



---

**EMPORIA PLANNING COMMISSION / BOARD OF ZONING APPEALS  
TUESDAY, OCTOBER 21, 2025 AT 6:00 PM  
CITY COMMISSION / MUNICIPAL COURT ROOM  
518 MECHANIC, EMPORIA, KS**

---

**ORDER OF BUSINESS**

**CALL MEETING TO ORDER** Chair Raymond Rogers

**MEMBERS PRESENT**

Vice Chair Tammi Ogle | Kenton Thomas | Stan Fowler | Lilian Lingenfelter | Joe Reed

**NEW BUSINESS**

- 1. Planning Commission: Consider the Minutes of the August 19, 2025 Planning Commission Meeting.**  
*Presented by: Justin Givens, Planning & Zoning Administrator*  
**Recommended Action:** Approve Minutes
- 2. Planning Commission: Consider PC 2025-11 – A Request for Rezoning Property Located at 315 S Market**  
*Presented by: Justin Givens, Planning & Zoning Administrator*  
**Recommended Action:** Conduct Public Hearing / Make Recommendation to Governing Body
- 3. Planning Commission: PC 2025-12 – Review of Island Annexation for Property Located at 800 Road 160**  
*Presented by: Justin Givens, Planning & Zoning Administrator*  
**Recommended Action:** Review Annexation / Make Recommendation to Governing Body
- 4. Planning Commission: Review of Capital Improvement Plan**  
*Presented by: Justin Givens, Planning & Zoning Administrator*  
**Recommended Action:** Review CIP / Make Recommendation to Governing Body

**ADJOURNMENT**



---

**EMPORIA-LYON COUNTY METROPOLITAN AREA  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
MINUTES OF AUGUST 19, 2025  
REGULAR MEETING**

---

The Planning Commission met in a regular session on Tuesday, August 19, 2025, with Chair Rogers presiding. Commissioners Bucklinger, Lingenfelter, Ogle, Fowler, Thomas, and Reed were present.

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

**Chair Rogers** called the meeting to order.

**1. Consider The Minutes of the July 15, 2025 Regular Meeting Of The Planning Commission.**

**Givens** presented the commission with the minutes from the July 15, 2025 meeting.

**Commissioner Thomas made a motion to approve the minutes as presented. Commissioner Reed seconded the motion. The motion carried 7-0.**

**2. Planning Commission: Consider PC 2025-09 – A Request for Approval of a Final Planned Unit Development – Cedarbrook Meadows – 4500 W 18th Ave.**

**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** stated that this item was tabled from the July meeting in order to ensure that the proper process for approval was being followed.

**Givens** provided an update on the process and the task before the Planning Commission within the approval process.

**Givens** provided an updated Staff Report.

**STAFF REPORT**

**Application #:** PC 2025-09

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

**Requested Action:** Applicant requests approval of a Final Planned Unit Development (PUD)

**Purpose:** Applicant desires to develop a 38 acre tract of land with single-family residential and commercial property within the PUD.

**Address:** 4500 W 18<sup>th</sup> Ave. North of 18<sup>th</sup> Ave – East of Road G

**Legal description:** See Attached Exhibit A

**Lot Size:** 38.50 acres

**Existing Zoning:** Commercial / Single-Family Detached

**Future Zoning in ELC Comp. Plan:** Area was contemplated for commercial and residential development

**Surrounding Zoning:**

**North** – County Agriculture

**East** – City Civic / Public

**South** – City 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:** Following the original submittal to the Planning Commission for the Preliminary Planned Unit Development and Plat, the recommendation of the Planning Commission should have been presented to the City Commission for approval of the Preliminary PUD and Preliminary Plat. The deviation from this process slowed the development process, but allowed the developer to adjust the Preliminary Plan.

The Preliminary Plan was presented to the City Commission at the August 6<sup>th</sup> meeting. At that time, the City Commission voted unanimously to override the recommendation of the Planning Commission's recommendation and allow a minimum lot width of 50 feet and a minimum lot size of 6,240 sq. ft.

The process for the approval of the Final PUD is found in Section 8.9.6 as follows:

**8.9.6 Final Plan.**

- a. After approval of a preliminary plan by the Governing Body, the applicant shall submit an application for final approval. The application may include the entire planned unit development or may be for a section thereof. The application shall include five (5) copies of such drawings, specifications, easements, conditions as set forth in the approval of the preliminary plan and with requirements of section 8.9.
- b. A plan submitted for final approval shall be deemed to be in substantial compliance with the approved preliminary plan, provided any modification of the plan does not:
  1. Vary the proposed gross residential density or intensity of use by more than five percent (5%) or involve a reduction in the area set aside for common open space, nor the substantial relocation of such area; or

2. Increase by more than ten percent (10%) the floor area proposed for any building; or
3. Increase by more than five percent (5%) the height of the proposed building; or
4. Substantially change the design of the plan so as to significantly alter, as determined by the Planning Commission including such items as pedestrian or vehicular traffic flow or different land uses.

- c. A public hearing need not be held for approval of a final plan if it is in substantial compliance with the approved preliminary plan, and a public hearing need not be held to consider modifications of water, stormwater, sanitary sewers or other utilities. The Planning Commission shall forward its recommendation to the Governing Body for its final approval.
- d. In the event the final plan contains substantial changes from the approved preliminary development plan, the applicant shall resubmit an amended preliminary plan which shall be considered in the same manner prescribed for original approval.

Staff recommends that the Planning Commission find that the Final PUD is in substantial compliance with the revised Preliminary Plan as the above conditions have been met.

The Revised Planned Unit Development consists of an 8 acre commercial development and a 32 acre residential development. The commercial development would be located along the east side of Road G, continuing the current existing commercial development at the corner of Road G and 18<sup>th</sup> Ave. For reference and scale comparison, there could be another three properties developed similar to Frontier within the commercial development area. The commercial property would be developed under the Commercial Zoning Regulations and Standards. Other items of note for the commercial property:

- Maximum Building Height – 3 Stories, which is standard.
- Maximum Lot Coverage – 60%, which is standard.
- The building setbacks as shown on the PUD are standard for the Commercial Parcel Type.
- Additional items listed within the PUD text are acceptable to staff. The developer has provided provisions for screening, landscaping, circulation, and signage.

The residential portion of the development, is centered on 124 lots. The lots would be subject to Single-Family Detached Zoning Regulations and Building Standards, except for any specific variations that are listed within the PUD.

- The minimum lot size listed is 6,240 sq. ft. An exhibit provided by the applicant shows a section of lots that are designed to have a larger size, which is consistent between the revised Preliminary PUD and Final PUD.
- The maximum lot coverage is decreased from 50% to 40%, which is consistent between the revised Preliminary PUD and Final PUD. The decrease in maximum lot coverage increases openness in the smaller lots. Total building coverage of a minimum lot would be 2,496 sq. ft.
- The applicant has proposed a front building setback of 25 ft. which is consistent between the revised Preliminary PUD and Final PUD. The building envelope for the minimum lot size would be 3,150 sq. ft. based on the front, rear, and side yard setbacks.

**Considerations:**

It is the intent of the Planned Unit Development District to encourage innovation in residential, commercial and industrial development by greater variety in type, design, and layout of buildings, to encourage a more efficient use of land reflecting changes in the technology of land development; to encourage the expansion of urban areas incorporating the best features of modern design while conserving the value of the land; and to provide a procedure which relates the type, design and layout of development to the particular site and the particular demand at the time of development in a manner consistent with the preservation of property values within established neighborhoods.

**The proposed PUD maintains a commercial corridor along Road G and creates what is more commonly seen in older traditional neighborhoods, but is becoming more common in new development. A smaller lot that increases the density within a developable area. This increase in density creates a more urban than suburban setting, but design parameters proposed by the applicant still allow for car centric lifestyle that is predominant in the Midwest. Staff contends that the proposed development maximizes the use of the land and promotes more affordable housing.**

A planned unit development shall be in general conformity with the provisions of the comprehensive plan, and shall not have a substantially adverse effect on the development of the neighboring area.

**The proposed development reflects the needs of creating housing that is more affordable as reflected in PLAN ELC. The proposed housing aspect of the plan brings what we typically see in the inner core of the city to the edge, and in doing so maximizes available development land, promotes more affordable housing and develops an area that has city services readily available.**

**Neighborhood Communications:** Staff has received one call about the proposed project. The caller expressed no objection to the project.

**Recommendation:** Staff recommends the Planning Commission make a motion to recommend approval of the Final PUD to the City Commission.

**Attachments:** Final PUD | Aerial Map | PEC PUD Graphics

**The Public Hearing was opened.**

**Lance Onstott, Professional Engineering Consultants (agent for the applicant)** spoke on behalf of the applicant and in support of the Planned Unit Development. Onstott discussed some of the revisions, based on Planning Commission input, to the design of the PUD including the addition of larger lots, the location of larger lots, and a the walking area throughout the development.

**Tyler Curtis, City Commissioner,** presented a statement on his reasoning for overriding the Planning Commission's recommendation and his general support for the Planning Commission and Commissioners.

