



City of Bonner Springs

KANSAS

Monday, February 9, 2026

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

NO WORKSHOP MEETING
REGULAR CITY COUNCIL MEETING - 7:30 p.m.

The meeting is open to the public.

CITY COUNCIL MEETING - 7:30 P.M.

1. Proclamation - Black History Month

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA. (COPIES OF MATERIAL PRESENTED TO THE CITY COUNCIL MUST ALSO BE PROVIDED TO THE CITY CLERK.)

This item is for comments and questions from the audience about items that are not included on today's agenda.

CONSENT AGENDA

1. Minutes of the January 26, 2026 City Council Meeting

Action Make a motion to approve the minutes as presented.

Recommendation

Documents:

1. 01262026 CCM Minutes

2. Claims for City Operations

Action Make a motion to approve the claims for city operations.

Recommendation Staff recommends approval.

Documents:

1. SUPP Check Register
2. SUPP Expense Approval Report
3. Refund Check Register B
4. Refund Check Register C
5. Refund Check Register A
6. Main Check Register
7. Main Expense Approval Report

OLD BUSINESS

NEW BUSINESS

1. BSCP-02-25 - Comprehensive Plan Amendments - Future Land Use Map Amendment

Action Make a motion to adopt an ordinance amending the Future Land Use Map of the Comprehensive Plan of Bonner Springs and its planning area.

Recommendation The Planning Commission and Staff recommend approval.

Documents:

1. City Council- BSCP-01-26. Bonner Hills Estates
2. 1.20.2026 PC Minutes Draft
3. OrdCompPlanFLUM708S130th St - BonnerHillsEstates

2. RP-04-25 - Replat of part of Lot 2, Bonner Springs Senior Villas and a part of Lots 9 and 10 of the Country Hills Subdivision (708 S. 130th Street and 709 S. 132nd Street)

Action Make a motion to accept the dedication of public right-of-way and easements as indicated on the plat.

Recommendation Staff and the Planning Commission recommend approval.

Documents:

1. City Council- RP-04-25. Bonner Hills Estates
2. 1.20.2026 PC Minutes Draft

3. BSRZ-02-25 - Rezoning for Bonner Hills Estates

Action Make a motion to adopt an ordinance approving the rezoning request for Bonner Hills Estates.

Recommendation Staff and the Planning Commission recommend approval.

Documents:

1. City Council- BSRZ-02-25. Bonner Hills Estates
2. BonnerHillsEstateRezoneArea
3. 1.20.2026 PC Minutes Draft
4. RezoningOrd708S.130thBSRZ-02-25

REPORTS

1. City Manager's Report

Documents:

1. City Managers Update 2-6-26
2. 2.4.26 Completed Planning Projects

2. City Council Items

3. Mayor's Report

ADJOURNMENT

1. Adjournment

Action Make a motion to adjourn the City Council meeting at ____ p.m.

Memorandum

Date: February 9, 2026
To: Mayor and City Council
From: Christina Brake

Subject: Minutes of the January 26, 2026 City Council Meeting

Recommendation:

Action: Make a motion to approve the minutes as presented.

Background:

Discussion:

Financial Impact:



City of Bonner Springs

KANSAS

City Council Meeting Minutes January 26, 2026

WORKSHOP – 6:45 P.M.

Council Present: Mayor Stephens, Councilmembers Long (6:57), Blanks, McMahan, Wood, Gurley, Kipp and Shannon. Councilmember Reeves was absent.

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Carrie Handy, Assistant City Manager; Megan Gilliland, Economic Development Manager; James Zeeb, Fire Chief and Matt Beets, Public Works Director

1. **Potential Centennial Park Extension** - The economic development manager introduced Cary Shiner, Shiner Holdings, presented information regarding a piece of vacant land in downtown Bonner Springs and the potential to install a mid-block crossing and year-round public restrooms. The potential for the space includes a green space, public gathering spot.

Katie Martniovic, NSPL Architects, presented two possible concepts.

Staff reviewed funds planned in future CIPs for public restrooms, splash pad, etc. Staff is asking the council for agreement to create a public/private cooperative plan for Shiner Holdings to develop the park, with the city possibly taking ownership in the future. Councilmembers discussed the investment, funding, and future maintenance costs.

CITY COUNCIL MEETING - 7:30 P.M.

Council Present: Mayor Stephens, Councilmembers Long, Blanks, McMahan, Wood, Gurley, Kipp and Shannon. Councilmember Reeves was absent.

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Carrie Handy, Assistant City Manager; Megan Gilliland, Economic Development Manager; James Zeeb, Fire Chief and Matt Beets, Public Works Director

The mayor led the Pledge of allegiance.

PRESENTATIONS –

1. **Swear In New Police Department Personnel - Officer Lyndsey Allen** - The city clerk administered the oath of office to new Police Officer, Lyndsey Allen.

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA – None presented.

CONSENT AGENDA – Shannon moved and Long seconded, to approve the consent agenda as presented. Unanimous approval.

1. Minutes of the January 12, 2026 City Council Meeting
2. Minutes of the January 15, 2026 Joint City Council Planning Commission Meeting
3. Claims for City Operations

OLD BUSINESS - None presented

NEW BUSINESS -

1. **Potential Centennial Park Extension** - Blanks moved and Shannon seconded, to authorize the mayor to sign a letter of interest on behalf of the city to explore concepts and cost estimates for the development of a park extension for Centennial Park in the 100 block of Oak. Unanimous approval.

REPORTS

City Manager's Report – The city manager reported the chimney rebuild is complete, just waiting for scaffolding to be removed. Once scaffolding is removed, drive will be opened back up. The next step are the roof and interior repairs.

City Council Items

- Long - Thanked public works for taking care of the streets; and the Police and Fire departments for their work during the extreme cold.
- Blanks - Commended public works. Blanks stated she saw footage of a car on fire in the parking lot, and reported a very quick response time. Blanks reminded everyone of the Chamber luncheon February 5th. Issued an invitation to participate in the upcoming Penguin Plunge. Blanks reminded everyone of the upcoming Chamber of Commerce annual banquet.
- McMahan - Commended the public works director and staff for clearing roads and doing the best they can. He thanked the first responders for their professionalism. McMahan commented the city parking lot across the street does not have much lighting and requested staff consider installing more lighting.
- Wood – Asked everyone to be careful going home tonight
- Gurley – Reminded everyone that there are organizations in town that will help those who are unable to shovel their driveway or sidewalk. She encouraged people to call City Hall Codes office, for assistance.
- Kipp – Asked if KDOT responded to the report on the medians on K-32? Staff stated it was brought to KDOT's attention, but there has not been a response yet.
- Shannon - Thanked to everyone for their commitment to our city and families

Mayor's Report – The mayor stated he received no complaint this week. He stated public works staff did a wonderful job cleaning city streets. He commended Emily Blanks for organizing the Penguin Plunge.

ADJOURNMENT – Blanks moved and Long seconded, to adjourn the City Council meeting at 7:57 p.m. Unanimous approval.

_____ Christina Brake, City Clerk

Memorandum

Date: February 9, 2026
To: Mayor and City Council
From:

Subject: Claims for City Operations

Recommendation: Staff recommends approval.

Action: Make a motion to approve the claims for city operations.

Background: Staff enclosed the supplement claims for City operations in the amount of \$7,668.10, utility refunds in the amount of \$2,538.75, and the regular claims in the amount of \$1,293,358.59.

Discussion:

Financial Impact:



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
2470	ATMOS ENERGY	01/29/2026	Regular	0.00	1,226.78	158069
12687	BONNER SPRINGS LIBRARY	01/29/2026	Regular	0.00	95.71	158070
10609	DLS TIRE CENTERS INC	01/29/2026	Regular	0.00	5,219.50	158071
10964	EVERGY FKA KCP&L	01/29/2026	Regular	0.00	261.11	158072
9879	MAINSTREET CREDIT UNION	01/29/2026	Regular	0.00	865.00	158073

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	5	0.00	7,668.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	10	5	0.00	7,668.10

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2026	7,668.10
			7,668.10



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 2470 - ATMOS ENERGY				
ATMOS ENERGY	3066672954-Feb	01/28/2026	GAS SERVICE (12/18/25-1/20/26)	1,135.80
ATMOS ENERGY	4007868157-Feb	01/28/2026	GAS SERVICE (12/18/25-1/20/26)	90.98
Vendor 2470 - ATMOS ENERGY Total:				1,226.78
Vendor: 12687 - BONNER SPRINGS LIBRARY				
BONNER SPRINGS LIBRARY	0006393	01/28/2026	LV CO TAX DISTRIBUTION	95.71
Vendor 12687 - BONNER SPRINGS LIBRARY Total:				95.71
Vendor: 10609 - DLS TIRE CENTERS INC				
DLS TIRE CENTERS INC	6950113599	10/21/2025	5 tires - Case 521E Loader VID#550	5,219.50
Vendor 10609 - DLS TIRE CENTERS INC Total:				5,219.50
Vendor: 10964 - EVERGY FKA KCP&L				
EVERGY FKA KCP&L	2483172149-Jan	01/28/2026	949 N 142ND ST	19.57
EVERGY FKA KCP&L	5302265559-Jan	01/28/2026	SIREN 631 N 126TH ST 12/16/25-01/15/26	25.95
EVERGY FKA KCP&L	6437732313-Jan	01/28/2026	12730 STATE 12/16/25-01/15/26	91.07
EVERGY FKA KCP&L	7104262614-Jan	01/28/2026	ELECTRIC SERVICE AT SANDSTONE 12/16/25-01/15/26	99.39
EVERGY FKA KCP&L	9359442971-Jan	01/28/2026	SIREN 708 S 122ND ST 12/16/25-01/15/26	25.13
Vendor 10964 - EVERGY FKA KCP&L Total:				261.11
Vendor: 9879 - MAINSTREET CREDIT UNION				
MAINSTREET CREDIT UNION	01-30-2026	01/28/2026	Payroll for 01/30/2026	865.00
Vendor 9879 - MAINSTREET CREDIT UNION Total:				865.00
Grand Total:				7,668.10



UBPKT03067 - Reiss & Deleon UB Refunded

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
02-13673-06	DeLeon, Zane	2/3/2026	158074	55.38			55.38	Deposit
04-14027-07	Reiss, Mauletha Rosa	2/3/2026	158075	178.85			178.85	Deposit
Total Refunds: 2			Total Refunded Amount:	234.23				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	234.23
Revenue Total:	234.23

General Ledger Distribution

Posting Date: 02/03/2026

	Account Number	Account Name	Posting Amount	IFT
Fund:	430	Water Treat & Distribu		
	430-000-000-011999	Claim On Cash	-234.23	Yes
	430-000-000-021205	Unapplied Utility Credits	234.23	
	430 Total:		0.00	
Fund:	999	POOLED CASH		
	999-000-000-011100	Cash In Bank	-234.23	
	999-000-000-021500	Due To Other Funds	234.23	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



Bonner Springs, KS

Refund Check Register

Refund Check Detail

UBPKT03085 - Davis Refund credit balance on UB Account TL

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
02-03057-01	Davis, Leslie A	2/3/2026	158076	48.68			48.68	Deposit
Total Refunds: 1			Total Refunded Amount:	48.68				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	48.68
Revenue Total:	48.68

General Ledger Distribution

Posting Date: 02/03/2026

	Account Number	Account Name	Posting Amount	IFT
Fund: 430 - Water Treat & Distribu				
	430-000-000-011999	Claim On Cash	-48.68	Yes
	430-000-000-021205	Unapplied Utility Credits	48.68	
	430 Total:		0.00	
Fund: 999 - POOLED CASH				
	999-000-000-011100	Cash In Bank	-48.68	
	999-000-000-021500	Due To Other Funds	48.68	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



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Refund Check Register

Refund Check Detail

UBPKT03074 - 01-28-2026 HT Security Deposit Refunds January 2026

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
05-15417-05	Iowa Civil Contracting	2/3/2026	158169	2,255.84			2255.84	Generated From Billing
Total Refunds: 1			Total Refunded Amount:	2,255.84				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2255.84
Revenue Total:	2255.84

