

Commission Meeting

11:00 a.m.

June 3, 2026

The Governing Body of the City of Emporia, Kansas, met in Regular Session, Wednesday, June 3, 2026, with Mayor Smith presiding and Commissioners Duncan, Harter, Ogle and Steinkuhler present. Also present were City Manager Cocking, Deputy City Manager Wash, City Clerk Sull and City Attorney Montgomery.

Tagan Trahoon, of Emporia, was in attendance to accept a proclamation declaring the month of June 2026, as "LGBTQ+ Pride Month" in Emporia. He stated Emporia has a diverse Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ+) community and is committed to supporting visibility, dignity, and equity for all residents. Emporia is strengthened by the diversity of ethnicity, culture, racial, gender, and sexual identities of its residents and business community members. Discrimination against people from the LGBTQ+ community around the world makes it imperative for cities like Emporia to stand up and show support for out LGBTQ+ residents. Each of us can promote inclusiveness, celebrate diversity, support all fellow community members, prevent the spread of misinformation, and reject hate and bias in all forms, which will make Emporia a stronger and healthier community. June has become a symbolic month in which the LGBTQ+ community and allies come together in various celebrations of pride. He encouraged all residents to actively promote and help build a culture of inclusiveness and acceptance.

Mayor Smith then presented the proclamation.

Brenda Young, Executive Zoo Director, and Zoo Staff, were in attendance to accept a proclamation declaring the month of June as "Zoo Month" in Emporia. She stated Zoological Parks and Aquariums of North America serve the needs of both humans and wildlife by bringing them together in a unique setting. They help build awareness, understanding, concern and a sense of stewardship for wildlife and the environment. Their commitment to education fosters and enriches the appreciation of wildlife in over 20 million schoolchildren. They provide important cultural, recreational, and educational experiences for over 175 million people each year. She urged all citizens to visit the David

Traylor Zoo of Emporia to experience firsthand the wonders of nature and our environment offered by the Zoo.

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.

Jay Vehige, 1319 Lawrence, Emporia Ks
Kathy Lamb, 1706 E. 10th Avenue, Emporia, Ks
Edgar Esparza, 1100 Neosho St., Emporia, Ks
Mic McGuire, 1702 Case De Loma, Emporia, Ks
Judith Bilyoa, 921 Lakeview, Emporia, Ks
Leah Green, 2215 N. Hwy 99, Emporia, Ks
Anna DeLong, 1674 Road 235, Emporia, Ks
Leslie Smith, 915 Neosho St., Emporia, Ks
Chelsea Grentz, 1407 Center St., Emporia, Ks
Ashleigh Dorr, 711 Constitution St., Emporia, Ks
Melissa Stapley, 1542 Road 160, Emporia, Ks
Clara Corn, 1122 West St., Emporia, Ks
Barb Tharas, 1408 Goura Pl, Emporia, Ks
Mark Jurgens, 2825 Rio Vista, Emporia, Ks
Molly Williams, 412 Road 175, Emporia, Ks
Alex Babb, 2554 Road 160, Emporia, Ks
Greg Markowitz, 619 N. Park Lane, Olpe, Ks
Jessica Danford, 3532 W. 20th Ave., Emporia, Ks
Lux Claridge, 3532 W. 20th Ave., Emporia, Ks
Halen Lacey, 1622 Center St., Emporia, Ks
Brenda Thompson, 1442 Road 130, Emporia, Ks
McKenna Phillips, 1006 Constitution, Emporia, Ks
Carolee Conway, 911 Weaver St., Emporia, Ks
Rosalie Krenger, 510 State St., Emporia, Ks
Sarah Bryan, 1850 Road S, Emporia, Ks
Kristy Dekat, 1834 Road F5, Emporia, Ks
Tracy Graham, Chase County resident
Lori Schwilling, 1109 Luther St., Emporia, Ks
Max 1102 East St., Emporia, Ks

All spoke in opposition to a potential data center, increase in utilities, taxes and resources.

George Hubka, 1919 Darlene Way, Emporia, Ks – Spoke in favor of progress, opportunity for change and understanding the process.

Don Loux, 819 Constitution, Emporia, Ks – Spoke in opposition of using TGT funds for Champions Landing improvements.

Victoria Partridge, Founder and Executive Director of the Street Cats Club, spoke about the stray cat crisis in Emporia and the need for funding.