**The Public Hearing was closed.**

**Commissioner Reed made a motion to find that the Final Plan is in substantial compliance with the Preliminary Plan and recommend its approval to the Governing Body. Commissioner Lingenfelter seconded the motion. The motion carried 7-0.**

**3. Planning Commission: Consider PC 2025-10 – A Request for Approval of a Final Plat – Cedarbrook Meadows – 4500 W 18th Ave.**

**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** present the staff report.

**STAFF REPORT**

**Application #:** PC 2025-10

**Applicants:** Crosswinds At Flint Hills LLC  
**Owners:** Crosswinds At Flint Hills LLC  
**Agents:** Professional Engineering Consultants (PEC)

**Requested Action:** Approval of a Final Plat.

**Purpose:** Applicant desires to develop a 38-acre tract of land for single-family homes and commercial property

**Address:** 4500 W 18<sup>th</sup> Ave. North of W 18<sup>th</sup> Ave. – East of Road G

**Legal description:** See Exhibit A

**Area Size:** 38 +/- acres

**Existing Zoning:** Single-Family Detached / Commercial

**Surrounding Zoning:**

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

**Surrounding Actual Uses:**

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

**Future Zoning in ELC Comp. Plan:** Area was contemplated for a mixture of housing, parks, and commercial development.

**Analysis:** The applicant is proposing to develop a 38-acre tract of land with approximately 8 acres being dedicated to commercial development and the balance of the tract being dedicated for residential development. The applicant has been approved by the City Commission for a Planned Unit Development Overlay District. The Planned Unit Development will allow for the managed growth of the commercial and residential areas in accordance with the approved plan. There are several modifications to base zoning standards within the Planned Unit Development. The residential

development centers on lots smaller than a typical greenfield-development. The lots are varied in size with 31 lots having a minimum square footage of 7,000 sq. ft. and 93 lots with a minimum square footage of 6,200 sq. ft.

Access for the development will come from both 18<sup>th</sup> Road and Road G and most lots will be served by a looped road system. A single hammerhead type road is proposed one section of the development. Additionally, a walking trail is proposed that would link the northern most properties and the residential park reserve on the southern edge of the residential property.

At their August 6, 2025 meeting, the City Commission overrode the Planning Commission's recommendation and approved a Preliminary PUD/Plat, which would allow for 50 ft. lot widths and 6,240 sq. ft. minimum lot square footage.

Staff has provided the following information on the Final Plat as presented.

1. **Plat Name:** The proposed name of the development is Cedarbrook Meadows which meets requirements.

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

3. **Lots:** The final plat proposes 124 lots, which are labeled appropriately. The subject property is proposed to be developed as a Planned Unit Development, which will control lot size, building setbacks, and other development aspects. The development parameters for the residential area are listed below:

- Minimum Lot Size: Greenfield Standard: 9,000 sq. ft. – Infill Standard: 6,500 sq. ft.
  - Block D/Lots 11-16, Block E/Lots 1-13, and Block F/Lots 1-12: 6,960 sq. ft.
  - Block A/Lots 1-28, Block B/Lots 1-12, Block C/Lots 1-24, and Block D/Lots 1-10/17-24: 6,240 sq. ft.
- Minimum Lot Width: Greenfield Standard: 60 ft. – Infill Standard: 40 ft.
  - All Lots – 52 ft.
- Minimum Lot Depth: Greenfield Standard: 120 ft. – Infill Standard: 120 ft.
  - All Lots – 120 ft.
- Maximum Lot Coverage: Greenfield Standard: 40% – Infill Standard: 50%
  - All Lots – 40%

4. **Blocks:** 6 blocks are shown and labeled appropriately A thru F

5. **Building Lines:** Greenfield Standard: 25 ft. – Infill Standard: 15 ft.

A front building setback line of 25 ft. is shown on the plat. The building setback line will provide room in front yards for automobile parking and provides needed space for the smaller lots that are proposed. Rear and Side Yards, while not required to be shown shall be set at 20 ft. rear and 5 ft. side yard minimums.

6. **Easements:** Easements for utilities are shown on the final plat. Both front and rear easements have been provided. The front easement of 15 ft. will be located within the front building setback. The Utility Advisory Board has reviewed the plat and no private utility has asked for additional easements at this time.

7. **Reserves:** 9 reserves have been provided:

- Reserve A is dedicated for open space, drainage, stormwater detention, recreational uses, private sidewalks, parking, landscaping, and utilities as confined to easements.

- Reserves B and C are dedicated for open space, entry monuments, landscaping, and utilities confined to easements.
- Reserves D and E are dedicated for open space, entry monuments, private sidewalks, berms, landscaping, and utilities confined to easements.
- Reserve F is dedicated for open space, drainage, stormwater detention, recreation uses, private sidewalk, parking, landscaping, and utilities confined to easements.
- Reserves G, H, and I are dedicated for open space, drainage, recreation uses, private sidewalk, landscaping, berms, and utilities confined to easements.
- The applicant indicates and is required to create an owner's association for the ownership and maintenance of the reserves. The documents creating the owner's association shall be provided prior to the final plat being approved by the City Commission.

8. **Drainage:** A drainage and grading plan is under review by the City Engineer and is subject to approval by the City Engineer prior to final plat being approved by the City Commission.

The applicant has provided for onsite detention to handle stormwater runoff in the form of two retention ponds located within Reserve A and Reserve F.

#### 9. **Public & Private Improvements:**

- **Streets:**

- An interconnected street network has been provided. One connection has been provided for ingress/egress to Road G. One connection has been provided to 18<sup>th</sup> Ave. for ingress and egress. A monument is provided for separation of vehicles entering and exiting the development at both locations.
- 20<sup>th</sup> Street allows for the continuation to a future street to the east.
- Campbell Street allows for the continuation to a future street to the north.
- Campbell Ct. utilizes a hammerhead versus a traditional cul-de-sac to maximize space dedicated to reserve A. The hammerhead is of sufficient size for fire apparatus to maneuver. The applicant shall indicate whether parking will be allowed within the hammerhead and shall clearly mark parking areas and no parking areas as approved by the Fire Marshall when final road plans are approved.
- The street naming utilizes the existing numerical street names. A corrected final plat shall show Avenue instead of Street for the numbered streets. Campbell Ct., Campbell St., and Keys St are acceptable names.

- **Sidewalks:** A 6 ft. sidewalk is shown on the Final PUD and is appropriately located on one side of each street. A walking path has been provided for in Reserve G, H, and I, and shall be installed when the corresponding street is built.
- **Sanitary Sewer:** A utility plan has been submitted and is pending review by the City Engineer. Sanitary Sewer will be provided within the street right of way in the front of each property or connected via a stub under the road. All sewer connections will be in the front of each house.

- **Water:** A utility plan has been submitted and is pending review by the City Engineer. Water service will be provided within the street right of way and each lot shall be connected by a stub either in the front yard or under the street.
- **Fire Protection:** The fire marshal shall approve the location of all fire hydrants prior to final road and utility plans being approved.
- **Private Utilities:** Space has been provided in both the front and rear of properties for private utility easements. The easements are of ample size necessary for development. No private utility has requested additional easement at this time.

#### 11. Miscellaneous:

- All maintenance agreements and other requirements concerning the Planned Unit Development and Owners Association shall be provided for review prior to approval by the City Commission of the Final Plat / PUD.

**Process for Approval:** Once a Preliminary Plan/Plat has been approved by the City Commission, the Planning Commission is tasked with determining whether the Final Plat is in substantial conformity with the approved Preliminary Plat and recommend to the City Commission, that it accept.

**Neighborhood Communications:** At the time of writing the report staff has had discussion with one property owner concerning the development. No objection was stated at that time.

**Recommendation:** Staff recommends the Planning Commission recommend approval of the Final Plat based on its substantial conformance with the Preliminary Plat.

**Attachments:** Aerial Map | Zoning Map | Revised Preliminary Plat | Final Plat | Utility Plan

**The Public Hearing was opened.**

**Lance Onstott, Professional Engineering Consultants (agent for the applicant)** spoke on behalf of the applicant and in support of the Final Plat.

**No Person Spoke Against the Final Plat.**

**The Public Hearing was closed.**

**Commissioner Reed made a motion to approve the Final Plat to the Governing Body based on a finding that it conforms to the Subdivision Regulations. Commissioner Lingenfelter seconded the motion. The motion carried 7-0.**

**Adjournment:** With no further discussion, the meeting was adjourned.

Respectfully Submitted,

---

Justin Givens, Secretary



---

**EMPORIA-LYON COUNTY METROPOLITAN AREA  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
TUESDAY, OCTOBER 21, 2025, 6:00 PM  
CITY MUNICIPAL COURT ROOM**

---

**STAFF REPORT**

**Application #:** PC 2025-11

**Applicants:** Frontier Development Group

**Owners:** USD 253

**Requested Action:** Consider a request to rezone property from Civic Public to Multi-Family

**Purpose:** The applicants are proposing to convert the former school into 10 or 12 modern living units.

**Address:** 315 S Market

**Legal description:** The East 130 feet of Block 2, Potwins Subdivision, (platted in 1879) Emporia, Lyon County, Kansas.