General Ledger Distribution

Posting Date: 02/03/2026

	Account Number	Account Name	Posting Amount	IFT
Fund:	430 - Water Treat & Distribu			
	430-000-000-011999	Claim On Cash	-2,255.84	Yes
	430-000-000-021205	Unapplied Utility Credits	2,255.84	
	430 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-000-011100	Cash In Bank	-2,255.84	
	999-000-000-021500	Due To Other Funds	2,255.84	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



Bonner Springs, KS

Check Register

Packet: APPKT01078 - 02-03-2026 Main Check Run

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
4698	1ST DUE EMERGENCY RESPONSE SO	02/03/2026	Regular	0.00	3,533.00	158077
11750	AIR CLEANING TECHNOLOGIES, INC	02/03/2026	Regular	0.00	141.00	158078
11701	ALL COPY PRODUCTS INC	02/03/2026	Regular	0.00	254.53	158079
10078	AMAZON CAPITAL SERVICES INC	02/03/2026	Regular	0.00	2,114.68	158080
7381	AMERICAN RIGGER'S SUPPLY INC	02/03/2026	Regular	0.00	235.34	158081
1113	AMERICAN WATER WORKS ASSOCIA	02/03/2026	Regular	0.00	385.00	158082
13137	AMUSEMENT RESTORATION COMPA	02/03/2026	Regular	0.00	11,177.50	158083
7449	APEX ENVIROTECH, INC.	02/03/2026	Regular	0.00	2,946.00	158084
5615	AT&T	02/03/2026	Regular	0.00	307.30	158085
7514	AXIOM INSTRUMENTATION SERVICE	02/03/2026	Regular	0.00	190.00	158086
12688	BOARD OF PUBLIC UTILITIES	02/03/2026	Regular	0.00	1,401.75	158087
2798	BONNER SPRINGS AUTO REPAIR LLC	02/03/2026	Regular	0.00	103.72	158088
4172	BOUND TREE MEDICAL LLC	02/03/2026	Regular	0.00	64.50	158089
13155	CAYLEE NUNLEY	02/03/2026	Regular	0.00	100.00	158090
13039	CENTRAL JACKSON COUNTY FIRE PRI	02/03/2026	Regular	0.00	975.00	158091
12834	CHALLENGER TEAMWEAR LLC	02/03/2026	Regular	0.00	35.00	158092
11793	CHARTER COMMUNICATIONS HOLD	02/03/2026	Regular	0.00	256.98	158093
13014	CHIMNEY RESTORATION OF KANSAS	02/03/2026	Regular	0.00	83,833.44	158094
10027	CINTAS	02/03/2026	Regular	0.00	421.68	158095
11655	CINTAS CORPORATION NO 2	02/03/2026	Regular	0.00	100.00	158096
12880	CLEARSPAN FABRIC STRUCTURES IN	02/03/2026	Regular	0.00	69,825.00	158097
11908	CMRS-FP	02/03/2026	Regular	0.00	800.00	158098
12681	COLEMAN EQUIPMENT INC	02/03/2026	Regular	0.00	521.90	158099
12725	CONRAD FIRE EQUIPMENT INC	02/03/2026	Regular	0.00	10,068.70	158100
11580	CONVENTION AND VISITORS BUREAU	02/03/2026	Regular	0.00	650.00	158101
12689	CORE & MAIN LP	02/03/2026	Regular	0.00	3,311.94	158102
2216	CROSBY PLUMBING	02/03/2026	Regular	0.00	4,930.00	158103
12684	DEFFENBAUGH INDUSTRIES INC	02/03/2026	Regular	0.00	5,832.19	158104
6029	DURKIN EQUIPMENT COMPANY	02/03/2026	Regular	0.00	48,730.76	158105
11899	EASY ICE, LLC	02/03/2026	Regular	0.00	136.00	158106
10263	ED M FELD EQUIPMENT COMPANY,	02/03/2026	Regular	0.00	2,975.00	158107
10964	EVERGY FKA KCP&L	02/03/2026	Regular	0.00	459.84	158108
10942	EVERGY KANSAS CENTRAL INC FKA V	02/03/2026	Regular	0.00	13,025.94	158109
12533	FAST N FRIENDLY LLC	02/03/2026	Regular	0.00	3,948.00	158110
4342	FELDMANS	02/03/2026	Regular	0.00	1,084.86	158111
1942	GRASS PAD INC	02/03/2026	Regular	0.00	15.90	158112
1532	GT DISTRIBUTORS INC	02/03/2026	Regular	0.00	304.78	158113
12532	H2O INNOVATION USA INC	02/03/2026	Regular	0.00	2,029.13	158114
4804	HASTY AWARDS	02/03/2026	Regular	0.00	303.05	158115
4275	HAYNES EQUIPMENT CO INC	02/03/2026	Regular	0.00	16,090.73	158116
12771	HEATHER LANDON	02/03/2026	Regular	0.00	1,783.33	158117
7242	HELGET GAS PRODUCTS INC	02/03/2026	Regular	0.00	19.55	158118
12690	HOLLIDAY SAND AND GRAVEL CO	02/03/2026	Regular	0.00	360.79	158119
10304	INSTITUTE FOR BUILDING TECHNOL	02/03/2026	Regular	0.00	2,175.00	158120
3289	J & D EQUIPMENT INC	02/03/2026	Regular	0.00	468.87	158121
13157	JEFF SUTTON	02/03/2026	Regular	0.00	110.00	158122
12450	KANSAS INK & THREAD LLC	02/03/2026	Regular	0.00	299.00	158123
3703	KANSAS MAYORS ASSOCIATION	02/03/2026	Regular	0.00	50.00	158124
10555	KBI LAB	02/03/2026	Regular	0.00	400.00	158125
12949	KCJP	02/03/2026	Regular	0.00	5,457.81	158126
3517	KEY EQUIPMENT & SUPPLY CO	02/03/2026	Regular	0.00	998.83	158127
12835	LEAF CAPITAL FUNDING LLC	02/03/2026	Regular	0.00	391.38	158128
12266	LOGAN CONTRACTORS SUPPLY, INC	02/03/2026	Regular	0.00	221.04	158129
1836	LOWE'S CREDIT SERVICES	02/03/2026	Regular	0.00	2,002.78	158130

Check Register

Packet: APPKT01078-02-03-2026 Main Check Run

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
3373	LUKE HEATING & AIR CONDITIONING	02/03/2026	Regular	0.00	1,907.50	158131
6137	METRO COURIER INC	02/03/2026	Regular	0.00	31.19	158132
8001	MIDWEST PUBLIC RISK	02/03/2026	Regular	0.00	106,924.00	158133
11822	MOSCA DESIGN INC	02/03/2026	Regular	0.00	3,737.50	158134
10164	NORTHEAST KANSAS TOURISM	02/03/2026	Regular	0.00	100.00	158135
5820	OLATHE FORD SALES	02/03/2026	Regular	0.00	1,761.28	158136
12682	O'REILLY AUTOMOTIVE INC	02/03/2026	Regular	0.00	728.81	158137
3393	PACE ANALYTICAL SERVICES LLC	02/03/2026	Regular	0.00	517.00	158138
11541	PEREGRINE CORPORATION	02/03/2026	Regular	0.00	1,295.76	158139
3531	PERRY AND TRENT LLC	02/03/2026	Regular	0.00	6,261.50	158140
12581	PHILLIPS SITE WORK INC	02/03/2026	Regular	0.00	12,380.00	158141
12756	PLACER LABS INC	02/03/2026	Regular	0.00	12,000.00	158142
6374	POLYDYNE INC	02/03/2026	Regular	0.00	3,114.00	158143
12674	PUSHWATER ENTERPRISES INC	02/03/2026	Regular	0.00	605.75	158144
10030	QUALITY SPEAKS LLC	02/03/2026	Regular	0.00	89.51	158145
13142	RED EQUIPMENT, LLC	02/03/2026	Regular	0.00	598,426.00	158146
8035	REEVES-WIEDEMAN COMPANY	02/03/2026	Regular	0.00	178.84	158147
13159	ROB BEKELE	02/03/2026	Regular	0.00	56.98	158148
13158	ROCIO MARTIN	02/03/2026	Regular	0.00	150.00	158149
11773	RONALD TILDEN	02/03/2026	Regular	0.00	152.40	158150
13156	SAMANTHA BOUSFIELD	02/03/2026	Regular	0.00	100.00	158151
8822	SHAWNEE MISSION FORD INC	02/03/2026	Regular	0.00	208,292.00	158152
8136	SMITH & LOVELESS INC	02/03/2026	Regular	0.00	279.04	158153
11869	SOUTHWEST ANSWERING SERVICE II	02/03/2026	Regular	0.00	175.85	158154
9824	STRYKER SALES LLC	02/03/2026	Regular	0.00	192.40	158155
6525	SUNFLOWER EMBROIDERY LLC	02/03/2026	Regular	0.00	213.32	158156
12053	SUNSHINE LIGHTING COMPANY	02/03/2026	Regular	0.00	715.00	158157
13079	THE RECORD PUBLICATIONS, LLC	02/03/2026	Regular	0.00	362.80	158158
12744	T-MOBILE	02/03/2026	Regular	0.00	1,403.57	158159
0017	TOMPKINS INDUSTRIES INC	02/03/2026	Regular	0.00	422.04	158160
7715	TYLER TECHNOLOGIES INC	02/03/2026	Regular	0.00	105.00	158161
4137	UNIVERSITY OF KANSAS HOSPITAL A	02/03/2026	Regular	0.00	295.00	158162
2169	WALMART	02/03/2026	Regular	0.00	250.00	158163
7375	WATCHMEN SECURITY SERVICES LLC	02/03/2026	Regular	0.00	206.90	158164
2043	WEIS FIRE & SAFETY EQUIPMENT	02/03/2026	Regular	0.00	3,440.00	158165
1321	WESTLAKE HARDWARE	02/03/2026	Regular	0.00	1,081.37	158166
11421	WEX INC	02/03/2026	Regular	0.00	8,870.76	158167
8411	WILSON & COMPANY INC ENGINEER	02/03/2026	Regular	0.00	8,177.00	158168

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	194	92	0.00	1,293,358.59
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	194	92	0.00	1,293,358.59

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2026	1,293,358.59
			<u>1,293,358.59</u>



