

Commission Meeting

11:00 a.m.

April 1, 2026

The Governing Body of the City of Emporia, Kansas, met in Regular Session, Wednesday, April 1, 2026, with Mayor Smith presiding and Commissioners Duncan, Harter, Ogle and Steinkuhler present. Also present were City Manager Cocking, Deputy City Manager Detter, Assistant City Manager Wash, City Clerk Sull and City Attorney Montgomery.

Representatives of SOS were in attendance to accept a proclamation declaring the month of April as "National Child Abuse and Neglect Prevention Month" in Emporia. They stated child abuse and neglect are serious problems affecting every segment of our community and finding solutions requires input and action from everyone in our community. Child abuse can have long-term psychological, emotional and physical effects that can have lifelong consequences for victims of abuse. By providing safe, stable and nurturing relationships for our children, free of violence, abuse and neglect, we can ensure that Kansas' children will grow to their full potential as the next generation of leaders. Working together as a community to increase awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, nurturing environment. They urged all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

Mayor Smith then presented the proclamation.

Sarah Jensen, Deputy Director of Lyon County Emergency Communications Center, was in attendance to accept a proclamation declaring the week of April 12 through 18, 2026, as "National Public Safety Telecommunicators Week" in Emporia. When an emergency occurs the prompt response of sheriff's deputies, police officers, firefighters and paramedics is critical to the protection of life and preservation of property. The safety of our deputies, police officers and firefighters are dependent upon the quality and accuracy of information obtained from citizens who telephone the Lyon County Emergency Communications Center. Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services. Public Safety Telecommunicators of Lyon County Emergency Communications Center has contributed substantially to the apprehension of criminals, suppression of fire and treatment of

patients. Each Communication Officer has exhibited compassion, understanding and professionalism during the performance of their job in the past year and National Public Safety Telecommunicators Week honors the men and women whose diligence and professionalism keep our city and citizens safe.

Mayor Smith then presented the proclamation.

Representatives of the Emporia Public Library were in attendance to accept a proclamation declaring the week of April 19 through 25, 2026, as "National Library Week" in Emporia. They stated libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery. Libraries serve as community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment. Libraries provide free and equitable access to books, digital tools and programming, ensuring that all individuals have the support they need to learn, connect and thrive. Libraries nurture young minds through story times, STEAM programs and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime. Libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme "Find Your Joy" and urged all residents of Emporia to visit our library, explore its resources, and celebrate all the ways that the library helps our community find joy.

Mayor Smith then presented the proclamation.

**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. No comments were made at this time.

FINANCE
(2024 Government Finance Officers Association – GFOA)
(Certificate of Achievement)

Janet Harrouff, Director of Finance, was recognized and addressed the Governing Body. She stated the City of Emporia submitted the 2024 Annual Comprehensive Financial Report to the Government Finance Officers Association for consideration of the Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ending December 31, 2024. The report is judged by an impartial panel to meet the high standards of the program, which clearly communicates its financial story and motivate potential users and user groups to read the report. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by the government and its management. She stated this is the 40th consecutive year the City of Emporia has received the award from 1985 to 2024. Members of the Finance Department for the City of Emporia include Janet Harrouff, Director of Finance, Tess Shepherd, Accounting Clerk, and Chelsea Tyson, Accounting Clerk.

PLANNING AND DEVELOPMENT
(MAPC Excerpts of Regular Meeting Held 8-19-25)
(Application No. 2025-09 – Request of Crosswinds at Flint Hills, LLC)
(Final Planned Unit Development Overlay)
(Property Located at 4500 W. 18th Avenue - Cedarbrook Meadows Addition)

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.

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 18th Ave. North of 18th 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 6th 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 18th 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.