**Lot Size:** 45,107 sq. ft.

**Existing Zoning:** Civic Public

**Future Zoning in ELC Comp. Plan:** Civic Public

**Surrounding Zoning:**

<b>North</b>	Single-Family Detached
<b>East</b>	Single-Family Detached
<b>South</b>	Single-Family Detached
<b>West</b>	Single-Family Detached

**Surrounding Actual Uses:**

<b>North</b>	Single-Family Homes
<b>East</b>	Single-Family Homes
<b>South</b>	Single-Family Homes / Group Home
<b>West</b>	Single-Family Homes

**Analysis:** The applicant has requested the rezoning to facilitate repurposing the building into multi-family residential units, applying multiple housing grant sources and private equity. The property has been vacant since 2024, when its previous occupants relocated operations. The primary use of the building has been educational or social services in nature.

The applicant has a history of converting shuttered schools into multi-family units and this project would help in creating moderate income housing within the community. It would allow for the adaptive reuse of the building as well as create additional property that could be developed with higher density housing.

**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; **Allowing Multi-Family uses on the property would be consistent with the zoning regulations. There is an established pattern of traffic and more intensive uses within the single-family detached neighborhood as this property was previously a school and used by a social services organization. Allowing multi-family uses would be more in tune with the residential character of the neighborhood.**
2. The character and condition of the neighborhood and its effect on the proposed change; **Staff does not anticipate the allowance of multi-family uses having a negative effect on the character and condition of the neighborhood.**
3. The zoning and uses of properties nearby; **The existing uses are residential in nature, and the proposed rezoning would remove the more commercial type aspects of the civic public use.**
4. The suitability of the subject property for the uses to which it has been restricted; **The property is suited for Civic/Public use, but higher value and more beneficial uses would be allowed if the property were to be rezoned.**
5. The extent to which removal of the restrictions will detrimentally affect nearby property; **Staff does not anticipate any detrimental effects on neighboring property. The allowance of multi-family uses would be in keeping with the residential character of the neighborhood. Staff does not foresee any additional traffic being generated by multi-family uses compared to that of when it was used as school or other civic/public use.**
6. The length of time the subject property has remained vacant as zoned; **The property has remained vacant since the last occupant moved out in 2024. At that time it was listed by the school district to be sold. There were several inquiries about the property, most of which centered on converting the building to apartments.**
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; **Civic/Public parcel types have the most limited allowed and conditional uses, as these lands are designed for schools and other government buildings. Allowing the property to be rezoned to Multi-Family would allow for the adaptive reuse of the property, create**

**affordable housing units, and not increase the impact of traffic or services within the area. Adaptive reuses such as this are encouraged within the comprehensive plan.**

8. The recommendations of a permanent or professional planning staff; **Staff is supportive of the request.**
9. The conformance of the requested change to Plan ELC; **Plan ELC discusses the need for additional housing that is affordable, and supports the adaptive reuse of existing buildings within the central core of the city. The proposed rezoning would be in line with the comprehensive plan.**
10. Such other factors as are deemed relevant by the Planning Commission or Governing Body.

**Neighborhood Communications:**

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

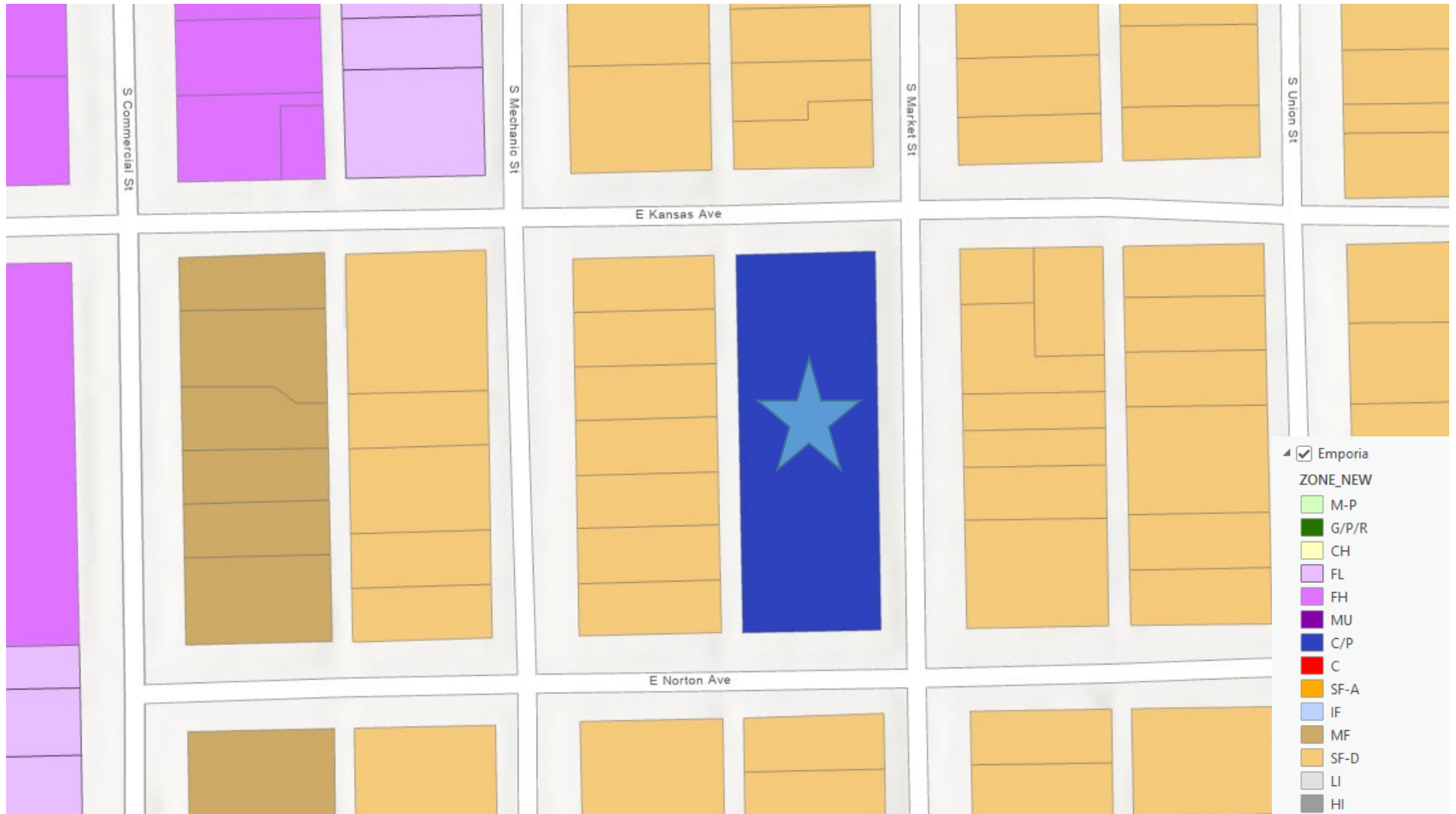
- 1) The request is consistent with the Comprehensive Plan;
- 2) The request conforms to the intent of the Zoning Regulations
- 3) There would not be a negative impact on the existing neighborhood

**Attachments:** Aerial Map | Current Zoning Map

315 S Market  
Rezoning  
Aerial Photo



315 S Market  
Rezoning  
Zoning Map





---

**EMPORIA-LYON COUNTY METROPOLITAN AREA  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
TUESDAY, OCTOBER 21, 2025, 6:00 PM  
CITY MUNICIPAL COURT ROOM**

---

**STAFF REPORT**

**Application #:** PC 2025-12

**Applicants:** John D Kretsinger & Brock W Kretsinger Living Trust / Coal Creek Holdings LLC

**Owners:** John D Kretsinger & Brock W Kretsinger Living Trust

**Requested Action:** Consider a request for an Island Annexation

**Purpose:** The applicants are annexation into the city to facilitate future development of an approximately 58-acre tract of land.

**Address:** 800 Road 160

**Legal description:** The Southwest Quarter of the Southeast Quarter and the West Half of the Southeast Quarter of the Southeaster Quarter of Section 17, Township 19 South, Range 11 East of the 6<sup>TH</sup> P.M., Lyon County, Kansas

**Lot Size:** 58 acres +/-

**Existing Zoning:** Lyon County Heavy Industrial

**Future Zoning in ELC Comp. Plan:** Heavy Industrial

**Surrounding Zoning:**

<b>North</b>	Heavy Industrial
<b>East</b>	Heavy Industrial / Civic Public
<b>South</b>	Agricultural / Light Industrial
<b>West</b>	Heavy Industrial

**Surrounding Actual Uses:**

<b>North</b>	Crop Land / Industrial Uses
<b>East</b>	Industrial Shops & Businesses / County Yard
<b>South</b>	Crop Land / Industrial Uses
<b>West</b>	Wastewater Treatment Facilities

**Analysis:** The applicants are requesting annexation into the city to facilitate future development on the property. While a portion of the property does share a common boundary with the city, those properties were annexed via the island annexation process and cannot be considered when determining if a property is adjoining the existing city limits.

For development of the property, the applicant will need sewer and water from the city, which is readily available to the property.