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 4698 - 1ST DUE EMERGENCY RESPONSE SOLUTIONS				
1ST DUE EMERGENCY RESPO...	1200	12/29/2025	AeroFlex Coat & Pants	3,533.00
			Vendor 4698 - 1ST DUE EMERGENCY RESPONSE SOLUTIONS Total:	3,533.00
Vendor: 11750 - AIR CLEANING TECHNOLOGIES, INC				
AIR CLEANING TECHNOLOGIES...	116898	02/03/2026	Repair Vehicle Exhaust System	141.00
			Vendor 11750 - AIR CLEANING TECHNOLOGIES, INC Total:	141.00
Vendor: 11701 - ALL COPY PRODUCTS INC				
ALL COPY PRODUCTS INC	595577777	02/03/2026	Period of Performance 1/15/26-2/14/26	254.53
			Vendor 11701 - ALL COPY PRODUCTS INC Total:	254.53
Vendor: 10078 - AMAZON CAPITAL SERVICES INC				
AMAZON CAPITAL SERVICES I...	119J-HLM1-63JF	02/03/2026	Printer ink- WWTP	58.53
AMAZON CAPITAL SERVICES I...	119J-HLM1-63JF	02/03/2026	12 work gloves - Dist Maint	36.90
AMAZON CAPITAL SERVICES I...	14YF-YRCH-DTKM	02/03/2026	Valengram Supplies	473.10
AMAZON CAPITAL SERVICES I...	17Q7-VKM6-YKCQ	02/03/2026	Office Supplies	61.16
AMAZON CAPITAL SERVICES I...	1P6N-6YTR-XK77	02/03/2026	Office Supplies-PW Main Office	38.09
AMAZON CAPITAL SERVICES I...	1P6N-6YTR-XK77	02/03/2026	Office Supplies-WWTP	38.08
AMAZON CAPITAL SERVICES I...	1P6N-6YTR-XK77	02/03/2026	Office Supplies-WTP	38.09
AMAZON CAPITAL SERVICES I...	1QR4-6W7-F174	02/03/2026	Office Supplies	209.97
AMAZON CAPITAL SERVICES I...	1QR4-6W7-F174	02/03/2026	Office Supplies	192.46
AMAZON CAPITAL SERVICES I...	1QTM-W3FW-1Y9F	02/03/2026	Storage bins	252.26
AMAZON CAPITAL SERVICES I...	1QTM-W3FW-1Y9F	02/03/2026	Fingertip pulse oximeter monitor-3	102.33
AMAZON CAPITAL SERVICES I...	1VKN-RT6P-6F7F	02/03/2026	Camp supplies - Walkie Talkies	89.99
AMAZON CAPITAL SERVICES I...	1YJ1-K1RC-NNJJ	02/03/2026	Office Supplies - PW Main Office	30.74
AMAZON CAPITAL SERVICES I...	1YJ1-K1RC-NNJJ	02/03/2026	Office Supplies - WTP	62.50
AMAZON CAPITAL SERVICES I...	1YYG-X6NY-TJQL	02/03/2026	Outdoo Commercial Trash Cans 3	380.97
AMAZON CAPITAL SERVICES I...	iMKW-17N6-1V31	02/03/2026	Senior Center Supplies	49.51
			Vendor 10078 - AMAZON CAPITAL SERVICES INC Total:	2,114.68
Vendor: 7381 - AMERICAN RIGGER'S SUPPLY INC				
AMERICAN RIGGER'S SUPPLY ...	505379-1	02/03/2026	Repair parts for WWTP LS#2	235.34
			Vendor 7381 - AMERICAN RIGGER'S SUPPLY INC Total:	235.34
Vendor: 1113 - AMERICAN WATER WORKS ASSOCIATION				
AMERICAN WATER WORKS AS...	00652351-2026	02/03/2026	AWWA Membership Matt Beets 4/1/26-3/31/27	192.50
AMERICAN WATER WORKS AS...	00652351-2026	02/03/2026	AWWA Membership Matt Beets 4/1/26-3/31/27	192.50
			Vendor 1113 - AMERICAN WATER WORKS ASSOCIATION Total:	385.00
Vendor: 13137 - AMUSEMENT RESTORATION COMPANIES, LLC				
AMUSEMENT RESTORATION ...	2204	02/03/2026	Gel Coating of Slides	11,177.50
			Vendor 13137 - AMUSEMENT RESTORATION COMPANIES, LLC Total:	11,177.50
Vendor: 7449 - APEX ENVIROTECH, INC.				
APEX ENVIROTECH, INC.	CSM03.001 Nov	12/29/2025	Rise Bakery Sampling - Nov 2025	2,946.00
			Vendor 7449 - APEX ENVIROTECH, INC. Total:	2,946.00
Vendor: 5615 - AT&T				
AT&T	0790469593-012526	02/03/2026	Special Circuts and Alarms	33.30
AT&T	0790469593-012526	02/03/2026	Special Circuts and Alarms	134.00
AT&T	0790469593-012526	02/03/2026	Special Circuts and Alarms	140.00
			Vendor 5615 - AT&T Total:	307.30

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7514 - AXIOM INSTRUMENTATION SERVICES				
AXIOM INSTRUMENTATION S...	20-2750	02/03/2026	Calibration 2 gas detection sensors @ WWTP	190.00
Vendor 7514 - AXIOM INSTRUMENTATION SERVICES Total:				190.00
Vendor: 12688 - BOARD OF PUBLIC UTILITIES				
BOARD OF PUBLIC UTILITIES	2002574-Jan2	12/29/2025	Water Useage 12/3/25-1/3/26	1,369.01
BOARD OF PUBLIC UTILITIES	23457618-FJan	02/03/2026	Monthly Service 12/11/25-01/10/26	32.74
Vendor 12688 - BOARD OF PUBLIC UTILITIES Total:				1,401.75
Vendor: 2798 - BONNER SPRINGS AUTO REPAIR LLC				
BONNER SPRINGS AUTO REPA...	31836	02/03/2026	Oil & Filter change- VIOD519	76.73
BONNER SPRINGS AUTO REPA...	31839	02/03/2026	Rotate Tires - VIOD# 519	26.99
Vendor 2798 - BONNER SPRINGS AUTO REPAIR LLC Total:				103.72
Vendor: 4172 - BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	86062970	02/03/2026	Medical Supplies	64.50
Vendor 4172 - BOUND TREE MEDICAL LLC Total:				64.50
Vendor: 13155 - CAYLEE NUNLEY				
CAYLEE NUNLEY	97939788	02/03/2026	Refund Deposit - Sunflower Room 1/17/26	100.00
Vendor 13155 - CAYLEE NUNLEY Total:				100.00
Vendor: 13039 - CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT				
CENTRAL JACKSON COUNTY FI...	TC26-032	02/03/2026	Paramedic School Miller Jan 2026	475.00
CENTRAL JACKSON COUNTY FI...	TC26-032	02/03/2026	Paramedic School Megee 2026	500.00
Vendor 13039 - CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT Total:				975.00
Vendor: 12834 - CHALLENGER TEAMWEAR LLC				
CHALLENGER TEAMWEAR LLC	1316570	02/03/2026	Add on Coach Shirt	18.00
CHALLENGER TEAMWEAR LLC	1317342	02/03/2026	Add on Coach Shirt	8.50
CHALLENGER TEAMWEAR LLC	1317441	02/03/2026	Add on Coach Shirt	8.50
Vendor 12834 - CHALLENGER TEAMWEAR LLC Total:				35.00
Vendor: 11793 - CHARTER COMMUNICATIONS HOLDING LLC				
CHARTER COMMUNICATIONS...	152146701011426	02/03/2026	FD Internet Services (1/14/26-2/13/26)	256.98
Vendor 11793 - CHARTER COMMUNICATIONS HOLDING LLC Total:				256.98
Vendor: 13014 - CHIMNEY RESTORATION OF KANSAS CITY, INC				
CHIMNEY RESTORATION OF K...	0006395- pymt 2	02/03/2026	Chimney Repair - Lightning Claim	83,833.44
Vendor 13014 - CHIMNEY RESTORATION OF KANSAS CITY, INC Total:				83,833.44
Vendor: 11655 - CINTAS CORPORATION NO 2				
CINTAS CORPORATION NO 2	OF58080893	12/29/2025	Alarm Monitoring - Nov 2025	100.00
Vendor 11655 - CINTAS CORPORATION NO 2 Total:				100.00
Vendor: 10027 - CINTAS				
CINTAS	4251097938-A	12/29/2025	Pymt Corr for Floor & Scraper mats- PW Main	1.92
CINTAS	4251098019-A	12/29/2025	Pymt Corr for Floor & Scraper mats- WWTP	1.28
CINTAS	4252788750-A	12/29/2025	Pymt Corr for Floor & Scraper mats- PW Main	1.92
CINTAS	4252788831-A	12/29/2025	Pymt Corr for Floor & Scraper mats- WWTP	1.28
CINTAS	4254119385-A	12/29/2025	Pymt Corr for Floor & Scraper mats- PW Main	1.92
CINTAS	4254119446-A	12/29/2025	Pymt Corr for Floor & Scraper mats- WWTP	1.28
CINTAS	4255767501-A	02/03/2026	Pymt Corr for Floor & Scraper mats- PW Main	1.92
CINTAS	4255767563-A	02/03/2026	Pymt Corr for Floor & Scraper mats- WWTP	1.28