Justin Givens, Interim Director, Building & Neighborhood Development, was recognized and addressed the Governing Body. He stated the owner of the property located at 4500 W. 18th Avenue, Cedarbrook Meadows Addition, has requested the property be developed under a Planned Unit Development (PUD). The owners intend to develop a 38-acre tract of land for residential and commercial purposes. The PUD would allow for 124 residential lots, subject to standard single-family detached zoning requirements except with specific modifications to lot size, maximum lot coverage and front building setback lines. An 8-acre portion of the property has been reserved for future commercial development. At their August 19, 2025, regular meeting, the Planning Commission voted unanimously to recommend approval of the Final Planned Unit Development Overlay for property located at 4500 W. 18th Avenue, Cedarbrook Meadows Addition. Staff recommend approval of the Final Planned Unit Development contingent upon approval of the final Development Agreement.

PLANNING AND DEVELOPMENT
(Application No. 2025-09 – Request of Crosswinds at Flint Hills, LLC)
(Final Planned Unit Development Overlay)
(Property Located at 4500 W. 18th Avenue – Cedarbrook Meadows Addition)
(Ordinance Number 26-08)

AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT OVERLAY IN THE CITY OF EMPORIA, KANSAS AND AMENDING THE OFFICIAL ZONING MAP TO CONFORM WITH SAID ZONING, to which the City Clerk assigned Ordinance Number 26-08, was presented to the Governing Body for their consideration.

Commissioner Steinkuhler made a motion to approve Ordinance Number 26-08 approving the Final Planned Unit Development Overlay for property located at 4500 W. 18th Avenue contingent upon approval of a final Development Agreement. Commissioner Harter seconded the motion. The vote follows: Commissioner Steinkuhler, aye; Commissioner Harter, aye; Commissioner Duncan, aye; Commissioner Ogle, aye; and Mayor Smith, aye.

PLANNING AND DEVELOPMENT
(MAPC Excerpts of Regular Meeting Held 8-19-25)
(Application No. 2025-10 – Request of Crosswinds at Flint Hills, LLC)
(Final Plat Cedarbrook Meadows Addition)

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.

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 18th Ave. North of W 18th 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 18th 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 18th Ave. for ingress and egress. A monument is provided for separation of vehicles entering and exiting the development at both locations.
 - 20th 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.

10. 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.

Justin Givens, Interim Director, Building & Neighborhood Development, was recognized and addressed the Governing Body. He stated the owners of the property located at 4500 W. 18th Avenue and generally located in the northeast corner of Road G and W. 18th Avenue, have requested that a final plat be approved for their property. The property will be developed under a Planned Unit Development that creates changes to the minimum lot size and maximum lot coverage allowed under normal subdivision regulations and modifies front building setback line. An RHID was created to address the financing of the infrastructure improvements that the developer is responsible for. At their

August 19, 2025, regular meeting, the Planning Commission voted unanimously to recommend approval of the Final Plat for property located at 4500 W. 18th Avenue, Cedarbrook Meadows Addition.

Commissioner Ogle made a motion to approve the Final Plat for Cedarbrook Meadows Addition. Commissioner Harter seconded the motion.

Following further discussion Commissioner Harter withdrew his second.

Commissioner Steinkuhler made a motion to table this item to the April 15, 2026, Regular Commission Meeting. Commissioner Ogle seconded the motion. The vote follows: Commissioner Steinkuhler, aye; Commissioner Ogle, aye; Commissioner Duncan, aye; Commissioner Harter, aye; and Mayor Smith, aye.

PLANNING AND DEVELOPMENT
(Annex Property Located at 615 Overlander Road into City Limits)
(Ordinance Number 26-07)

AN ORDINANCE ANNEXING LAND TO THE CITY OF EMPORIA, KANSAS, to which the City Clerk assigned Ordinance Number 26-07, was presented to the Governing Body for their consideration.