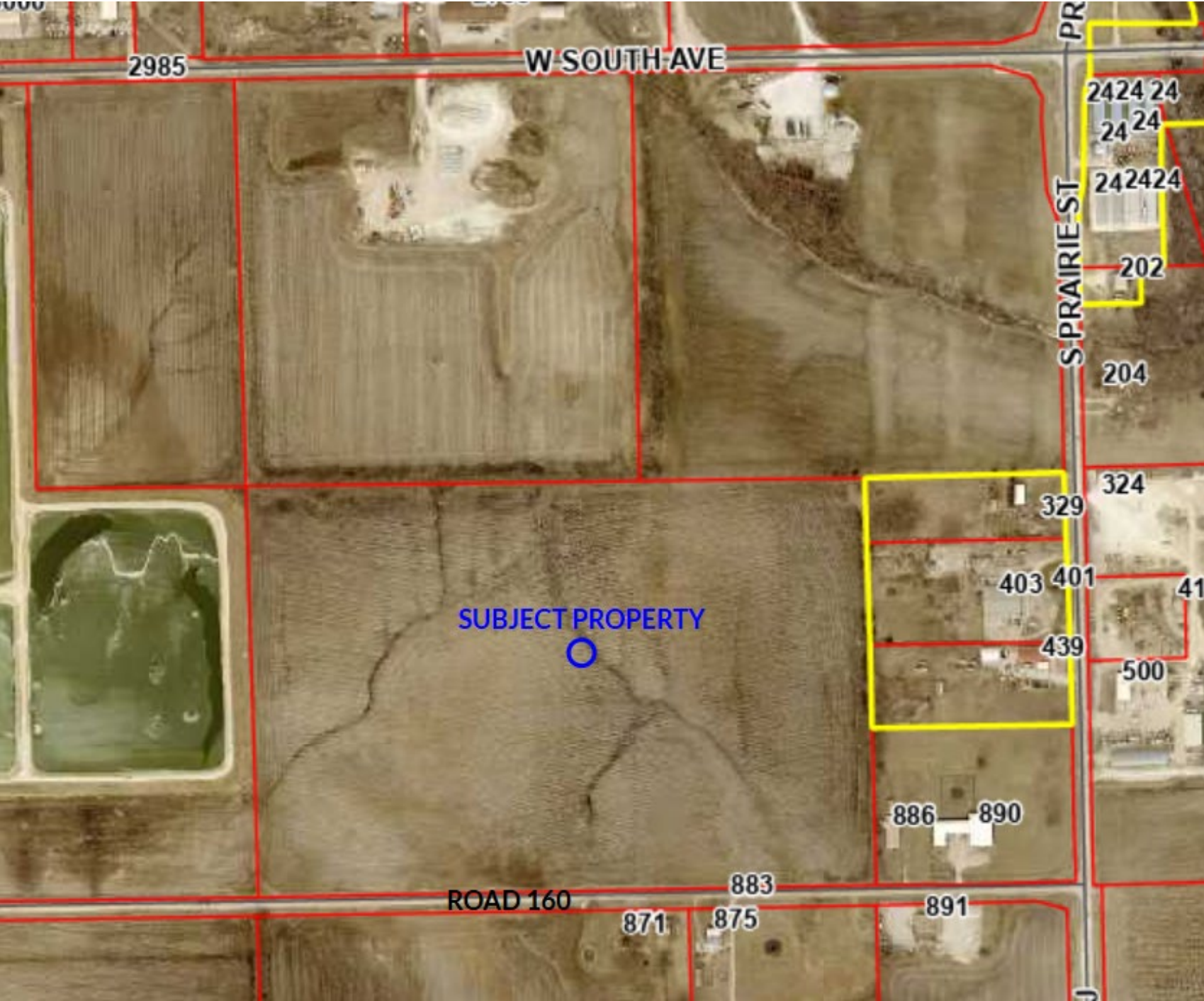
The annexation of this area was contemplated in the Comprehensive Plan and is shown on the Regulating Plan within the natural growth area of the city and is also classified as Heavy Industrial in the PLAN ELC.

Additional action by the Emporia Planning Commission for the development of this property will include rezoning and approval of a plat if the plans for development proceed.

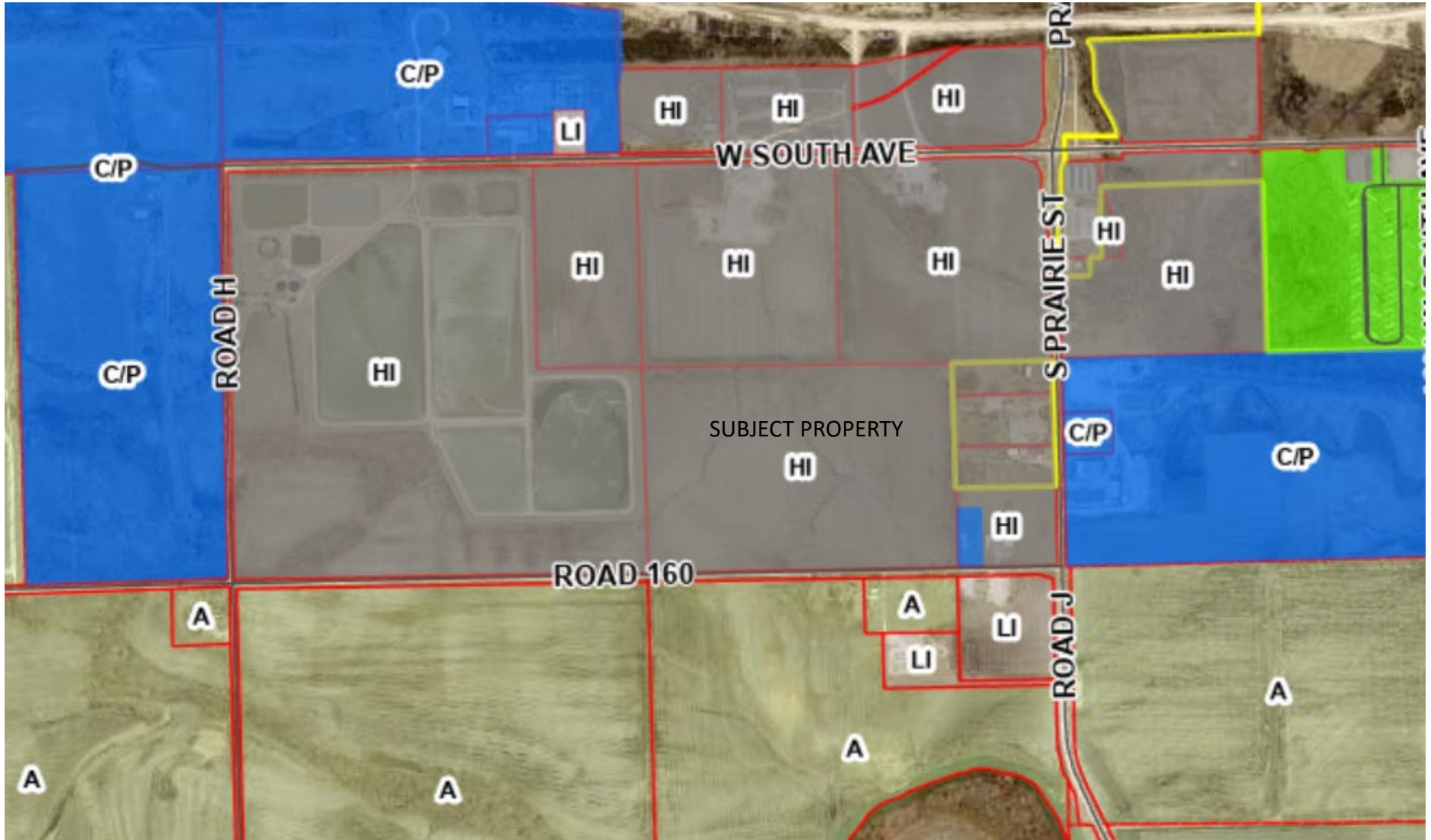
**Recommendation:** Staff recommends the Planning Commission make a finding that the requested annexation is consistent with the Comprehensive Plan recommend the approval of such annexation to the Governing Body.