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
CINTAS	4257231050-A	02/03/2026	Pymt Corr for Floor & Scraper mats- WTP	72.83
CINTAS	4257231098-A	02/03/2026	Pymt Corr for Floor & Scraper mats- WWTP	35.00
CINTAS	4257231103-A	02/03/2026	Pymt Corr for Floor & Scraper mats- PW Main	54.93
CINTAS	4257815298	02/03/2026	Cleaning Services	246.12
Vendor 10027 - CINTAS Total:				421.68
Vendor: 12880 - CLEARSPAN FABRIC STRUCTURES INTERNATIONAL INC				
CLEARSPAN FABRIC STRUCTU...	51479	02/03/2026	Vehicle Storage Building Purchase and Construction	21,630.00
CLEARSPAN FABRIC STRUCTU...	51483	02/03/2026	Vehicle Storage Building Purchase and Construction	48,195.00
Vendor 12880 - CLEARSPAN FABRIC STRUCTURES INTERNATIONAL INC Total:				69,825.00
Vendor: 11908 - CMRS-FP				
CMRS-FP	Feb 2026	02/03/2026	POSTAGE FOR METER	800.00
Vendor 11908 - CMRS-FP Total:				800.00
Vendor: 12681 - COLEMAN EQUIPMENT INC				
COLEMAN EQUIPMENT INC	690998	02/03/2026	Chainsaw filters	69.26
COLEMAN EQUIPMENT INC	691000	02/03/2026	Misc repairs for VID #557 (Kubota excavator)	340.25
COLEMAN EQUIPMENT INC	691001	02/03/2026	Misc part for grease gun VID #557	15.50
COLEMAN EQUIPMENT INC	691507	02/03/2026	Oil & Filter change - VID#524 (Kubota Tractor)	96.89
Vendor 12681 - COLEMAN EQUIPMENT INC Total:				521.90
Vendor: 12725 - CONRAD FIRE EQUIPMENT INC				
CONRAD FIRE EQUIPMENT INC	588940	02/03/2026	GVI.HC-96-2T Hose Cart	2,523.30
CONRAD FIRE EQUIPMENT INC	588940	02/03/2026	GVI HW-1 HOSE WINDER	497.23
CONRAD FIRE EQUIPMENT INC	588940-1	12/29/2025	Fire Hose	971.96
CONRAD FIRE EQUIPMENT INC	589065-1	12/29/2025	Freight on Hose Appl	22.90
CONRAD FIRE EQUIPMENT INC	589343	02/03/2026	4" Storz x 2.5 NH Male Ridgid	543.72
CONRAD FIRE EQUIPMENT INC	589343-1	12/29/2025	Hose appliance	5.98
CONRAD FIRE EQUIPMENT INC	590372	02/03/2026	Qtrly Air Sample	396.62
CONRAD FIRE EQUIPMENT INC	590409	02/03/2026	ELB.80035001 High Rise Kit	1,350.44
CONRAD FIRE EQUIPMENT INC	590409-1	02/03/2026	High Rise Kit	234.27
CONRAD FIRE EQUIPMENT INC	590431	02/03/2026	4" Storz x 4" NST-F Rigid Adapter	666.92
CONRAD FIRE EQUIPMENT INC	590431	02/03/2026	4" Storz x 2.5 RLSWF	605.32
CONRAD FIRE EQUIPMENT INC	590431-1	02/03/2026	Hose Appliance	160.87
CONRAD FIRE EQUIPMENT INC	590664	02/03/2026	Compressor	261.56
CONRAD FIRE EQUIPMENT INC	590670	02/03/2026	2.5" Double Female Swivel	312.88
CONRAD FIRE EQUIPMENT INC	590670-1	02/03/2026	Hose Appliance	14.73
CONRAD FIRE EQUIPMENT INC	590842	01/20/2026	Purchased Damaged Demo	1,500.00
Vendor 12725 - CONRAD FIRE EQUIPMENT INC Total:				10,068.70
Vendor: 11580 - CONVENTION AND VISITORS BUREAU OF GREATER KANSAS CITY				
CONVENTION AND VISITORS ...	47693	02/03/2026	Visit KC Parternership Dues	650.00
Vendor 11580 - CONVENTION AND VISITORS BUREAU OF GREATER KANSAS CITY Total:				650.00
Vendor: 12689 - CORE & MAIN LP				
CORE & MAIN LP	Y423485	02/03/2026	Dist Maint Parts	1,497.60
CORE & MAIN LP	Y423864	02/03/2026	Dist Maint Parts	624.00
CORE & MAIN LP	Y430563	02/03/2026	Dist Maint Parts	1,190.34
Vendor 12689 - CORE & MAIN LP Total:				3,311.94
Vendor: 2216 - CROSBY PLUMBING				
CROSBY PLUMBING	63069862	12/29/2025	Replaced grinder pump & pit @ 13512 Heritage Dr	4,930.00
Vendor 2216 - CROSBY PLUMBING Total:				4,930.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 12684 - DEFFENBAUGH INDUSTRIES INC				
DEFFENBAUGH INDUSTRIES I...	26132-4861-2	02/03/2026	Sludge Hauling 1/1/26 - 1/15/26	5,705.47
DEFFENBAUGH INDUSTRIES I...	9416598-4858-9	02/03/2026	Trash Service AC Facility	126.72
Vendor 12684 - DEFFENBAUGH INDUSTRIES INC Total:				5,832.19
Vendor: 6029 - DURKIN EQUIPMENT COMPANY				
DURKIN EQUIPMENT COMPA...	DK-SINVP106959	02/03/2026	WW Plant computer system intigration - sole source	48,730.76
Vendor 6029 - DURKIN EQUIPMENT COMPANY Total:				48,730.76
Vendor: 11899 - EASY ICE, LLC				
EASY ICE, LLC	01862093	12/29/2025	Ice Maker Lease- November 2025	136.00
Vendor 11899 - EASY ICE, LLC Total:				136.00
Vendor: 10263 - ED M FELD EQUIPMENT COMPANY, INC				
ED M FELD EQUIPMENT COM...	22410	02/03/2026	Wildland Boots	2,975.00
Vendor 10263 - ED M FELD EQUIPMENT COMPANY, INC Total:				2,975.00
Vendor: 10964 - EVERGY FKA KCP&L				
EVERGY FKA KCP&L	8816867433-Feb	02/03/2026	LED STREET LIGHT ELECTRICAL SERVICE- 12/31-01/3	459.84
Vendor 10964 - EVERGY FKA KCP&L Total:				459.84
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
EVERGY KANSAS CENTRAL INC...	7472004486-Feb	02/03/2026	Streetlight Electrical Service- Feb	13,025.94
Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:				13,025.94
Vendor: 12533 - FAST N FRIENDLY LLC				
FAST N FRIENDLY LLC	IFNF21570	02/03/2026	Diesel Fuel- PW AST	3,948.00
Vendor 12533 - FAST N FRIENDLY LLC Total:				3,948.00
Vendor: 4342 - FELDMANS				
FELDMANS	259281	02/03/2026	Safety Chaps- A. Gallardo	149.99
FELDMANS	259281	02/03/2026	New 16 " Chainsaw	319.99
FELDMANS	326754	02/03/2026	2 snow shovels-2-5 gal buckets (pk Maint removal)	173.96
FELDMANS	326756	02/03/2026	Thermal work gloves- J. Masters	15.99
FELDMANS	326757	02/03/2026	Thermal work gloves- Carson Banks	15.99
FELDMANS	326762	02/03/2026	5 gals Kerosene for torpedo heater	119.98
FELDMANS	326763	02/03/2026	Ext cords & tarp chemical room @WTP	288.96
Vendor 4342 - FELDMANS Total:				1,084.86
Vendor: 1942 - GRASS PAD INC				
GRASS PAD INC	545100	02/03/2026	2 straw bales- Dist Maint insulation purposes	15.90
Vendor 1942 - GRASS PAD INC Total:				15.90
Vendor: 1532 - GT DISTRIBUTORS INC				
GT DISTRIBUTORS INC	INV1073986	02/03/2026	SS Uniform Polo	54.99
GT DISTRIBUTORS INC	INV1074571	02/03/2026	Duty Belt & Accessories	249.79
Vendor 1532 - GT DISTRIBUTORS INC Total:				304.78
Vendor: 12532 - H2O INNOVATION USA INC				
H2O INNOVATION USA INC	CD155866	02/03/2026	60'High flow cartridge- Nano Filters @ WTP	2,029.13
Vendor 12532 - H2O INNOVATION USA INC Total:				2,029.13
Vendor: 4804 - HASTY AWARDS				
HASTY AWARDS	01261980	02/03/2026	Basketball Skills Trophies & Medals	151.94
HASTY AWARDS	01261980	02/03/2026	PreK Basketball Medals	151.11
Vendor 4804 - HASTY AWARDS Total:				303.05

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 4275 - HAYNES EQUIPMENT CO INC				
HAYNES EQUIPMENT CO INC	29616H	02/03/2026	PACO pump end - Booster Station	7,081.37
HAYNES EQUIPMENT CO INC	31357E	12/29/2025	Service GP @ 416 Twist Dr on 12/1/25	260.00
HAYNES EQUIPMENT CO INC	31366E	12/29/2025	Repair GP @13713 Elmwood on 12/12/25	931.15
HAYNES EQUIPMENT CO INC	31367E	12/29/2025	Repair GP #835 S 135th on 12/21/25	1,068.30
HAYNES EQUIPMENT CO INC	31377E	02/03/2026	Purchase new grinder pump for inventory	5,787.00
HAYNES EQUIPMENT CO INC	31388E	02/03/2026	Repair GP- 13647 Lawrence	962.91
Vendor 4275 - HAYNES EQUIPMENT CO INC Total:				16,090.73
Vendor: 12771 - HEATHER LANDON				
HEATHER LANDON	Feb 2026	02/03/2026	MUNICIPAL COURT JUDGE SERVICES	1,783.33
Vendor 12771 - HEATHER LANDON Total:				1,783.33
Vendor: 7242 - HELGET GAS PRODUCTS INC				
HELGET GAS PRODUCTS INC	3091575	02/03/2026	D W/GO Valve	19.55
Vendor 7242 - HELGET GAS PRODUCTS INC Total:				19.55
Vendor: 12690 - HOLLIDAY SAND AND GRAVEL CO				
HOLLIDAY SAND AND GRAVEL...	1500843433	02/03/2026	Gravel for South Park Drive	360.79
Vendor 12690 - HOLLIDAY SAND AND GRAVEL CO Total:				360.79
Vendor: 10304 - INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY				
INSTITUTE FOR BUILDING TEC...	R730-BK1-1225	12/29/2025	Plan Reviews for December 2025	325.00
INSTITUTE FOR BUILDING TEC...	R730-BK1-1225	12/29/2025	Inspection Fees for December 2025	1,850.00
Vendor 10304 - INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY Total:				2,175.00
Vendor: 3289 - J & D EQUIPMENT INC				
J & D EQUIPMENT INC	57589	02/03/2026	Replacement spinner motor spreader VID526	468.87
Vendor 3289 - J & D EQUIPMENT INC Total:				468.87
Vendor: 13157 - JEFF SUTTON				
JEFF SUTTON	123612	02/03/2026	Bound Refund - Alex Andrew	110.00
Vendor 13157 - JEFF SUTTON Total:				110.00
Vendor: 12450 - KANSAS INK & THREAD LLC				
KANSAS INK & THREAD LLC	50188	02/03/2026	Embroidery - City Logo 12 Sts Dept Jackets	156.00
KANSAS INK & THREAD LLC	50188	02/03/2026	Embroidery - City Logo 2 WW ANSIJackets	26.00
KANSAS INK & THREAD LLC	50188	02/03/2026	Embroidery - City Logo 9 Water Dept ANSI Jackets	117.00
Vendor 12450 - KANSAS INK & THREAD LLC Total:				299.00
Vendor: 3703 - KANSAS MAYORS ASSOCIATION				
KANSAS MAYORS ASSOCIATI...	7747	02/03/2026	KS Mayors Assoc 2026 Dues	50.00
Vendor 3703 - KANSAS MAYORS ASSOCIATION Total:				50.00
Vendor: 10555 - KBI LAB				
KBI LAB	123068	02/03/2026	LAB FEE- Jason Tesch	400.00
Vendor 10555 - KBI LAB Total:				400.00
Vendor: 12949 - KCJP				
KCJP	INV288418	02/03/2026	Regular Cleaning Feb 2026	1,870.00
KCJP	INV288422	02/03/2026	Janitorial Services - PW Main Bldg- Feb 2026	222.50
KCJP	INV288422	02/03/2026	Janitorial Services - WWTP Feb 2026	222.50
KCJP	INV288424	02/03/2026	Cleaning Services	1,195.00
KCJP	INV288426	02/03/2026	Janitorial Services - WTP- Feb 2026	865.05

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
KCJP	INV292379	02/03/2026	Extra Cleaning - SP Dec 6,14, 21	375.00
KCJP	SI5547	02/03/2026	Cleaning Services	210.78
KCJP	SI5549	02/03/2026	Bathroom Supplies	346.16
KCJP	SI5550	02/03/2026	Janitorial Supplies - PW Main Bldg	150.82
Vendor 12949 - KCJP Total:				5,457.81
Vendor: 3517 - KEY EQUIPMENT & SUPPLY CO				
KEY EQUIPMENT & SUPPLY CO	KC220310	02/03/2026	Door glass panel for VID#554	998.83
Vendor 3517 - KEY EQUIPMENT & SUPPLY CO Total:				998.83
Vendor: 12835 - LEAF CAPITAL FUNDING LLC				
LEAF CAPITAL FUNDING LLC	19537648	02/03/2026	Kyocera Copiers	311.38
LEAF CAPITAL FUNDING LLC	19658330	02/03/2026	Ascent Water Unit	80.00
Vendor 12835 - LEAF CAPITAL FUNDING LLC Total:				391.38
Vendor: 12266 - LOGAN CONTRACTORS SUPPLY, INC				
LOGAN CONTRACTORS SUPPL...	CM0000535-G69065	02/03/2026	Credit- returned 6 shovels	-287.04
LOGAN CONTRACTORS SUPPL...	G69062	02/03/2026	6 shovels for Dist Maint	287.04
LOGAN CONTRACTORS SUPPL...	G69067	02/03/2026	6 shovels Dist Main VID#528 & 521	221.04
Vendor 12266 - LOGAN CONTRACTORS SUPPLY, INC Total:				221.04
Vendor: 1836 - LOWE'S CREDIT SERVICES				
LOWE'S CREDIT SERVICES	73942	02/03/2026	Heaters for WTP Chemical Room	218.44
LOWE'S CREDIT SERVICES	81664	02/03/2026	4# hammer & 6 punch set Streets Shop	44.61
LOWE'S CREDIT SERVICES	81664	02/03/2026	Electrical supplies for lights at WWTP	144.19
LOWE'S CREDIT SERVICES	85384	02/03/2026	10' ladder for Streets shop	255.55
LOWE'S CREDIT SERVICES	86239	02/03/2026	Portable generator Dist Maint VID#528	854.05
LOWE'S CREDIT SERVICES	93386	02/03/2026	Lumber rebuild dumpster enclosure @ North Park	450.04
LOWE'S CREDIT SERVICES	96449	02/03/2026	Cedar Pickets North Pk dumpster enclosure	35.90
Vendor 1836 - LOWE'S CREDIT SERVICES Total:				2,002.78
Vendor: 3373 - LUKE HEATING & AIR CONDITIONING LLC				
LUKE HEATING & AIR CONDIT...	11483	02/03/2026	Cleaned 3 infrared heaters, replace 2 controls/bur	689.00
LUKE HEATING & AIR CONDIT...	11484	02/03/2026	Replaced heater blower motor WTP Chem Room	1,218.50
Vendor 3373 - LUKE HEATING & AIR CONDITIONING LLC Total:				1,907.50
Vendor: 6137 - METRO COURIER INC				
METRO COURIER INC	79164	02/03/2026	Sample Deliveries- 1/14/26	31.19
Vendor 6137 - METRO COURIER INC Total:				31.19
Vendor: 8001 - MIDWEST PUBLIC RISK				
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	1,845.00
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	175.42
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	13,276.35
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	155.60
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	3,952.18
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	1,378.20
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	5,365.50
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	4,471.08