CITY COMMISSION (Board Appointment)

Emporia Human Relations Commission:

It was moved by Commissioner Smith seconded by Commissioner Steinkuhler that Angela Acosta-Cruz be appointed to the Emporia Human Relations Commission for a term ending on June 1, 2029. The vote follows: Commissioner Smith, aye; Commissioner Steinkuhler, aye; Commissioner Duncan, aye; Commissioner Ogle, aye; and Mayor Smith, aye.

MUNICIPAL AIRPORT (24-Hour Self-Serve Fuel Equipment) (Bids)

Julian Seaman, Assistant Airport Manager, was recognized and addressed the Governing Body. He stated the Commission previously accepted a grant from the Kansas Airport Improvement Program (KAIP) in the amount of \$208,000 for the purchase of the airport self-service fueling area. The self-service fueling area will make it possible for pilots to fuel their own airplanes during manned airport hours or unmanned after hours. This fuel infrastructure is vital to the airport as it ensures fuel sales when city staff are unavailable. The current equipment is over 30 years old and is no longer supported or able to be repaired. Relocating the equipment is needed to allow room for the airport expansion that will start after self-service area is installed. The bids follow:

BID TABULATION SELF SERVE FUEL EQUIPMENT

Category	Double Check	Hoidale	Garsite
Equipment Price	\$ 75,873.	\$ 86,872.67	Avgas \$112,465. Mogas \$ 89,505.
Installation Price	\$ 33,026.	\$ 26,013.	Not Included
Freight	Plus Freight	Plus Freight	\$ 2,897.
Total	\$108,899.	\$112,885.67	\$204,867.

KDOT has awarded \$208,000 of the estimated \$260,000 to replace and relocate the self-serve fueling area. This program is 80% grant funded by the KAIP and 20% city share of \$52,000. Staff recommend awarding the bid to Hoidale in the amount of \$112,885.67 plus freight.

Following further discussion, Commissioner Duncan made a motion to enter into a purchase agreement for the installation of a dual-fuel, above-ground aviation fueling system capable of supporting unattended 24-hour aircraft fueling operations, including dedicated 100LL AvGas and MoGas storage, aviation dispensing equipment, fuel quality controls, automated transaction capability, and associated equipment necessary to support relocation of the airport fuel point to Hoidale in the amount of \$112,885.67. Commissioner Harter seconded the motion. The vote follows: Commissioner Duncan, aye; Commissioner Harter, aye; Commissioner Ogle, aye; Commissioner Steinkuhler, aye; and Mayor Smith, aye.

SANITATION (Burns & McDonnell Agreement) (Solid Waste Master Plan)

Brian Silcott, Director of Public Works, was recognized and addressed the Governing Body. He stated as previously discussed with the Commission, the Solid Waste utility continues with significant operational, financial, and capital challenges. Over recent years, the utility has experienced increasing labor costs, equipment and fleet replacement needs, staffing, as well as rising contractual and disposal costs. The City sought a consultant to address issues with the intended purpose to develop a comprehensive roadmap. Burns & McDonnell Engineering Company, Inc. was selected as the consultant. The Solid Waste Master Plan will define the City's future solid waste

service model; establish a long-term financial and rate sustainability; guide capital investment and fleet modernization; evaluate automation and workforce implications; and position the City for future procurement of hauling, processing and disposal services. Staff recommend authorizing the execution of Task Order No. 3 with Burns & McDonnell Engineering Company, Inc. in the amount of \$105,800 for completion of the Solid Waste Utility Master Plan.

Commissioner Steinkuhler made a motion authorizing the execution of Task Order No. 3 with Burns & McDonnell Engineering Company, Inc. in the amount of \$105,800 for completion of the Solid Waste Utility Master Plan to provide the City with a comprehensive planning initiative intended to evaluate operations, finances, rates, capital planning, workforce considerations, automation opportunities, and future procurement strategies in support of long-term utility sustainability. Commissioner Harter seconded the motion. The vote follows: Commissioner Steinkuhler, aye; Commissioner Harter, aye; Commissioner Duncan, aye; Commissioner Ogle, aye; and Mayor Smith, aye.