**Attachments:** Aerial Map | Current Zoning Map | Regulating Plan

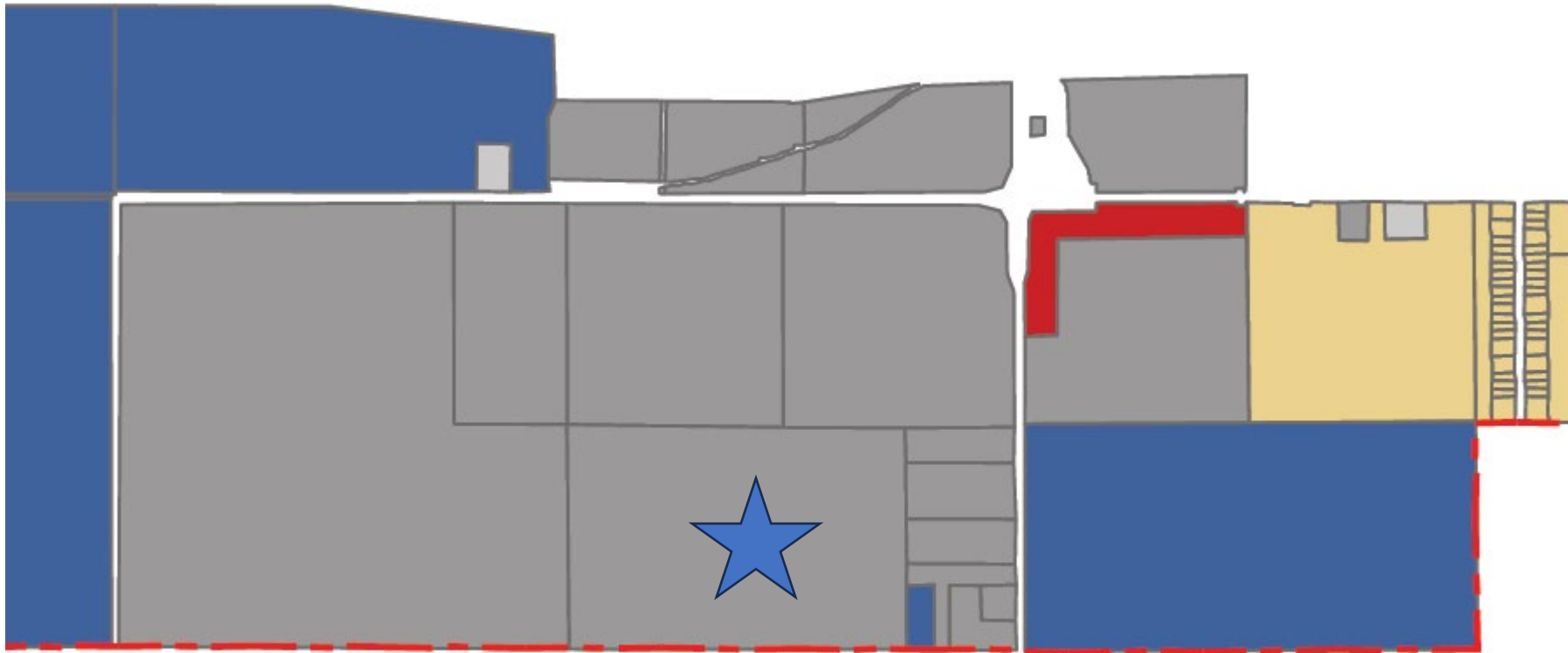
ROAD 160 ANNEXATION  
AERIAL PHOTO
















800 Road 180  
Zoning Map



**800 ROAD 160  
REGULATING PLAN**



**Legend**

- |  |   |
|--|---|
|  Country Home |  Industrial-Flex                 |
|  SF Detached  |  Light Industrial                |
|  SF Attached  |  Heavy Industrial                |
|  Multi-Family |  Civic/Public                    |
|  Commercial   |  Greenspace/Parks/<br>Recreation |
|  Flex-Use     |   |
|  Mixed-Use    |  City Limits                     |



# Emporia Planning Commission Action Report

Review Capital Improvement Plan (CIP) and Make a Finding Regarding the Conformance of Said Plan with the Comprehensive Plan

**Title:** Make a Finding Regarding the Conformance of the Capital Improvement Plan with the Comprehensive Plan

**Agenda Date:** October 21, 2025

**Presented By:** Justin Givens, Planning & Zoning Administrator

---

**Background:**

The Planning Commission is tasked with reviewing the City’s Capital Improvement Plan to determine if the plan is consistent with the Goals and Objectives of the City’s Comprehensive Plan, PLAN ELC. The Capital Improvement Plan helps guide the allocation of city funds for purchases of equipment and funding of maintenance programs for utilities and public facilities. The CIP is a five year rolling budgetary document that helps to track proposed expenditures.

**Discussion:**

Staff has presented the CIP in a format that reflects what and how expenditures are tied into the Comprehensive Plan and the elements within the plan. The Planning Elements applicable to the CIP are as follows;

- Linking Parks To People
- Connecting Communities
- Supporting Infill Development
- Making It Happen

The total CIP expenditures across all funds and the number of projects programed are as follows with a more complete breakdown of projects for each program year provided in the attachments.

2025	\$ 42,051,709.00	56 TOTAL PROJECTS
2026	\$ 17,992,500.00	52 TOTAL PROJECTS
2027	\$ 20,391,930.00	63 TOTAL PROJECTS
2028	\$ 20,230,600.00	67 TOTAL PROJECTS
2029	\$ 21,053,000.00	62 TOTAL PROJECTS
2030	\$ 25,656,000.00	39 TOTAL PROJECTS

**Recommended action:**

Make a Finding Regarding the Conformance of the Capital Improvement Plan with the Comprehensive Plan

**Attachments:**

Capital Improvement Plan by Planning Element

**TOTAL CIP ALL FUNDS**

	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
<b>Transient Guest Tax Allocation</b>						
Total Auditorium Improvements	\$ 200,000	\$ 148,000	\$ 175,000	\$ 375,000		
<b>Storm Water Fund</b>						
Total Storm Water	\$ 138,559	\$ 565,000	\$ 5,025,000	\$ 1,000,000	\$ 2,075,000	\$ 14,575,000
<b>Special Street</b>						
Total Special Street		\$ 25,000	\$ 85,000			
<b>Special Park</b>						
Total Special Park	\$ 145,250	\$ 143,000	\$ 81,550	\$ 12,500		
<b>Community Foundation - Kahola Fund</b>						
Total Community Foundation - Kahola Fund	\$ 410,000	\$ 75,000				
<b>General Fund</b>						
Total General Fund	\$ 194,000	\$ 441,000	\$ 510,380	\$ 686,100	\$ 414,000	\$ 421,000
<b>Mil Levy</b>						
Total Mil Levy	\$ 19,440,000	\$ 8,835,000	\$ 2,620,000	\$ 3,300,000	\$ 5,625,000	\$ 8,000,000
<b>Multi-Year</b>						
Total Multi Year	\$ 5,065,400	\$ 4,068,000	\$ 4,817,000	\$ 4,839,000	\$ 2,889,000	\$ 2,550,000
<b>Water Fund to Bond</b>						
Total Water fund to bond			\$ 1,760,000		\$ 1,350,000	
<b>Water Fund</b>						
Total Water Fund	\$ 398,500	\$ 318,000	\$ 595,000	\$ 160,000	\$ 1,050,000	\$ 85,000
<b>Water Mains - State loans</b>						
Total State Loan	\$ 14,725,000	\$ 1,165,000				
<b>Waste Water Fund to Bond</b>						
Total Wastewater to bond			\$ 2,450,000	\$ 7,300,000	\$ 6,000,000	
<b>Wastewater</b>						
Total Wastewater Fund	\$ 295,000	\$ 1,178,000	\$ 1,180,000	\$ 925,000	\$ 675,000	\$ 25,000
<b>Solid Waste</b>						
Total Solid Waste	\$ 1,040,000	\$ 1,031,500	\$ 1,093,000	\$ 1,633,000	\$ 975,000	
<b>Total CIP</b>	<b>\$ 42,051,709.00</b>	<b>\$ 17,992,500.00</b>	<b>\$ 20,391,930.00</b>	<b>\$ 20,230,600.00</b>	<b>\$ 21,053,000.00</b>	<b>\$ 25,656,000.00</b>

PLAN ELEMENT PROJECT	DEPARTMENT	LINKING PARKS TO PEOPLE PARK FACILITIES					
		2025	2026	2027	2028	2029	2030
Master Park Plan split with Multi Year	Park				\$ 25,000		
Tree Repopulation Project/All Parks	Park			\$ 12,500			\$ 12,500
11 Foot Rotary Mower (2012) #617	Park				\$ 100,000		
Riding Lawn Mower 60"	Park				\$ 18,000		
Rehab Band Stand at Fremont Park Roof and siding	Park	\$ 160,000					
Drag box tractor & box Replace #623-1 (1984) 1455 hours	Park						
48 inch commercial zero turn mower w/bagger(2005) 1765 hours	Park	\$ 15,000					
48 inch commercial zero turn mower w/bagger #657	Park		\$ 15,000				
John Deere Gator UTV	Park			\$ 30,000			
Dump Truck	Park				\$ 120,000		
Flatbed Truck	Park					\$ 70,000	
John Deere Blade tractor replace #626-1	Park					\$ 56,000	
11 foot rotary mower (2015) 1435 hours	Park			\$ 100,000			
11 Foot Rotary Mower 2016 #651-4	Park				\$ 100,000		
Tractor w/front end loader, backhoe, tiller, trencher	Park			\$ 80,000			
Mini Excavator	Park			\$ 70,000			
Large Bucket truck #610 (can be used)	Park				\$ 80,000		
Park & Zoo Maintenance Facility	Park						\$ 400,000
Park Master Plan split with Special Park	Park		\$ 25,000				
JAC replace sand in filters	Park	\$ 40,000					
JAC Slides - repair or new	Park				\$ 300,000		
Jones Park Mower Shed	Park	\$ 30,000					
Peter Pan Park Pond cleanup	Park	\$ 200,000					
Eastside Memorial Park - Resurface Basketball Courts	Park					\$ 20,000	
Hammond Park - repaint tennis courts	Park					\$ 16,000	
Propagation Greenhouse 24x48x8	Park		\$ 200,000				
Reeble Park - resurface Pickleball courts	Park					\$ 20,000	
Restroom in Fremont Park	Park			\$ 150,000			
Santa Fe Park bathroom renovations	Park			\$ 150,000			
Skate board Park	Park	\$ 250,000					
Dog Park at Quaker	Park		\$ 75,000				
Camera for Peter Pan Park splash pad	IT		\$ 12,500				
Camera for Las Casitas	IT		\$ 12,500				
Camera for East Side Memorial Park	IT		\$ 12,500				
Camera for Reeble Park	IT		\$ 12,500				
Camera for Whittier Skatepark	IT		\$ 12,500				
Camera for Debaugue Soccer Complex	IT		\$ 12,500				
Aerator	Golf Course						
Tees & Banks Reel Mower (2003) 5400 hours	Golf Course						
Tees & Banks Reel Mower (2004) 3300 hours	Golf Course	\$ 57,750					
Wide Area Mower (2007) 4900 hours	Golf Course			\$ 81,550			
Tractor w/front end loader, backhoe, & tiller - John Deere/Kubota (1984)	Golf Course	\$ 75,000		\$ 75,000			
Utility Vehicle width hydraulic dump bed and HI-FLOW hydraulics (1998)	Golf Course						
5100 hours	Golf Course			\$ 42,380			
Chemical sprayer & Cushman (2001) 2200 hours	Golf Course			\$ 90,000			
Sand topdresser (1992)	Golf Course				\$ 31,000		
Greens Mower, with cutting units and Verti cut units (1999) 4400 hours	Golf Course				\$ 63,600		
Greens Mower (1 of 2) Replaces 2016 Mowers	Golf Course					\$ 65,000	
Greens Mower (2 of 2) Replaces 2016 Mowers	Golf Course					\$ 65,000	
Bunker Rake w/attachments	Golf Course					\$ 35,000	
Greens Rotary Brush	Golf Course					\$ 11,000	
Course renovations	Golf Course				\$ 2,500,000		