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	20,453.26
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	2,034.60
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	4,771.08
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	28,177.64
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	8,172.51
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	5,495.65
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	5,495.65
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	713.80
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	801.90
MIDWEST PUBLIC RISK	Feb-26	02/03/2026	FEBRUARY HEALTH, DENTAL & VISION INSURANCE	188.58
Vendor 8001 - MIDWEST PUBLIC RISK Total:				106,924.00
Vendor: 11822 - MOSCA DESIGN INC				
MOSCA DESIGN INC	45773	02/03/2026	Downtown Banner Set	3,737.50
Vendor 11822 - MOSCA DESIGN INC Total:				3,737.50
Vendor: 10164 - NORTHEAST KANSAS TOURISM				
NORTHEAST KANSAS TOURISM	2026	02/03/2026	NE Kansas Tourism Region Dues 2026	100.00
Vendor 10164 - NORTHEAST KANSAS TOURISM Total:				100.00
Vendor: 5820 - OLATHE FORD SALES				
OLATHE FORD SALES	284991	02/03/2026	#64 Engine, exhaust service	1,761.28
Vendor 5820 - OLATHE FORD SALES Total:				1,761.28
Vendor: 12682 - O'REILLY AUTOMOTIVE INC				
O'REILLY AUTOMOTIVE INC	0264-442254	02/03/2026	Headlight E91	15.28
O'REILLY AUTOMOTIVE INC	264-440004	02/03/2026	Parts for Chipper - VID#555	39.96
O'REILLY AUTOMOTIVE INC	264-440374	02/03/2026	Oil & Filter change- VID#520	64.90
O'REILLY AUTOMOTIVE INC	264-440425	02/03/2026	Wiper blades & fluid- VID#515	78.12
O'REILLY AUTOMOTIVE INC	264-440991	02/03/2026	Streets shop supplies	19.78
O'REILLY AUTOMOTIVE INC	264-441054	02/03/2026	Hydraulic oil salt spreader- VID#526	45.98
O'REILLY AUTOMOTIVE INC	264-441115	02/03/2026	Diesel fuel additive - PW Shop	95.94
O'REILLY AUTOMOTIVE INC	264-441263	02/03/2026	2 Batteries- VID#552	332.56
O'REILLY AUTOMOTIVE INC	5908420264-442185	02/03/2026	Purchase Damaged Demo	36.29
Vendor 12682 - O'REILLY AUTOMOTIVE INC Total:				728.81
Vendor: 3393 - PACE ANALYTICAL SERVICES LLC				
PACE ANALYTICAL SERVICES L...	2660241075	02/03/2026	Monthly WTPP Sampling	517.00
Vendor 3393 - PACE ANALYTICAL SERVICES LLC Total:				517.00
Vendor: 11541 - PEREGRINE CORPORATION				
PEREGRINE CORPORATION	0076306	02/03/2026	Sect 2 January Util Bills (897/867)	637.68
PEREGRINE CORPORATION	0077314	02/03/2026	Sect 4 January Util Bills (923/894)	658.08
Vendor 11541 - PEREGRINE CORPORATION Total:				1,295.76
Vendor: 3531 - PERRY AND TRENT LLC				
PERRY AND TRENT LLC	5854	02/03/2026	Municipal Court Prosecutor Services Dec	6,261.50
Vendor 3531 - PERRY AND TRENT LLC Total:				6,261.50

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 12581 - PHILLIPS SITE WORK INC				
PHILLIPS SITE WORK INC	6134	12/29/2025	Change Order-St Resurfacing project crswalks-patch	12,380.00
Vendor 12581 - PHILLIPS SITE WORK INC Total:				12,380.00
Vendor: 12756 - PLACER LABS INC				
PLACER LABS INC	INVS07398	02/03/2026	Subscription-1/1/26-12/18/26 Econ data & forecast	12,000.00
Vendor 12756 - PLACER LABS INC Total:				12,000.00
Vendor: 6374 - POLYDYNE INC				
POLYDYNE INC	1994998	02/03/2026	4 drums- Clarifloc	3,114.00
Vendor 6374 - POLYDYNE INC Total:				3,114.00
Vendor: 12674 - PUSHWATER ENTERPRISES INC				
PUSHWATER ENTERPRISES INC	23192	02/03/2026	Envelopes for City Clerk's Office #500	137.00
PUSHWATER ENTERPRISES INC	23235	02/03/2026	Cutoff Notice card stock (500forms/250 sht)	93.75
PUSHWATER ENTERPRISES INC	23235	02/03/2026	Termination Notice card stocks (2,000 forms/1k sht)	375.00
Vendor 12674 - PUSHWATER ENTERPRISES INC Total:				605.75
Vendor: 10030 - QUALITY SPEAKS LLC				
QUALITY SPEAKS LLC	187714-Jan	02/03/2026	Monthly Office Phone Service 1/27/26-2/27/26	89.51
Vendor 10030 - QUALITY SPEAKS LLC Total:				89.51
Vendor: 13142 - RED EQUIPMENT, LLC				
RED EQUIPMENT, LLC	04 E00068	02/03/2026	2026 Vac-Con Combination Flush Truck	260,000.00
RED EQUIPMENT, LLC	04 E00068	02/03/2026	2026 Vac-Con Combination Flush Truck	260,000.00
RED EQUIPMENT, LLC	04 E00068	02/03/2026	2026 Vac-Con Combination Flush Truck	78,426.00
Vendor 13142 - RED EQUIPMENT, LLC Total:				598,426.00
Vendor: 8035 - REEVES-WIEDEMAN COMPANY				
REEVES-WIEDEMAN COMPANY	6701626	02/03/2026	Screwdriver set, sawzall wheel/blades,wrench,#528	178.84
Vendor 8035 - REEVES-WIEDEMAN COMPANY Total:				178.84
Vendor: 13159 - ROB BEKELE				
ROB BEKELE	0006412	02/03/2026	Reimbursement Duty Pistonal 2/paddle attachments	56.98
Vendor 13159 - ROB BEKELE Total:				56.98
Vendor: 13158 - ROCIO MARTIN				
ROCIO MARTIN	99152098	02/03/2026	Refund Deposit - South Park 1/17/26	150.00
Vendor 13158 - ROCIO MARTIN Total:				150.00
Vendor: 11773 - RONALD TILDEN				
RONALD TILDEN	119471	02/03/2026	Oil change & flat tire repair Codes Vehicle	91.95
RONALD TILDEN	119480	02/03/2026	#73 Flat repair	30.00
RONALD TILDEN	119509	02/03/2026	#73 Replace Tire	30.45
Vendor 11773 - RONALD TILDEN Total:				152.40
Vendor: 13156 - SAMANTHA BOUSFIELD				
SAMANTHA BOUSFIELD	97957327	02/03/2026	Refund Deposit - Honeybee Room - 1/17/2026	100.00
Vendor 13156 - SAMANTHA BOUSFIELD Total:				100.00
Vendor: 8822 - SHAWNEE MISSION FORD INC				
SHAWNEE MISSION FORD INC	73788-89-90-97	02/03/2026	2026 Ford PIU (X4) vehicle order	208,292.00
Vendor 8822 - SHAWNEE MISSION FORD INC Total:				208,292.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 8136 - SMITH & LOVELESS INC				
SMITH & LOVELESS INC	201801	02/03/2026	120 VAC Relay- WWTP	279.04
Vendor 8136 - SMITH & LOVELESS INC Total:				279.04
Vendor: 11869 - SOUTHWEST ANSWERING SERVICE INC				
SOUTHWEST ANSWERING SE...	28710123206	02/03/2026	After Hours Answering Service 12/26/25-1/22/26	175.85
Vendor 11869 - SOUTHWEST ANSWERING SERVICE INC Total:				175.85
Vendor: 9824 - STRYKER SALES LLC				
STRYKER SALES LLC	9211345841	02/03/2026	NIBP Cuffs, infant, child, sm adult, XL adult	192.40
Vendor 9824 - STRYKER SALES LLC Total:				192.40
Vendor: 6525 - SUNFLOWER EMBROIDERY LLC				
SUNFLOWER EMBROIDERY LLC	1325	02/03/2026	Uniform Screen Printing	213.32
Vendor 6525 - SUNFLOWER EMBROIDERY LLC Total:				213.32
Vendor: 12053 - SUNSHINE LIGHTING COMPANY				
SUNSHINE LIGHTING COMPA...	100831	02/03/2026	Labor & Lift for Gym Light	715.00
Vendor 12053 - SUNSHINE LIGHTING COMPANY Total:				715.00
Vendor: 13079 - THE RECORD PUBLICATIONS, LLC				
THE RECORD PUBLICATIONS, L...	5120	12/29/2025	Ordinance No. 2603	190.08
THE RECORD PUBLICATIONS, L...	5199	12/29/2025	Ordinance No.2606	35.00
THE RECORD PUBLICATIONS, L...	5199	12/29/2025	Ordinance No.2605	62.40
THE RECORD PUBLICATIONS, L...	5199	12/29/2025	Notice to Bidders - Fire Station Doors	35.00
THE RECORD PUBLICATIONS, L...	5211	12/29/2025	Notice of Public Hearing	40.32
Vendor 13079 - THE RECORD PUBLICATIONS, LLC Total:				362.80
Vendor: 12744 - T-MOBILE				
T-MOBILE	200411005-	02/03/2026	Mobile Phone Service - FD Final Invoice-	227.07
T-MOBILE	201314314-Feb	02/03/2026	Monthly Bill (Cell Phone) 12/21/25-1/20/26	634.12
T-MOBILE	201731959-Feb	02/03/2026	Monthly Bill (Data) 12/21/25- 1/20/26	542.38
Vendor 12744 - T-MOBILE Total:				1,403.57
Vendor: 0017 - TOMPKINS INDUSTRIES INC				
TOMPKINS INDUSTRIES INC	406105520	02/03/2026	Repair parts brine spreader VID#526	422.04
Vendor 0017 - TOMPKINS INDUSTRIES INC Total:				422.04
Vendor: 7715 - TYLER TECHNOLOGIES INC				
TYLER TECHNOLOGIES INC	CI100-00236263	12/29/2025	Fire Field Mobile w/Advanced Mapping Maint	105.00
Vendor 7715 - TYLER TECHNOLOGIES INC Total:				105.00
Vendor: 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY				
UNIVERSITY OF KANSAS HOSP...	69799864-1	02/03/2026	Balance Due Zeeb, J	100.00
UNIVERSITY OF KANSAS HOSP...	75412114	12/29/2025	Misc Svcs- Leslie Carter	110.00
UNIVERSITY OF KANSAS HOSP...	75412114	12/29/2025	Misc Svcs-A Madrigal Gallardo	85.00
Vendor 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY Total:				295.00
Vendor: 2169 - WALMART				
WALMART	125232	02/03/2026	Restitution- Court Bond Ballard	250.00
Vendor 2169 - WALMART Total:				250.00
Vendor: 7375 - WATCHMEN SECURITY SERVICES LLC				
WATCHMEN SECURITY SERVIC...	107379	02/03/2026	Monthly Monitoring- Comm Ctr - Feb	143.82
WATCHMEN SECURITY SERVIC...	107613	02/03/2026	Monthly Monitoring- Aquatic Park - Feb	63.08
Vendor 7375 - WATCHMEN SECURITY SERVICES LLC Total:				206.90
Vendor: 2043 - WEIS FIRE & SAFETY EQUIPMENT				
WEIS FIRE & SAFETY EQUIPM...	199399	02/03/2026	Wildland Fire Shirts XL X5	1,035.00
WEIS FIRE & SAFETY EQUIPM...	199399	02/03/2026	Wildland FireVent Pant	247.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
WEIS FIRE & SAFETY EQUIPM...	199399	02/03/2026	Wildland Fire Vent Pant 2-34 inseam	494.00
WEIS FIRE & SAFETY EQUIPM...	199399	02/03/2026	Wildland Fire pan 32 inseam	217.00
WEIS FIRE & SAFETY EQUIPM...	199399	02/03/2026	Wildland Fire ShirtsSm X 2	414.00
WEIS FIRE & SAFETY EQUIPM...	199399	02/03/2026	Wildland Fire Vent Pant2 SXL 24 inseam	292.00
WEIS FIRE & SAFETY EQUIPM...	199399	02/03/2026	Wildland Fire Vent Pan 36 insearm	247.00
WEIS FIRE & SAFETY EQUIPM...	199399	02/03/2026	Wildland Fire Vent Pants 2 32 inseam	494.00
Vendor 2043 - WEIS FIRE & SAFETY EQUIPMENT Total:				3,440.00

