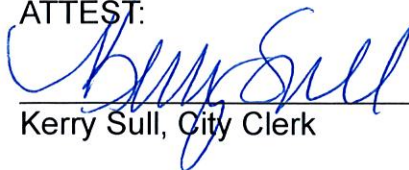
1. Community Dashboard.
2. Review Appropriation and Sponsorship Requests.
3. Snow Update.
4. Sanitary Sewer Overflows (SSOs).

Commissioner Brinkman then made a motion to adjourn. Commissioner Smith seconded the motion. The vote follows: Commissioner Brinkman, aye; Commissioner Smith, aye; Commissioner Curtis, aye; and Mayor Harter, aye.



Erren Harter, Mayor

ATTEST:


Kerry Sull, City Clerk