PLAN ELEMENT PROJECT	DEPARTMENT	LINKING PARKS TO PEOPLE PARK FACILITIES					
		2025	2026	2027	2028	2029	2030
Par 3 course	Golf Course					\$ 1,500,000	
Maintenance and equipment building Built in early 1970's with Cart storage	Golf Course		\$ 750,000				
Clubhouse (dining, merchandise, shelter)	Golf Course					\$ 1,300,000	
Master Plan for the Golf Course	Golf Course						
New pond construction on new plot of land	Golf Course			\$ 750,000			
Practice facility and driving range expansion	Golf Course				\$ 500,000		
UTV - New	Zoo				\$ 29,000		
Generator-Main Zoo	Zoo						
Generator-Park/Zoo Maintenance Bldg	Zoo						\$ 100,000
Generator-Zoo Education Center	Zoo						
Veterinary Building update/addition	Zoo						
Hoof stock Sheds - Bison	Zoo	\$ 50,000					
Trumpeter Swan Exhibit; sealing pond/stream, repair waterfall	Zoo	\$ 54,000					
Eagle pond renovation/repair of wet well/stream/lower pond	Zoo						
Bird enclosure sheds, enclosures & ventilation (New USDA Regulations)	Zoo	\$ 145,000					
Butt Rail Replacement (Bison, mule deer, llama)	Zoo		\$ 55,000				
Concrete pond reconstruction/valve replacement (NeNe, EBV, Eagle, Bobcat)	Zoo			\$ 180,000			
Fencing in zoo replaced/repaired	Zoo	\$ 88,900					
King Vulture Remodel (New USDA Regulations)	Zoo	\$ 195,000					
Off-exhibit holding - chain-link tops added - 6 pens/B runs caging replacement	Zoo			\$ 86,000			
Split Rail Fence Replacement & Bridge Replacement	Zoo				\$ 179,000		
Zoo Road removal, relocate utility	Zoo					\$ 138,000	
Quarantine Facility - Replacement	Zoo					\$ 270,000	
3 phase recycling pump Replaced and new pond aeration pump	Zoo			\$ 18,000			
Hoofstock Work Area (Bison, mule deer llama) AZA Requirement	Zoo			\$ 180,000		\$ 180,000	
<b>TOTAL PARK FACILITIES</b>		<b>\$ 1,362,675</b>	<b>\$ 1,197,026</b>	<b>\$ 2,097,457</b>	<b>\$ 4,047,628</b>	<b>\$ 3,572,029</b>	<b>\$ 690,530</b>

PLAN ELEMENT	CONNECTING COMMUNITIES PUBLIC FACILITIES									
	PROJECT	DEPARTMENT	2025	2026	2027	2028	2029	2030		
Arena Handrails	Civic Building	\$	150,000							
Stage Lighting	Civic Building									
Basketball back stops	Civic Building	\$	50,000							
ADA assistive listening system	Civic Building			\$	23,000					
Civic Auditorium Arena Score Board with Video Donations needed	Civic Building					\$	375,000			
Replace steam lines/HVAC improvements	Civic Building									
Walk-in Cooler in Room 222	Civic Building									
Replace Windows	Civic Building	\$	56,000	\$	25,000	\$	25,000	\$	25,000	
Little Theater Sound Treatment	Civic Building			\$	35,000	\$	35,000			
Remodel East Foyer & Vestibule door ways	Civic Building									
618 Mechanic Roof	Civic Building	\$	135,000							
Civic Roof areas K,M & N (Cover asphalt roof with TPO Rubber Material)	Civic Building			\$	198,000					
2022 Replace Steam lines	Civic Building									
Elevator Controls	Civic Building									
Civic Roof area A,B & D Metal Roof Coating	Civic Building	\$	105,000							
Exterior Building Decorative lights and arena decorative lights	Civic Building	\$	45,000							
Update Civic Chiller System	Civic Building			\$	475,000					
Police department lobby remodel	Civic Building	\$	400,000	\$	445,620					
Replace arena bleachers (1992)	Civic Building						\$	175,000		
Patch and Paint walls and Ceilings in Main Arena	Civic Building	\$	50,000			\$	125,000			
2nd floor restroom ceiling repairs	Civic Building	\$	30,000							
Sewer Lift station - Police department - basement Sewer	Civic Building				\$	150,000				
ADA Improvements	Civic Building	\$	200,000	\$	100,000	\$	100,000	\$	100,000	
Civic Convert from Steam to Hot Water Heat System	Civic Building	\$	475,000		\$	475,000				
HVAC updates -	Library			\$	45,000					
Electrical update - install panel and light switches	Library	\$	60,000							
Remodel Public Bathrooms	Library	\$	120,000							
New Hanger for monthly and daily rental	Airport						\$	120,000		
Adding onto Existing T-Hangar	Airport									
New Hanger	Airport									
Replace Mogas Fuel tank and 24 hour fuel pumps	Airport									
Airport Apron Extension (FAA 90%)	Airport									
500' Runway Extension (Construction) (FAA 90%)	Airport					\$	240,000			
500' Runway extension (Design) (FAA 90%)	Airport	\$	30,000							
Avgas Fuel Farm upgrade	Airport									
Install Security Fencing and Gates	Airport					\$	100,000			
Reconstruct South Taxilanes (FAA 90%)	Airport			\$	100,000					
Remodel Old Terminal	Airport									
Ramp Expansion Design (KDOT 95%)	Airport									
Ramp Expansion Construction (KDOT 90%)	Airport	\$	88,000							
Repair South Ramp (KDOT 95%) (Design)	Airport	\$	15,000							
Repair South Ramp (KDOT 90%) (Construction)	Airport			\$	50,000					
Install Security Fencing and Gates (FAA 90%)	Airport							\$	100,000	
Replace Mogas Fuel tank and 24 hour fuel pumps (KDOT 80%)	Airport	\$	50,000							
Remodel Old Terminal	Airport				\$	60,000	\$	60,000		
6000' 60,000lb Runway (Complete Reconstruction of Existing and 1000' Extension) (Design) (FAA 90%)	Airport						\$	100,000		
6000' 60,000lb Runway (Complete Reconstruction of Existing and 1000' Extension) (Construction) (FAA 90%)	Airport							\$	600,000	
Replace Both Community Hangar Doors (KDOT 85%)	Airport									
Pole Barn for Equipment Storage (Split w/ Golf Course)	Airport/Golf									
<b>TOTAL PUBLIC FACILITIES</b>		<b>\$</b>	<b>2,059,000</b>	<b>\$</b>	<b>1,496,620</b>	<b>\$</b>	<b>885,000</b>	<b>\$</b>	<b>1,060,000</b>	
							<b>\$</b>	<b>495,000</b>	<b>\$</b>	<b>825,000</b>

PLAN ELEMENT	CONNECTING COMMUNITIES / SUPPORTING INFILL DEVELOPMENT							
	PUBLIC SAFETY							
Monitor/Defibrillator	EMS	\$ 48,000	\$ 50,000			\$ 53,000		
Mechanical CPR Devices	EMS	\$ 31,000	\$ 32,000	\$ 33,000	\$ 34,000	\$ 35,000		
Replace Power Cots	EMS	\$ 60,000	\$ 60,000					
Power Load Cot System	EMS		\$ 65,000		\$ 67,500	\$ 70,000		
Patient Simulator Training Device	EMS							
Ambulance Purchase (2011), (2014), (2017)	EMS		\$ 400,000	\$ 450,000				
Communication Equipment	Fire		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Hose Rollers	Fire							
Drone and Accessories	Fire							
Addition to Fire Station #2 & new fire station #1	Fire	\$ 12,000,000	\$ 7,000,000					
Fire Engine - 1,000 gallon tank & foam	Fire			\$ 750,000				
Quint 1 (2001) Replacement	Fire	\$ 220,000						
Overhead door replacement	Fire- Station 2							
Communication Equipment	Police				\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Spillman Server	Police			\$ 40,000				
Fire Wall Split with Dispatch & Sheriff	Police				\$ 15,000			
Police Radios	Police							
Firing Range House Split with County	Police				\$ 30,000			
Outdoor warning siren - location tbd	Police					\$ 45,000		
<b>TOTAL PUBLIC SAFETY</b>		<b>\$ 12,359,000</b>	<b>\$ 7,622,000</b>	<b>\$ 1,288,000</b>	<b>\$ 176,500</b>	<b>\$ 233,000</b>	<b>\$ 30,000</b>	