Justin Givens, Interim Director, Building & Neighborhood Development, was recognized and addressed the Governing Body. He stated the City received a consent to annexation from the owner of the property located at 615 Overlander Road. The property adjoins the City and is eligible for annexation under K.S.A. 12-520 which permits a city to annex land if the land adjoins the city, and the owner of the subject property has consented to the annexation. The property is within the natural growth area of the City and public infrastructure is readily available. The property will retain its zoning designation and will need to be rezoned to a City Zoning Parcel Type prior to additional development of the property. The owner has submitted a request for rezoning that will be considered by the Emporia Planning Commission on April 14, 2026. Kansas Annexation Law allows that when a property 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. Staff recommend approval of the ordinance annexing the property into city limits.

Commissioner Duncan made a motion to approve Ordinance Number 26-07 annexing land at 615 Overlander Road pursuant to K.S.A. 12-520. Commissioner Steinkuhler seconded the motion. The vote follows: Commissioner Duncan, aye; Commissioner Steinkuhler, aye; Commissioner Harter, aye; Commissioner Ogle, and Mayor Smith, aye.

**SOLID WASTE
(Transfer Station)
(2026 Spring Free Landfill Days)**

Tina Weeks, Solid Waste Manager, was recognized and addressed the Governing Body. She stated the 2026 Spring Free Landfill Days at the Transfer Station will be from April 25 through May 3, 2026. The Free Landfill Days program provides residents with convenient, no-cost access to proper waste disposal, supporting community cleanup efforts. The program reduces illegal dumping and helps residents maintain cleaner properties. The regulations for the event are as follows:

1. Residents of Lyon and Chase Counties will be limited to one (1) trip.
2. First 1,000 pounds will be free of charge. Additional materials over 1,000 pounds will be charged at the current normal rates.
3. April electric bill must be presented at the gate.
4. Vehicle size will be limited to passenger cars, light trucks weighing one ton or less or trailers.
5. Commercial or Industrial businesses are not eligible.
6. Disposal of tires and appliance refrigerant will be charged the normal rates.
7. All loads must be secured or covered to avoid penalty fees.

The event will be operated as in previous years, developed by the combined recommendations of management and transfer station staff. They stated staff recommend approval of the 2026 Spring Free Landfill days event to be held from April 25 through May 3, 2026.

Commissioner Steinkuhler made a motion to approve the 2026 Spring Landfill Days to be held from April 26, through May 3, 2026. Commissioner Ogle seconded the motion. The vote follows: Commissioner Steinkuhler, aye; Commissioner Ogle, aye; Commissioner Duncan, aye; Commissioner Harter, aye; and Mayor Smith, aye.

Consent Agenda

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

- a. Minutes of Regular Commission Meeting Held on March 18, 2026.

The vote follows: Commissioner Harter, aye; Commissioner Ogle, aye; Commissioner Duncan, aye; Commissioner Steinkuhler, aye; and Mayor Smith, 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 APRIL 15, 2026, MEETING.

- Proclamation Recognizing National Small Business Week as May 3 - 9.
- Proclamation Recognizing Earth Day on April 22, 2026.
- Proclamation Recognizing April 26 as Arbor Day.
- Award Bid for Street Rehab.
- Accept Final Plat for Cedarbrook Meadows Addition.
- Accept Cedarbrook Meadows Addition Development Agreement.

STUDY SESSION

- Recommendation from MUPP Board for Comprehensive Bicycle & Pedestrian Plan.
- Discuss Becker Addition.

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.

Commissioner Harter made a motion to recess the meeting until 11:38 a.m. at the Evora Wheeler Conference Room. Commissioner Ogle seconded the motion. The vote follows: Commissioner Harter, aye; Commissioner Ogle, aye; Commissioner Duncan, aye; Commissioner Steinkuhler, aye; and Mayor Smith, aye.

The following items were discussed at the Study Session:

1. Discuss Street Storm sewer Collapse.
2. Discuss Evergy Franchise Agreement.
3. Strategic Direction – Session Three.
4. Appoint Interviewing Commissioners to the William Allen White Community Partnership Board.

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

ATTEST:


Kerry Sull, City Clerk




Becky Smith, Mayor