Vendor: 1321 - WESTLAKE HARDWARE

WESTLAKE HARDWARE	14007853	12/29/2025	Fasteners	3.90
WESTLAKE HARDWARE	14008261	12/29/2025	Cable Ties	15.99
WESTLAKE HARDWARE	14008511	12/29/2025	6 bags concrete	45.54
WESTLAKE HARDWARE	14008663	02/03/2026	Hardware install lights on Oak St	44.60
WESTLAKE HARDWARE	14008667	02/03/2026	Supplies to install lights on Oak St	6.77
WESTLAKE HARDWARE	14008717	02/03/2026	Hardware & pain dumpster enclosure @ North Pk	91.99
WESTLAKE HARDWARE	14008718	02/03/2026	Hardware repair lights blg maint van VID#480	19.17
WESTLAKE HARDWARE	14008722	02/03/2026	Round base magnet for Minet activation & reading	17.99
WESTLAKE HARDWARE	14008725	02/03/2026	Hardware dumpster enclosure @ North Pk	133.97
WESTLAKE HARDWARE	14008737	02/03/2026	Thermostat & batteries South Pk Storage	35.98
WESTLAKE HARDWARE	14008740	02/03/2026	HVAC air filter WTP process area	41.94
WESTLAKE HARDWARE	14008744	02/03/2026	Kerosene heater & fuel WTP Chemical room	319.98
WESTLAKE HARDWARE	14008749	02/03/2026	Thermometer, nylon rope & PVC pipe cemet- WWTP	73.56
WESTLAKE HARDWARE	15501880	02/03/2026	Keronse heater for WTP Chem room	229.99
Vendor 1321 - WESTLAKE HARDWARE Total:				1,081.37

Vendor: 11421 - WEX INC

WEX INC	110340461	02/03/2026	FUEL-January 2026	65.92
WEX INC	110340461	02/03/2026	FUEL-January 2026	1,292.52
WEX INC	110340461	02/03/2026	FUEL-Janurary 2026	45.00
WEX INC	110340461	02/03/2026	FUEL-Janurary 2026	5,328.60
WEX INC	110340461	02/03/2026	FUEL-January 2026	958.53
WEX INC	110340461	02/03/2026	FUEL-January 2026	156.84
WEX INC	110340461	02/03/2026	FUEL-January 2026	615.04
WEX INC	110340461	02/03/2026	FUEL-January 2026	408.31
Vendor 11421 - WEX INC Total:				8,870.76

Vendor: 8411 - WILSON & COMPANY INC ENGINEERS & ARCHITECTS

WILSON & COMPANY INC ENG...145590	12/29/2025	Dec 2025 Engineering - PW North Pk Dam Inspect	2,762.00
WILSON & COMPANY INC ENG...145590	12/29/2025	Dec 2025 Engineering WW-WWTP phosphorous removal	990.00
WILSON & COMPANY INC ENG...145590	12/29/2025	Dec 2025 Engineering - P&R Center Pk Shelter	1,955.00
WILSON & COMPANY INC ENG...145590	12/29/2025	Dec 2025 Engineering - Stormwater MS 4 reporting	2,260.00
WILSON & COMPANY INC ENG...145590	12/29/2025	Dec 2025 Engineering - P&R North Pk Pickleball Ct	210.00
Vendor 8411 - WILSON & COMPANY INC ENGINEERS & ARCHITECTS Total:			8,177.00

Grand Total: 1,293,358.59

Memorandum

Date: February 9, 2026
To: Mayor and City Council
From: Mark Lee, Kiley Meierarend

Subject: BSCP-02-25 - Comprehensive Plan Amendments - Future Land Use Map Amendment

Recommendation: The Planning Commission and Staff recommend approval.

Action: Make a motion to adopt an ordinance amending the Future Land Use Map of the Comprehensive Plan of Bonner Springs and its planning area.

Background: A staff report is included; additionally, the draft Planning Commission meeting minutes from the January 20th meeting are attached.

Discussion: A public hearing was held at the January 20th Planning Commission meeting; by a unanimous vote (6-0), with one member absent, the Planning Commission recommended approval with six staff stipulations.

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 6

BSCP-01-26

Topic: **PUBLIC HEARING- Consider a request** to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 708 S. 130th Street.

Narrative:

The property at 708 S. 130th Street has a proposed replat (RP-04-25) that would combine the western portion of the property with 709 S. 132nd Street. This newly combined lot would then be rezoned to MR (Mixed Residential) to bring the property under one (1) zoning district and allow for the construction of multi-family residences. This action would also require the newly platted property to update the Future Land Use Map to designate the property as High-Density Residential.

The parcel is currently zoned GR (General Residential) and is designated as Low-Density Residential.

This Staff Report has been updated to reflect the most current application submission materials.

Presented by: Mark Lee – Community Development Director

Prepared by: Kiley Meierarend – City Planner

Staff Recommendation:

Staff recommends that the Future Land Use Map be amended to reflect the proposed multi-family use for the parcel at 708 S. 130th Street.

Attachments:

Staff Report (4pgs)

Aerial Image (8.5x11)

REQUEST FOR APPROVAL TO AMEND THE FUTURE LAND USE MAP AS INDICATED IN THE COMPREHENSIVE PLAN OF BONNER SPRINGS; REQUESTED AMENDMENT IS FROM LOW-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL WITH A LOCATION OF 708 SOUTH 130TH STREET.

MEETING DATE: January 20, 2026
REPORT WRITTEN: January 06, 2026
APPLICATION #: BSCP-01-26

APPLICANT:
Guy Tiner
PO Box 302
Bonner Springs, KS 66012

ENGINEER
Herring Surveying Company
315 N. 5th Street
Leavenworth, KS 66048

REQUEST:

- The applicant is requesting to amend the Future Land Use Map (FLUM) as indicated in the Comprehensive Plan; the requested amendment will be from Low-Density Residential to High-Density Residential. The property in question is located. south of the commercial district on the corner of Kansas Avenue and Kansas 7 Highway.

BACKGROUND:

The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat (RP-04-25) will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.72+/- acres to 6.95 +/- acres. The proposed development will not change any lots outside of the proposed final plat area.

With the construction of the Bonner Springs Senior Villas, the development of multi-family dwellings has the potential to continue along South 132nd Street. While low-density residential development of the area is still feasible and would match the surrounding land uses to the south of the subject property, the proximity to a major intersection at Kansas Avenue and Kansas Highway Seven (7) is just as desirable for high-density residential growth.

FACTORS FOR CONSIDERATION:

The Comprehensive Plan which includes the Future Land Use Map was adopted in January of 2024. The current Future Land Use Map reflects the 6.4 +/- acres at 708 South 130th Street as a Low-Density Residential land use designation; the subject property abuts large-lot residential properties to the south, commercial developments to the north, commercial development and a public park to the east and

vacant land designated as High-Density Residential to the west. Continued multi-family development is likely to continue at the properties addressed as 709 South 132nd Street and 631 South 132nd Street.

The Comprehensive Plan states:

Low-Density Residential – *typical residential density of 2 to 4 units per acre*: This category is appropriate for single-family detached dwellings. It may also include planned public and semi-public uses considered compatible with residential uses, such as schools, religious institutions, and civic uses.

High-Density Residential – *typical residential density of 6 to 18 dwelling units per acre*: This category includes townhomes, apartments and condominium areas. Such uses should provide additional open space, amenities, and quality design in accordance with common planning principles and the duly adopted Architectural Design Guidelines for Multi-Family, Commercial and Industrial Zoning Districts.

THE CURRENT FUTURE LAND USE MAP DESIGNATION:



Past practice has required five (5) factors to be used when considering amendments to the Future Land Use Map.

1. What has changed since the Comprehensive Plan was adopted to warrant this request?

The development of the Bonner Springs Senior Villas, a multi-family development for individuals 55 and older, was approved in 2024 and construction started in 2025. Thus, showing an interest in creating higher-density living spaces near the commercial district along Kansas Avenue. This is also one of the first requests to alter the Future Land Use Map since the Comprehensive Plan was adopted in 2024.

Additionally, the property at 708 South 130th Street is being split into two (2) pieces. The eastern portion of the property will remain low-density residential, as there is an existing single-family residence on the property. However, the western portion will be combined in 709 South 132nd Street to create a larger lot. The property at 709 South 132nd Street is currently zoned MR, Mixed-Residential and designated as High-Density Residential. The applicant has submitted a change of zone application to bring the western portion of 708 South 130th Street into conformance with the MR zoning district. This application would bring the property into compliance under the Future Land Use Map.

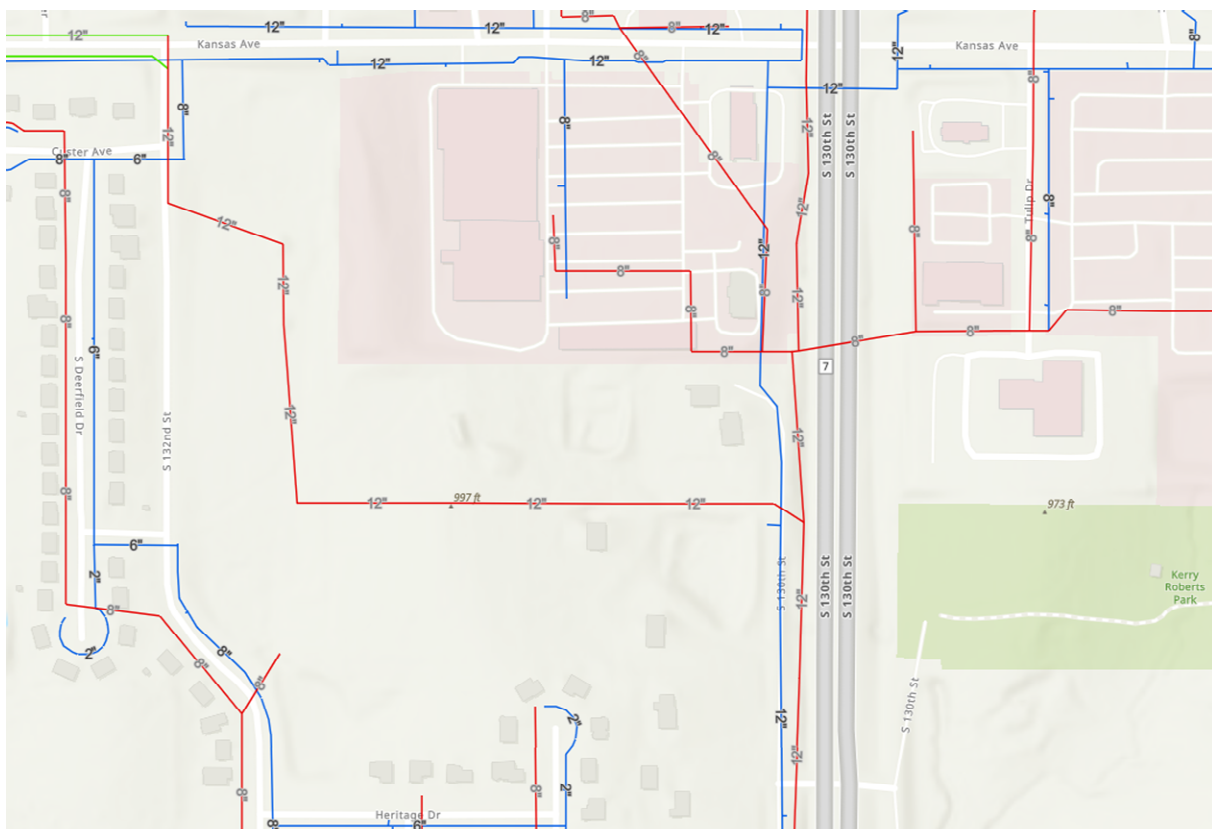
2. Traffic Counts and Pattern Changes?