**SUPPORTING INFILL DEVELOPMENT / CONNECTING COMMUNITIES  
PUBLIC WORKS FACILITIES**

<b>PLAN ELEMENT</b>		<b>SUPPORTING INFILL DEVELOPMENT / CONNECTING COMMUNITIES PUBLIC WORKS FACILITIES</b>						
<b>PROJECT</b>	<b>DEPARTMENT</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	
Public Works Building Rehabilitation (Design)	Public Works					\$ 40,000		
Public Works Building Rehabilitation (Construction)	Public Works						\$ 4,000,000	
Wash Bay with Automated Wash (Should be Split between all) (Design)	Public Works					\$ 25,000		
Wash Bay with Automated Wash (Should be Split between all) (Construction)	Public Works						\$ 2,500,000	
Replace shop exhaust system	Shop			\$ 60,000				
<b>TOTAL PUBLIC WORKS FACILITIES</b>		\$ -	\$ -	\$ 60,000	\$ -	\$ 65,000	\$ 6,500,000	

**SUPPORTING INFILL DEVELOPMENT  
SOLID WASTE MANAGEMENT**

PLAN ELEMENT PROJECT	DEPARTMENT	SUPPORTING INFILL DEVELOPMENT SOLID WASTE MANAGEMENT						
		2025	2026	2027	2028	2029	2030	
Rear Load Trash Truck Replacement (2010)	Collections	\$ 321,000	\$ 320,359					
Automated side load truck (2015)	Collections			\$ 410,000				
Automated side load truck (2019)	Collections							\$ 470,000
Automated side load truck (2020)	Collections							
Roll-off truck replacement (2016)	Collections				\$ 297,000			
Roll-off truck replacement (2018)	Collections							\$ 342,000
Rear-Load Truck and Packer Body (2013)	Collections					\$ 350,000		
Rear-Load Truck and Packer Body (2017)	Collections					\$ 350,000		
Grapple Truck with Dump Bed -New item	Collections							\$ 250,000
Automated side load truck (2021)	Recycling Center							
Rear Load Trash Truck Replacement (2013)	Recycling Center				\$ 340,000			
Fork Lift Replacement (2018)	Recycling Center				\$ 52,000			
Horizontal Baler & Conveyor (Replacement)	Recycling Center					\$ 143,000		
Replace waste oil heater	Recycling Center							\$ 6,000
Solid Waste Master Plan	Solid Waste				\$ 100,000			
Tipping floor resurfacing	Transfer Station			\$ 500,000				
Rebuild/refurbish track loader plus rent machine	Transfer Station							\$ 475,000
Skid Mounted litter vacuum w/trailer	Transfer Station				\$ 32,500			
Backhoe Replacement (2023)	Transfer Station					\$ 250,000		
Rehab old landfill equipment shed	Transfer Station							\$ 90,000
Replace 2000 1 Ton Service Truck w/ Auto Crane	Transfer Station			\$ 70,000				
Install New Sideload Packer on Existing Chassis	Transfer Station				\$ 210,000			
<b>TOTAL SOLID WASTE MANAGEMENT</b>		<b>\$ 321,000</b>	<b>\$ 320,359</b>	<b>\$ 980,000</b>	<b>\$ 1,031,500</b>	<b>\$ 1,093,000</b>	<b>\$ 1,633,000</b>	

**SUPPORTING INFILL DEVELOPMENT  
STORMWATER MANAGEMENT**

PLAN ELEMENT PROJECT	DEPARTMENT	2025	2026	2027	2028	2029	2030
Upgrade to 12" pipe on Rural & State St	Storm Water				\$ 750,000		
Randolph & Washington	Storm Water			\$ 275,000			
W Side of Prairie (US 50 to 7th)	Storm Water				\$ 250,000		
Rural & State St. SWS Improvs.	Storm Water					\$ 750,000	
E. 12th Ave & Whildin St. Drainage - combine with Michelle St Development	Storm Water	\$ 100,000					
W 18th Ave & EHS Pond	Storm Water		\$ 400,000				
Williby Ave	Storm Water			\$ 1,500,000			
29th & Westridge	Storm Water	\$ 38,559					
Becker Addition	Storm Water		\$ 165,000	\$ 3,250,000			
Lakeridge Rd to Bayfront Dr	Storm Water						
Potwin & Cottonwood St Storm Sewer	Storm Water					\$ 250,000	\$ 5,250,000
4th Ave & Arundel St Storm Sewer Lining	Storm Water					\$ 150,000	\$ 1,200,000
8th & Commercial St. Downtown Storm Sewer	Storm Water					\$ 500,000	\$ 4,000,000
18th Ave Drng Channel (EHS Pond)	Storm Water					\$ 25,000	\$ 375,000
18th Ave & Holiday Drive (Flint Hills Mall/I35)	Storm Water					\$ 50,000	\$ 550,000
Williby Ave (12th Ave to Williby Ct)(StormPond/Swr)	Storm Water					\$ 150,000	\$ 1,350,000
Rural & State St. SWS Improvs. (7th -12th Ave)	Storm Water					\$ 75,000	\$ 675,000
Drainage Chnl W. of Prairie (US50 to 7th Ave)	Storm Water					\$ 25,000	\$ 225,000
5th Ave & Oak to 500 Blk Chestnut S (60" clayblock lining)	Storm Water					\$ 65,000	\$ 610,000
Randolph & Washington (Washing to West)	Storm Water					\$ 30,000	\$ 270,000
12th Ave& Whilden SWS & Chnl Improvs	Storm Water					\$ 5,000	\$ 70,000
Miscellaneous Storm Water Repairs	Storm Water	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000		
<b>TOTAL STORMWATER MANAGEMENT</b>		<b>\$ 288,559</b>	<b>\$ 715,000</b>	<b>\$ 5,175,000</b>	<b>\$ 1,150,000</b>	<b>\$ 2,075,000</b>	<b>\$ 14,575,000</b>

**CONNECTING COMMUNITIES / SUPPORTING INFILL DEVELOPMENT  
STREETS & SIDEWALKS**

PLAN ELEMENT	PROJECT	DEPARTMENT	2025	2026	2027	2028	2029	2030
	Sidewalk Improv. (S. side 15th Ave. from Industrial Rd. to Stanton St.)	Sidewalk				\$ 25,000		
	ADA Sidewalks	Sidewalk				\$ 50,000		
	Sidewalk Improv. (S. side 15th Ave. from Graphic Arts to Hatcher St.)	Sidewalk				\$ 55,000		
	North side of 24th Westridge to Industrial - Grant Match	Sidewalk				\$ 70,000		
	KDOT TA 12th Ave (Burlingame to Riley) KDOT 80% \$50,000 Healthier Lyon County \$315,000	Sidewalk	\$ 47,500					
	KDOT TA 24th Ave (Prairie to Lincoln) KDOT 80% \$50,000 Healthier Lyon County \$315,000	Sidewalk	\$ 100,000					
	24th Ave (N Side of Graphic Arts Rd to Westridge Dr)	Sidewalk				\$ 100,000		
	Sidewalk Improv. (12th Ave. from Graphic Arts to Industrial Rd.)	Sidewalk					\$ 225,000	
	15th Ave (Graphic Arts to Hatcher)	Sidewalk				\$ 125,000		
	15th Ave (Industrial to Stanton)	Sidewalk				\$ 40,000		
	24th Ave (Westridge Dr to Industrial Rd)	Sidewalk				\$ 125,000		
	9th Ave (Eastside Park to Lakeview St)	Sidewalk				\$ 45,000		
	Sidewalk Improvement (9th Ave from Fairgrounds to Elm)	Sidewalk					\$ 100,000	
	Hazardous Sidewalk Program & CG Program	Sidewalk	\$ 100,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
	Graco Paint Machine	Sign & Marking		\$ 25,000				
	3/4-ton pickup with speciality sign bed (Replace 2011 1-ton)	Sign & Marking			\$ 85,000			
	12th and Merchant Replace signal heads and upgrade cameras to opticon	Sign & Marking			\$ 90,000			
	18th and Industrial N & S And I-35 camera upgrades	Sign & Marking	\$ 70,000					
	18th & Industrial Replace Signal heads and upgrade controller	Sign & Marking	\$ 100,000					
	Ped Signal Upgrade to Audible in the Downtown Area	Sign & Marking				\$ 50,000	\$ 50,000	
	Traffic Control HUB System	Sign & Marking	\$ 50,000					
	Industrial and 15th upgrade cameras to Radar for accident reduction	Sign & Marking			\$ 26,000			
	Plow Box for loader	Snow Removal	\$ 35,000					
	Brine Maker with no storage tanks	Snow Removal				\$ 60,000		
	Road Temperature and weather stations	Snow Removal			\$ 10,000			
	Skidsteer plow box	Snow Removal			\$ 25,000			
	Skidsteer (enclosed) Lease?? Put into operating	Snow Removal						
	Heavy-duty plow (replace the meyers plow)	Snow Removal	\$ 35,000					
	1-ton with flat bed (Replace 2020)	Snow Removal						\$ 65,000
	Street Sweeper Vacuum (2014)	Special Street	\$ 410,000					
	Wheel Loader to Replace 2015 Doosan	Special Street	\$ 285,000					
	Plow Truck with spreader (replace 2003)	Special Street			\$ 400,000			
	Plow Truck with spreader (replace 2014)	Special Street			\$ 400,000			
	1-ton with plow/ spreader and hydraulics (replace 2011 1-ton)	Special Street			\$ 100,000			
	1-ton with plow/ spreader and hydraulics (replace 2017 1-ton)	Special Street			\$ 100,000			
	Street Sweeper (Replace 2021)	Special Street			\$ 300,000			
	Wheel Loader to Replace 2017 Volvo	Special Street					\$ 310,000	
	Pothole Repair Truck	Special Street				\$ 400,000		