**PAVING
(Kansas Department of Transportation)
(CCLIP Geometric Improvements)
(K-99 from Sodens Road to Kansas Avenue)
(Project No. PV2403 KDOT Project No. 056 KA-7274-01)
(Award Contract Commitment)**

Jim Ubert, City Engineer, was recognized and addressed the Governing Body. He stated Kansas Department of Transportation KDOT bid and will administer the construction and construction engineering contracts for City Project PV2403, KDOT Project No. 056 KA-7274-01. The project is on Commercial Street/K-99 Highway between Sodens Road and Kansas Avenue and will consist of pavement on the gravel shoulders, widening the 2-lane roadway to 3-lane, along with storm sewer and sidewalk improvements. The bids follow:

Bidder Name	Base Bid
City Engineer's Estimate	\$1,842,755.64
Killough Construction	\$1,826,161.00
APAC-Ks, Inc. Shears Division	\$2,163,159.00
Ebert Constr. Co. Inc. & Subsidiary	\$2,227,409.00
Bruce Davis Construction LLC	\$2,458,729.00

KDOT will pay up to \$1,200,000. of eligible construction costs. The City is responsible for non-eligible construction costs and construction engineering costs that exceed the \$1,200,000 original estimate. Those costs are estimated at \$808,000 beyond KDOT's \$1,200,000. Funding will be provided from the Multi-Year Fund and Federal Fund Exchange dollars. The project will be awarded to Killough Construction in the amount of \$1,826,161. plus \$400.00 for water to be used on grading, which is a set price allowance given by KDOT, for a total of \$1,826,561. Staff recommend authorizing the Mayor to sign KDOT Authority to Award Contract Commitment of City Funds.

Commissioner Harter made a motion to authorize the Mayor to sign KDOT Authority to Award Contract Commitment of City Funds. Commissioner Ogle seconded the motion. The vote follows: Commissioner Harter, aye; Commissioner Ogle, aye; Commissioner Duncan, aye; Commissioner Steinkuhler, aye; and Mayor Smith, aye.

PLANNING AND DEVELOPMENT
(Annex Lands Located at 647 W. Highway 50)
(Ordinance Number 26-16)

AN ORDINANCE ANNEXING LANDS TO THE CITY OF EMPORIA, KANSAS, to which the City Clerk assigned Ordinance Number 26-16, was presented to the Governing Body for their consideration.

Justin Givens, Director of Building & Neighborhood Development, was recognized and addressed the Governing Body. He stated the City of Emporia has received consent to annexation from the owner of property located at 647 W. Highway 50. The property adjoins the city and is eligible for annexation under K.S.A. 12-520. Kansas Annexation Law specifically allows that when a property that adjoins the city and the owner has consented to annexation, no review from either a city or county Planning Commission, or the Board of County Commissioners is required. The only required action is for the City Commission to adopt an ordinance to annex the property. The property is currently zoned Lyon County Light Industrial. Upon annexation, the property retains the zoning designation. A separate zoning request to rezone to a City Parcel Type will be necessary prior to any development of the property. He stated the subject property is within the natural growth area of the city and has public infrastructure within a reasonable distance

for the extension of services to the site. PLAN ELC, the city/county comprehensive plan, anticipates the property being developed as light industrial. Staff recommend approval of Ordinance Number 26-16 annexing lands located at 647 W. Highway 50 pursuant to K.S.A. 12-520.

Following further discussion, Commissioner Duncan made a motion to approve Ordinance Number 26-16 annexing lands located at 647 W. Highway 50 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, aye; and Mayor Smith, aye.

PLANNING AND DEVELOPMENT
(Annex Lands Located at 640 Road 180)
(Ordinance Number 26-17)

AN ORDINANCE ANNEXING LANDS TO THE CITY OF EMPORIA, KANSAS, to which the City Clerk assigned Ordinance Number 26-17, was presented to the Governing Body for their consideration.

Justin Givens, Director of Building & Neighborhood Development, was recognized and addressed the Governing Body. He stated the City of Emporia has received consent to annexation from the owner of property located at 640 Road 180. The property adjoins the city and is eligible for annexation under K.S.A. 12-520. Kansas Annexation Law specifically allows that when a property that adjoins the city and the owner has consented to annexation, no review from either a city or county Planning Commission, or the Board of County Commissioners is required. The only required action is for the City Commission to adopt an ordinance to annex the property. The property is currently zoned Lyon County Light Industrial. Upon annexation, the property retains the zoning designation. A separate zoning request to rezone to a City Parcel Type will be necessary prior to any development of the property. He stated the subject property is within the natural growth area of the city and has public infrastructure within a reasonable distance for the extension of services to the site. PLAN ELC, the city/county comprehensive plan, anticipates the property being developed as light industrial. Staff recommend approval of Ordinance Number 26-17 annexing lands located at 640 Road 180 pursuant to K.S.A. 12-520.