The traffic counts and patterns have not changed. However, the Comprehensive Plan does call for the future implementation of a collector street that would run along the southern portion of the subject property. A collector street would service an average of anywhere from 1,500 to 12,000 daily trips. The K-7 Corridor Management Plan, prepared by the Kansas Department of Transportation, also indicates that a future collector or access road is to be constructed along the southern portion of the subject property. As these two (2) plans agree on the placement of a future collector street, Staff is aware that the future traffic counts and patterns will change and High-Density Residential parcels could be serviced by this road. The parcel would also connect to South 132nd Street which is already designated as a collector street.

3. Utility/Infrastructure Changes?

There is a 12-inch sanitary sewer line that runs through the property that connects to a 12-inch main that runs along Kansas Highway Seven. The construction of this line was completed in 2013.

The property is currently serviced by a 12-inch water line that runs along South 130th Street. However, once the parcel is split into two (2) portions, an easement for a water line extension might be required for new development on the western portion. It would also be possible for the 8-inch water line that runs along South 132nd Street to be extended to service the newly created lot at 709 South 132nd Street.



Status of Floodplain/Hydrology?

The subject property is not located in a floodplain, and it has a gradual change in elevation with most of the property draining to the south. Stormwater run-off will need to be addressed with development of the site.

Changes in Surrounding Land Use?

Recently, the property to the north of 709 South 132nd Street has started construction on a multi-family development for Seniors. Additionally, there is a proposal for higher-density residential units further north at the corner of Interstate 70 and Kansas Highway Seven (7). These developments show that there is an interest in higher-density residential units in this area of Bonner Springs.

STAFF RECOMMENDATION:

Staff recommends that the Future Land Use Map be amended to High-Density Residential to reflect the proposed multi-family use for the parcel, 708 S. 130th Street.

If recommended for approval to the Governing Body; Staff recommends the following stipulations:

1. A rezoning of the property in question shall take place prior to the Future Land Use Map being officially amended;
2. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water, other public utilities as required to make the site developable;
3. A final plat adhering to the requirements of the Bonner Springs Subdivision Regulations shall be submitted and approved by the City prior to building permits being issued;
4. Any and all construction drawings shall be submitted to the City for review and approval prior to site improvements commencing;
5. The final plat shall be recorded with the Wyandotte County Register of Deeds; and
6. In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by all Zoning Ordinances and Subdivision Regulations of the City of Bonner Springs.

If **APPROVED** this item will move to the Governing Body; the request will be presented at the February 9th, 2026 regular meeting.



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - January 20, 2026

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Paul Zeps called the meeting to order at 6:30 p.m. The Community Development Director called roll and a quorum was present. Chair Commissioner Greg Gebauer was absent.

CONSENT AGENDA -

Approval of minutes from the December 16th meeting - Lloyd Mesmer moved Nick Perica seconded to approve the minutes of the December 16, 2025 Planning Commission Meeting as written. The motion passed unanimously 6-0.

OLD BUSINESS -

Approval of the minutes from the November 18th meeting. - Lloyd Mesmer motioned Vincent Bombardier second to approve the minutes from the November 18, 2025 Planning Commission Meeting as presented. The motion passed unanimously 6-0.

NEW BUSINESS -

PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street) - The Community Development Director, Mark Lee, presented the Staff Report for Preliminary Plat - PP-01-25 for the Bungalow at Bonner Springs — 300 S 130th Street. Lloyd Mesmer motioned, Vincent Bombardier seconded, and the Vice Chair, Paul Zeps opened the public hearing at 6:34 p.m.

Jeremy Hall, Cavan Company of Arizona gave a presentation about the Bungalows of Bonner Springs. Cavan Company is an Arizona-based, family-owned private real estate company, and has been in business for 53 years. Eight years ago, they got into residential properties and developed single-family neighborhoods for rent. We call them the Bungalow's. They will be single family homes for rent. They have about 24 projects in Arizona, Santa Fe, Omaha and greater Kansas, Des Moines and soon to be other Midwest Cities: Chicago, Minneapolis, Milwaukee and Madison. The Bungalows are an apartment complex deconstructed as single-family homes. They are 1, 2 and 3-bedroom residents that are stand-alone homes built around common parking. Professionally managed by onsite management and maintenance. They are in the market between apartments and traditional single-family homes. They have the amenities of a clubhouse, pool, fitness center, sports courts and dog park. The pond will stay with a possible walking trail around it. The designs are farmhouse design. We are at a lower density than the apartments that were previously approved. City Capturing premium rents more than apartments but less than new homes. Small private backyards. Tenants are usually younger residents that don't want neighbors above or below and can't or don't want to buy a home and empty nesters. Entrance is off of Commercial Dr.

Vice Chair Paul Zeps asked if anyone would be speaking in favor? None
Would anyone like to speak against this project?

Greg Gibson, 13116 Heritage Dr. in Deerfield. His first concern is the size of the units. 186 units is way too much for the size of this project in the space proposed at this location. Traffic: A proposed gated community and there are only two proposed entrances and the Davis Ave entrance to the west dumps into a residential area that was designed and built for larger homes with larger square footage and larger lots. How will they like the increase in traffic? The Commercial Dr, exit to the south: the proposal states that the intersection at K-7 and Commercial Dr will be used to go south on K7. They will most likely use the intersection to the south on Commercial Dr. at Kansas Ave intersection, which will add additional chaos and concern to what is already becoming a difficult intersection. The proposal states a traffic impact study has been completed and reviewed. Can it be shared with concerned residents and is it the same traffic study from 2023 for the 204 Corner Stone Apartments project was approved or has the traffic impact study been updated? What changes? I have reached out to the USD 204 administration on their thoughts on how this addition of students will affect their enrollment capacity and busing concerns. I spoke with Superintendent Rick Moulin and a School Board member, and they were both unaware of this proposal. Cavan refers to them as projects and not communities. We must stop the multifamily build-to-rent approvals and get back to single-family owner-occupied houses and developments. This community and its school system will grow in a much more sustainable position if we do.

Paul Reese, 13282 Davis Ave. Have any communities been built in the Midwest? Jeremy Hall stated 3 in Omaha and 1 in

Kansas City, Missouri. I am confused about the traffic study. Have we done another study what study has been done and what routes?

Mark Lee stated a new traffic study has been done. We can't use the previous project, which was a 240-unit apartment project on half the property. The study takes into account this development and the routes in and out of it. It has been completed and is being reviewed by the city engineer. Police and fire have input.

Mr. Reese continued, Did they look at other options for entrances? Have we looked at Schubert Dr. to see if that is a feasible option? Street conditions are horrible with potholes. There will be 184 additional vehicles, and we may have to look at how we do maintenance on the roads. How do we protect the integrity of the Davis Estates as this construction goes on? Dust, mud and other issues will be a problem, so I need some assurance that this will be accounted for. There are a lot of questions, and it is important that we get the right community in this area that has the least impact on the people around it.

Bradley Landers, 333 S. 132nd Terr. Traffic is a problem and the city needs to do a better job of redoing the area before they start any more development in the area. Fire and EMS need to be addressed. Build a community for families, not apartments where people just come and go.

Jason Krone, 13110 Heritage Dr. Traffic stresses on the intersection of K7 and Kansas Ave. This is not just the city, it is a state highway and the state has influence over that intersection and the timing of the lights. Currently, you may sit through 3 cycles to be able to turn left onto K7.

Charles Villareal, 807 S 131st st. So everyone will be going south to Kansas Ave? Mark Lee stated that they can go to Commercial and then go south on K7. They would use Kansas Ave to go north on K7.

Tom Brady, 347 Schubert, What is the rent going to be? I have concerns about traffic. Will there be a noise barrier for 170? How long will you guarantee that you won't sell this property? What tax incentives?

Amy Reese 13282 Davis Ave. Traffic is a concern is the study less than the previous study? Not wanting traffic to impact the children playing and the neighborhood feeling. It will change the whole dynamic of Davis Estates.

Jeremy Hall came up to answer some of the questions. We have done an independent traffic study and have not received any comments on the study yet. It will be far less than the previous study. No taxpayer funds of any kind will be used for this project. This is a market rate community and will stand on its own. It is highly unlikely that a single-family subdivision would be successful by the highway. There are gates at both the entrance and Davis Ave. There is an entrance on Davis Ave because we are required to put one there per fire code. There has to be 2 points of access. It is an exit-only gate. They are single-family one-story buildings. Rental rates are not finalized yet but will be around \$2000 for the small units and \$2500 or higher for the larger units. We chose Bonner Springs because of the lack of this kind of housing. Diversity in housing is needed and we like sights next to highways.

Lloyd Mesmer motioned, Nick Perica seconded, and Vice Chair Paul Zeps closed the public hearing at 7:31.

Lloyd Mesmer motioned, Sherri Neff seconded to accept the Preliminary Plat as presented. The motion did NOT pass unanimously 0-6.

This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street. - The Community Development Director gave the staff report for rezoning and development — BSRZ-03-25 zoning change from RR(Rural Residential) and MR (Mixed-Use Residential) to PD-MR(Planned Mixed-Use Residential District) for 300 S 130th St. Lloyd Mesmer motioned, Nick Perica seconded Vice Chair Paul Zeps opened the public hearing at 7:47 p.m.

No comments for or against from the public.

Lloyd Mesmer motioned, Vincent Bombardier seconded, to close the public hearing at 7:53 p.m.

Discussion among the Commissioners. Paul Zeps stated he does not like the 10 houses per acre. Too dense and is not for it. Lloyd Mesmer stated he liked the basic concept. Vincent Bombardier stated he has traffic concerns that there would be a great impact. Sherri Neff stated she was for it but has traffic concerns as well.

Lloyd Mesmer motioned, Jason Cruse seconded to accept the zoning change as presented. The motion did NOT pass unanimously 0-6.

This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-25– Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 708 S. 130th Street. The request is to alter the designation from low-density residential to high-density residential to match the adjacent property. - The Community Director, Mark Lee gave the staff report on the Comprehensive Plan Change - BSCP -02-25 Amend the Springs future land use map for the property of 708 S 130th St. Lloyd Mesmer motioned, Vincent Bombardier seconded, Vice Chair Paul Zeps opened the public hearing at 8:01 p.m.

Greg Gibson, 13116 Heritage Dr. What does Guy Tiner intend to build? The sign was not posted for 20 days.

Charles Villareal, 807 S 131st Street, Will have traffic problems from 300-unit apartments.
Joyce Villareal stated she doesn't like the apartments either.

Joe Dooley, 740 S 131st Street, Not for this change will diminish his property value.

Jason Krone, 13110 Heritage Dr., Proper process not followed. The sign has not been there for 20 days. He just saw it today.

Mark Lee stated that he put up the sign on Monday, January 5th and the letters were mailed December 31st.

Guy Tiner stated the sign had been blown over and bent.

Jackie Ewan, 730 S 130th St. They do not want there to be access to their private road. Don't want apartments there.

The residents all stated that they did not want there to be access to their private road.
Mark Lee stated there is no plan for what will be built there at this time and that there is an easement for future use if needed.

Lloyd Mesmer motioned, Nick Peric seconded, to close the public hearing at 8:30 p.m.

Lloyd Mesmer motioned, Nick Perica seconded to accept the Comprehensive plan change as presented. The motion passed unanimously 6-0.

This will go to the City Council meeting on February 9th, 2026.