PLAN ELEMENT		CONNECTING COMMUNITIES / SUPPORTING INFILL DEVELOPMENT STREETS & SIDEWALKS							
PROJECT	DEPARTMENT	2025	2026	2027	2028	2029	2030		
Street Preservation	Street	\$ 300,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$	200,000
Flint Hills Crossing Street CID to pay 50%	Paving	\$ 2,750,000							
Major Street Repair TBD	Paving	\$ 1,250,000							
Brick Streets \$200,000 per block 47.5 blocks \$9,500,000	Paving								
Misc. Street Repairs Transfer to Special Street	Paving	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$	200,000
Street Rehabilitation	Paving	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$	1,100,000
11th Avenue (Mechanic St to Union St) Brick St. Overlay	Paving								
10th Avenue (Mechanic St to Union St) Brick St. Reconstruct	Paving								
9th Avenue (Mechanic St to Union St) Brick St. Reconstruct	Paving			\$ 500,000					
CCLIP	Paving		\$ 400,000	\$ 400,000	\$ 400,000				
CCLIP Geom. Improvs. K99/Commercial (KS Ave to SCL)	Paving		\$ 280,000						
CCLIP US 50 From Prairie to West City Limits	Paving								
Riley Avenue (Burlingame to Whittier St) Widening & Overlay	Paving				\$ 300,000				
<b>TOTAL STREETS &amp; SIDEWALK</b>		<b>\$ 6,429,525</b>	<b>\$ 2,762,026</b>	<b>\$ 4,088,027</b>	<b>\$ 3,497,028</b>	<b>\$ 2,337,029</b>	<b>\$ 1,717,030</b>		

**SUPPORTING INFILL DEVELOPMENT  
WASTE WATER SYSTEM**

PLAN ELEMENT		SUPPORTING INFILL DEVELOPMENT WASTE WATER SYSTEM						
PROJECT	DEPARTMENT	2025	2026	2027	2028	2029	2030	
Sewer Main relining	Sewer Maintenance				\$ 175,000	\$ 175,000		
Replace Lift Station #14	Sewer Maintenance		\$ 150,000					
Add Fiber to LS #s 4, 6, 7, 8, 13, 14 to add SCADA monitoring	Sewer Maintenance		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
15 Yd Dump Truck ((Split with Water)	Sewer Maintenance		\$ 120,000					
Replace LS #7	Sewer Maintenance			\$ 100,000				
I&I Study (Smoke test 25% of sanitary sewer system over 4 years)	Sewer Maintenance			\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	
Vactor (Replace 2021 Split with Water)	Sewer Maintenance				\$ 270,000			
Tilt Trailer for Mini Excavator (Split with Water)	Sewer Maintenance			\$ 8,000				
1.5-ton Truck for supplies and pulling Mini Excavator (Split with Water)	Sewer Maintenance			\$ 70,000				
Small Vac-Trailer (Split with Water)	Sewer Maintenance							
Pipe Bursting Equipment (Split with Water)	Sewer Maintenance					\$ 60,000		
<b>Screw Press</b> (Addition to the existing press building with adjoining bulk holding area)	Waste Water Plant		\$ 1,750,000					
Screw Press and Building for Solid Handling (Design)	Waste Water Plant				\$ 300,000			
Screw Press and Building for Solid Handling (Construction)	Waste Water Plant					\$ 3,000,000		
Digester (Design)	Waste Water Plant		\$ 700,000					
Digester (Construction)	Waste Water Plant				\$ 7,000,000			
Solids Handling Area Rehabilitation	Waste Water Plant					\$ 3,000,000		
WIMS Water Inventory Maintenance System	Waste Water Plant							
Clear trees and Replace Perimeter Fencing	Waste Water Plant							
Recycle pump station Wastewater Plant to Water Plant	Waste Water Plant				\$ 500,000			
Electrical Wire Replace for Transformers	Waste Water Plant		\$ 400,000					
Waste water plant master plan						\$ 250,000		
<b>TOTAL WASTE WATER SYSTEM</b>	<b>\$</b>	<b>-</b>	<b>\$ 400,000</b>	<b>\$ 2,745,000</b>	<b>\$ 8,578,000</b>	<b>\$ 7,180,000</b>	<b>\$ 425,000</b>	

PLAN ELEMENT		SUPPORTING INFILL DEVELOPMENT WATER SYSTEM						
PROJECT	DEPARTMENT	2025	2026	2027	2028	2029	2030	
15 Yd Dump Truck (Split with Sewer)	Water Distribution	\$ 120,000						
Vactor (Replace 2021 Split with Sewer)	Water Distribution			\$ 270,000				
Tilt Trailer for Mini Excavator (Split with Sewer)	Water Distribution		\$ 8,000					
1.5-ton Truck for supplies and pulling Mini Excavator (Split with Sewer)	Water Distribution		\$ 70,000					
Small Vac-Trailer (Split with Sewer)	Water Distribution					\$ 250,000		
Pipe Bursting Equipment (Split with Sewer)	Water Distribution			\$ 60,000				
Service Line Replacement Equipment	Water Distribution		\$ 10,000					
Walk-behind Pavement Saw	Water Distribution	\$ 5,500						
Covered Pipe Rack for C900 Water Pipe	Water Distribution					\$ 500,000		
Weaver St (US 50 to 10th Ave)	Water Main			\$ 800,000				
Prairie St. from 30th to Crestview to include Sonora loop	Water Main			\$ 960,000				
Rural St (E Wilman Ct to 18th), W 17th Ave (W Wilman to Rural), W Wilman (17th to 18th)	Water Main					\$ 850,000		
Sylvan to East from 6th to 4th	Water Main					\$ 500,000		
Watermain project (Lincoln street under I35 connection)	Water Main					\$ 500,000		
Watermain project (24th Ave to Prairie St to 18th Ave)	Water Main		\$ 315,000					
Watermain project Prairie Street (18th Ave to 12th Ave)	Water Main							
Watermain project Peyton Street (Water Tower to 12th & 6th to South Ave Peyton to Carter)	Water Main	\$ 250,000						
Watermain project SE Transmission Main	Water Main	\$ 14,475,000						
Watermain project Lincoln - 24th to Briarcliff	Water Main		\$ 850,000					
PLC Upgrades	Water Plant							
Water Information Management System	Water Plant							
Water Plant Evaluation	Water Plant	\$ 173,000						
Filter sand and Anthracite Replacement	Water Plant							
Replace 1-30 year old pump and motor w/VFD (HS Pump 2)	Water Plant	\$ 100,000						
Backwash return Pump	Water Plant				\$ 11,500			
VFD at River Intake	Water Plant		\$ 170,000			\$ 150,000		
Slaker room blast and repaint	Water Plant			\$ 200,000				
Slaker Rehabilitation (Added 2025)	Water Plant		\$ 60,000					
Ammonia Tank Replacement	Water Plant			\$ 65,000				
Hach Ozone Analyser	Water Plant				\$ 45,000			
Chlorine Equipment Rehab	Water Plant					\$ 85,000		
Intake Electrical Upgrades						\$ 150,000		
<b>TOTAL WATER SYSTEM</b>		<b>\$ 15,123,500</b>	<b>\$ 1,483,000</b>	<b>\$ 2,355,000</b>	<b>\$ 56,500</b>	<b>\$ 2,985,000</b>	<b>\$ -</b>	

<b>PLAN ELEMENT</b>		<b>MAKING IT HAPPEN SUSTAINABLE ECONOMIC DEVELOPMENT</b>						
PROJECT	DEPARTMENT	2025	2026	2027	2028	2029	2030	
Mahtopolis Infrastructure improvements	RHID			\$ 830,000				
Krestsinger Infrastructure improvements	RHID				\$ 400,000			
<b>TOTAL SUSTAINABLE ECONOMIC DEVELOPMENT</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 830,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	

<b>PLAN ELEMENT</b>		<b>MAKING IT HAPPEN ECONOMIC DEVELOPMENT OPPORTUNITIES</b>						
PROJECT	DEPARTMENT	2025	2026	2027	2028	2029	2030	
Private/Public partnership	Administration	\$ 668,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
<b>TOTAL PRIVATE/PUBLIC PARTNERSHIP</b>		<b>\$ 668,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	