Commissioner Steinkuhler made a motion to approve Ordinance Number 26-17 annexing lands located at 640 Road 180 pursuant to K.S.A. 12-520. 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 Lands Located at 1800 Road F)
(Ordinance Number 26-18)**

AN ORDINANCE ANNEXING LANDS TO THE CITY OF EMPORIA, KANSAS, to which the City Clerk assigned Ordinance Number 26-18, was presented to the Governing Body for their consideration.

Justin Givens, Director of Building & Neighborhood Development, was recognized and addressed the Governing Body. He stated the City of Emporia has received consent to annexation from the owner of property located at 1800 Road F. The property adjoins the city and is eligible for annexation under K.S.A. 12-520. Kansas Annexation Law specifically allows that when a property that adjoins the city and the owner has consented to annexation, no review from either a city or county Planning Commission, or the Board of County Commissioners is required. The only required action is for the City Commission to adopt an ordinance to annex the property. The property is currently zoned Lyon County Light Industrial. Upon annexation, the property retains the zoning designation. A separate zoning request to rezone to a City Parcel Type will be necessary prior to any development of the property. He stated the subject property is within the natural growth area of the city and has public infrastructure within a reasonable distance for the extension of services to the site. PLAN ELC, the city/county comprehensive plan, anticipates the property being developed as light industrial. Staff recommend approval of Ordinance Number 26-18 annexing lands located at 1800 Road F pursuant to K.S.A. 12-520.

Commissioner Harter made a motion to approve Ordinance Number 26-18 annexing lands located at 1800 Road F pursuant to K.S.A. 12-520. Commissioner Ogle seconded the motion. The vote follows: Commissioner Harter, aye; Commissioner Ogle, aye; Commissioner Duncan, aye; Commissioner Steinkuhler, aye; and Mayor Smith, aye.

**PLANNING AND DEVELOPMENT
(Annex Lands Located at 1842 Road F)
(Ordinance Number 26-19)**

AN ORDINANCE ANNEXING LANDS TO THE CITY OF EMPORIA, KANSAS, to which the City Clerk assigned Ordinance Number 26-19, was presented to the Governing Body for their consideration.

Justin Givens, Director of Building & Neighborhood Development, was recognized and addressed the Governing Body. He stated the City of Emporia has received consent to annexation from the owner of property located at 1842 Road F. The property adjoins the city and is eligible for annexation under K.S.A. 12-520. Kansas Annexation Law specifically allows that when a property that adjoins the city and the owner has consented to annexation, no review from either a city or county Planning Commission, or the Board of County Commissioners is required. The only required action is for the City Commission to adopt an ordinance to annex the property. The property is currently zoned Lyon County Light Industrial. Upon annexation, the property retains the zoning designation. A separate zoning request to rezone to a City Parcel Type will be necessary prior to any development of the property. He stated the subject property is within the natural growth area of the city and has public infrastructure within a reasonable distance for the extension of services to the site. PLAN ELC, the city/county comprehensive plan, anticipates the property being developed as light industrial. Staff recommend approval of Ordinance Number 26-19 annexing lands located at 1842 Road F pursuant to K.S.A. 12-520.

Commissioner Harter made a motion to approve Ordinance Number 26-19 annexing lands located at 1842 Road F pursuant to K.S.A. 12-520. Commissioner Steinkuhler seconded the motion. The vote follows: Commissioner Harter, aye; Commissioner Steinkuhler, aye; Commissioner Duncan, aye; Commissioner Ogle, aye; and Mayor Smith, aye.

**PLANNING AND DEVELOPMENT
(Annex Lands Located at 600 Road 190)
(Ordinance Number 26-20)**

AN ORDINANCE ANNEXING LANDS TO THE CITY OF EMPORIA, KANSAS, to which the City Clerk assigned Ordinance Number 26-20, was presented to the Governing Body for their consideration.

Justin Givens, Director of Building & Neighborhood Development, was recognized and addressed the Governing Body. He stated the City of Emporia has received consent to annexation from the owner of property located at 600 Road 190. The property adjoins the city and is eligible for annexation under K.S.A. 12-520. Kansas Annexation Law specifically allows that when a property that adjoins the city and the owner has consented to annexation, no review from either a city or county Planning Commission, or the Board of County Commissioners is required. The only required action is for the City Commission to adopt an ordinance to annex the property. The property is currently zoned Lyon County Light Industrial. Upon annexation, the property retains the zoning designation. A separate zoning request to rezone to a City Parcel Type will be necessary prior to any development of the property. He stated the subject property is within the natural growth area of the city and has public infrastructure within a reasonable distance for the extension of services to the site. PLAN ELC, the city/county comprehensive plan, anticipates the property being developed as light industrial. Staff recommend approval of Ordinance Number 26-20 annexing lands located at 600 Road 190 pursuant to K.S.A. 12-520.

Commissioner Harter made a motion to approve Ordinance Number 26-20 annexing lands located at 600 Road 190 pursuant to K.S.A. 12-520. Commissioner Ogle seconded the motion. The vote follows: Commissioner Harter, aye; Commissioner Ogle, aye; Commissioner Duncan, aye; Commissioner Steinkuhler, aye; and Mayor Smith, aye.

CITY COMMISSION
(Special Gathering of the Governing Body)

There will be a special meeting held June 10, 2026, at the David Traylor Zoo Education Center at noon for the Annual Emporia Friends of the Zoo Luncheon. No action will be taken by the City Commissioners.

Consent Agenda

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

- a. Minutes of Regular Commission Meeting Held on May 20, 2026.
- b. Extension of Agreement with Emporia Chamber of Commerce for Visit Emporia Services.
- c. Voluntary Annexation and Limited Property Tax Rebate Agreement for Property Located at 647 W. Highway 50.
- d. Voluntary Annexation and Limited Property Tax Rebate Agreement for Property Located at 640 Road 180.
- e. Voluntary Annexation and Limited Property Tax Rebate Agreement for Property Located at 1800 Road F.
- f. Voluntary Annexation and Limited Property Tax Rebate Agreement for Property Located at 1842 Road F.
- g. Voluntary Annexation and Limited Property Tax Rebate Agreement for Property Located at 600 Road 190.

The vote follows: Commissioner Steinkuhler, aye; Commissioner Duncan, aye; Commissioner Harter, aye; Commissioner Ogle, 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 JUNE 17, 2026, MEETING.

- Proclamation Recognizing National Teachers Hall of Fame.
- Award Bid for Airport 24-Hour Refueling Equipment Concrete Pad.
- Approve 2025 Audit Report
- Annual Operations and Maintenance Assurance Agreement with Kansas Department of Wildlife, Parks and Tourism.

STUDY SESSION

- CIP Budget Review.
- Overview of All Funds.
- Discuss Fees.

- Prairie Paws Annual Update.
- Discuss Emporia Land Bank Housing Infill Project.
- Discuss Large Volume Water User Policy.

**CITY COMMISSION
(Governing Body Comment)**

This is the time for the Mayor and City Commissioners to make comments and reports to the public. The Commission thanked everyone that attended and spoke at the meeting.

Commissioner Harter made a motion to recess the meeting until 1:15 p.m. at the Evora Wheeler Conference Room. Commissioner Steinkuhler seconded the motion. The vote follows: Commissioner Harter, aye; Commissioner Steinkuhler aye; Commissioner Duncan, aye; Commissioner Ogle, aye; and Mayor Smith, aye.

The following items were discussed at the Study Session:

1. Review Outside Appropriation Requests.

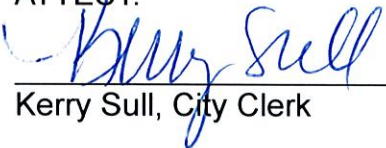
EXECUTIVE SESSION

Commissioner Harter made a motion to recess into Executive Session for 30 minutes inviting pertinent city staff and representatives of RDA and Emporia Main Street to discuss confidential data of a third party relating to economic development. The justification for the executive session is provided by K.S.A. 75-4319(b)(4) to protect financial affairs and trade secrets of a third parties. The open meeting will resume in the City Commission Chamber at approximately 3:10 p.m. Commissioner Steinkuhler seconded the motion. The vote follows: Commissioner Harter, aye; Commissioner Steinkuhler, aye; Commissioner Duncan, aye; Commissioner Ogle, aye; and Mayor Smith, aye.

Upon reconvening the meeting in Regular Session at 3:10 p.m., this same date, in the City Commission Meeting Room, Mayor Smith stated they had discussed confidential data of a third party relating to economic development and no action was taken.

Commissioner Duncan then made a motion to adjourn. Commissioner Harter seconded the motion. The vote follows: Commissioner Duncan, aye; Commissioner Harter, and Mayor Smith, aye. Commissioner Ogle and Commissioner Steinkuhler were not present at the time of the vote.

ATTEST:


Kerry Sull, City Clerk




Becky Smith, Mayor