RP-04-25 - Consider a Replat of part of Lot 2, Bonner Springs Senior Villas and a part of Lots 9 and 10 of the Country Hills Subdivision (708 S. 130th Street and 709 S. 132nd Street) - The Community Director, Mark Lee gave the staff report on the Replat of BSCP -04-25 Lot 2 Bonner Springs Senior Villas and part of Lots 9 and 10 of the country Hills Subdivision (708 S 130th St. and 709 S. 132nd Street)

Jason Cruse motioned, Nick Perica seconded, to approve the replat. The motion passed unanimously 6-0
This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Request for Rezoning – BSRZ-02-25 - Consider a request for approval of a zoning change from GR (General Residential) to the zoning category of MR (Mixed-Residential) for 708 S. 130th Street. - The Community Director, Mark Lee gave the staff report on the rezoning - BSRZ-02-25 from GR (General Residential) to MR (Mixed-Residential) for 708 S 130th Street. Lloyd Mesmer motioned, Nick Perica seconded, Vice Chair Paul Zeps opened the public hearing at 8:37 p.m.

Residents Joe Dooley, 704 S 130th Street said he was opposed it would lower his property value.

Greg Gibson, 13116 Heritage Dr. wanted to know what the plan for this property would be and if it would be apartments.

Guy Tiner stated that this property was zoned over 40 years ago for apartments.

Lloyd Mesmer motioned, Vincent Bombardier seconded, Vice Chair Paul Zeps closed the public hearing at 8:40 p.m.

Vincent Bombardier motioned Jason Cruse seconded, to approve the rezoning as presented. The motion passed unanimously 6-0.

This will go to the City Council meeting on February 9th, 2026.

OPEN AGENDA - None

COMMUNITY DEVELOPMENT DIRECTORS REPORT - Nothing at this time.

ADJOURNMENT - Vice Chair, Paul Zeps adjourned the Planning Commission meeting at 8:44 p.m.

ORDINANCE NO. _____

An Ordinance to Amend the Future Land Use Map of the Comprehensive Plan For BSCP-02-25, a Change from a Low-Density Residential Use to a High-Density Designation for 708 S. 130th Street in the City of Bonner Springs, Wyandotte County, Kansas

Be it Ordained by the Governing Body of the City of Bonner Springs, Kansas:

Section I: That the Land Use designation on the Future Land Use Map of the Comprehensive Plan be amended for the following described tract of land situated in the north One-Half of the northwest Quarter Section 20, Township 11, Range 23, in the City of Bonner Springs, Wyandotte County, Kansas being more particularly described as follows:

A part of Lot 9 and all of Lot 10, COUNTRY HILLS SUBDIVISION, City of Bonner Springs, Wyandotte County, Kansas, as written by Joseph A. Herring PS-1296 on January 27, 2026, and more fully described as follows:

Commencing at the Northeast corner of said Lot 10; thence South 88 degrees 09'42" West for a distance of 263.50 feet along the North line of said Lot 10 to the TRUE POINT OF BEGINNING; thence South 01 degrees 58'53" East for a distance of 300.07; thence South 88 degrees 10'04" West for a distance of 650.71 feet to the West line of said Lot 9; thence North 01 degrees 54'49" West for a distance of 300.00 feet along the West line of said Lots 9 and 10 to the Northwest corner of said Lot 10; thence North 88 degrees 09'42" East for a distance of 650.41 feet along the North line of said Lot 10 to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 4.48 acres, more or less.

From a Low-Density Residential designation to a High-Density Residential designation under BSCP-02-25 for 708 S. 130th Street.

Section II: Approval is subject to the following (6) conditions:

1. A rezoning of the property in question shall take place prior to the Future Land Use Map being officially amended;
2. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water, other public utilities as required to make the site developable;
3. A final plat adhering to the requirements of the Bonner Springs Subdivision Regulations shall be submitted and approved by the City prior to building permits being issued;
4. Any and all construction drawings shall be submitted to the City for review and approval prior to site improvements commencing;
5. The final plat shall be recorded with the Wyandotte County Register of Deeds; and
6. In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by all Zoning Ordinances and Subdivision Regulations of the City of Bonner Springs.

Upon approval of this Ordinance the Future Land Use Map shall be amended to reflect the changes approved under BSCP-02-25.

Section III: This ordinance shall be in full force and effect after passage and publication in the official city newspaper.

Approved by the Governing Body and signed by the Mayor on February _____, 2026.

Thomas A. Stephens, Mayor

ATTEST:

Christina Brake, CMC, City Clerk

(SEAL)

Memorandum

Date: February 9, 2026
To: Mayor and City Council
From: Mark Lee, Kiley Meierarend

Subject: RP-04-25 - Replat of part of Lot 2, Bonner Springs Senior Villas and a part of Lots 9 and 10 of the Country Hills Subdivision (708 S. 130th Street and 709 S. 132nd Street)

Recommendation: Staff and the Planning Commission recommend approval.

Action: Make a motion to accept the dedication of public right-of-way and easements as indicated on the plat.

Background: At the January 20th Planning Commission meeting, by unanimous (6-0) vote, the Planning Commission, with 1 member absent, recommended approval of the replat with five stipulations.

Discussion: The staff report, along with the meeting minutes from the January 20th meeting are included.

Financial Impact:

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 7

CASE #: RP-04-25

Topic: **Consider a Replat-** Consider a Replat for the Bonner Hills Estates.

Narrative: The properties are currently zoned GR (General Residential District) and MR (Mixed-Residential District).

The current area included in the replat is mostly vacant apart from one (1) single-family residence. The proposed plat will subdivide the property into three (3) lots allowing for the existing single-family residence to be separated from the rest of 708 South 130th Street. The remaining portion of 708 South 130th Street is to be combined with the northern portion of 709 South 132nd Street. The southern portion of 709 South 132nd Street will be platted as an individual lot. The proposed replat includes three (3) residential lots with a lot size of 1.82 +/- acres, 6.76 +/- acres, and 1.72 +/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

This Staff report has been updated to reflect the current replat submission.

Presented by: Mark Lee - Community Development Director

Prepared by: Kiley Meierarend - City Planner

Staff Recommendation: Staff recommends that the Planning Commission APPROVE the Replat (RP-04-25) for Bonner Hills Estates with the stipulations listed in the Staff report.

Attachments:

Staff Report (6pgs)

Aerial Image (1pg)

Copy of Final Plat (2pgs)

REPLAT BONNER HILLS ESTATES– REQUEST FOR APPROVAL OF A REPLAT OF LOTS 1 AND 2.

MEETING DATE: January 20, 2026
REPORT WRITTEN: January 05, 2026
CASE #: RP-04-25

APPLICANT:

- Guy Tiner
PO Box 302
Bonner Springs, Kansas 66012

SURVEYOR:

- Herring Surveying Company
315 North 5th Street
Leavenworth, Kansas 66048

REQUEST:

The applicant is requesting approval of a replat comprised of three (3) residential lots and dedicated Right-of-Way.

ZONING:

- The properties are currently zoned “GR” General Residential and “MR” Mixed Residential.

SURROUNDING ZONING:

- North GC (General Commercial District)
- South GR (General Residential District)
- East CC (Central Commercial District)
- West PD (Planned Development District)

SURROUNDING USES:

- North Commercial development
- South Single-family residence
- East Caliber Collision – Auto body shop
- West Single-family residences

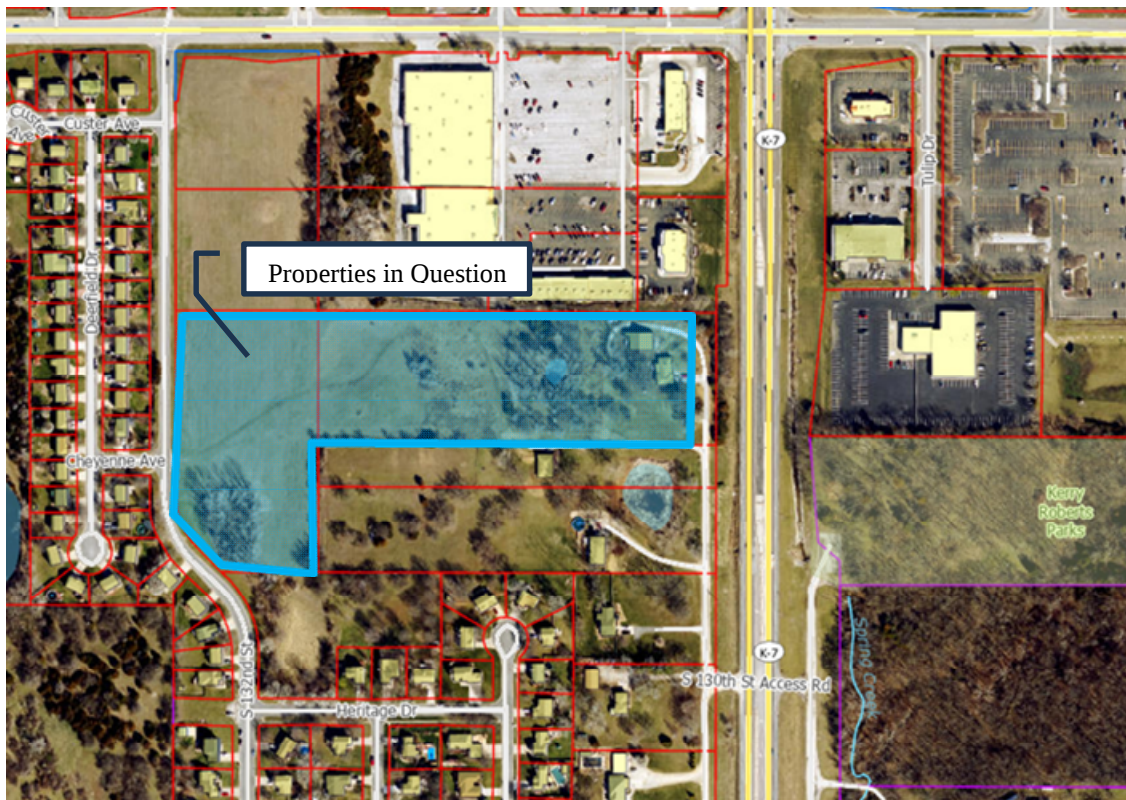
BACKGROUND:

The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.72+/- acres to 6.95 +/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

AERIAL IMAGE:



Typical preliminary and final plat procedures are being utilized for this application. The purpose of this procedure is to provide a means of approving a subdivision of land insuring compliance with the previously submitted preliminary plat and the subdivision regulations of the City of Bonner Springs. The purpose of a Final Plat is to:

- a. Confirm the dimensions, Access, and orientation of Lots established by a proposed subdivision are compliant with all standards of this Chapter 3. Subdivision Regulations and Chapter 2 Zoning Regulations above;
- b. Ensure required Improvements, including Right-of-Ways and public utilities such as water, wastewater, and stormwater facilities, are adequately located and installed to serve the proposed Lots;
- c. Provide the City with a means of accepting all required Right-of-Ways, Easements, and dedication of property as may be required by these regulations; and
- d. Provide a document to record the approved subdivision of property with the County.

Traffic Impact/Transportation Excise Tax

Additional traffic will be created by the proposed replat as the intent of this replat is to create a multi-family development. The increase in traffic created by lot one (1) and lot two (2) will ingress and egress to and from the property by a dedicated Right-of-Way that aligns with Cheyenne Avenue. Lot three (3) will retain access off South 130th Street Access Road.

The proposed use appropriately reflects the plans and use of the City of Bonner Springs Transportation Plan Map.

Stormwater Management

Stormwater Management facilities will be required for this parcel. The stormwater/drainage report has not been submitted as there is not a formal development proposal. The developer/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during the construction process.

Utilities

New utilities will be proposed with the subject plat. As part of the final plat appropriate utility easements are being put in place to accommodate utility service extensions. There is currently a sanitary sewer easement dedicated through both properties, and a 12-inch gravity sewer main was installed. Water will need to be extended to lots two (2) and three (3) to provide service. Utility providers have been notified of the final plat and have been given an opportunity to comment.

Future Land Use Designation

The proposed replat is not consistent with the 2025 and Beyond Comprehensive Plan Future Land Use Map. The property is designated as Low-Density Residential and the proposed use of the property does not conform to this designation as the use is High-Density Residential in nature. Therefore, the applicant has applied for a Comprehensive Plan change.

Subdivision Regulations Requirements

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements have been met. The final plat will not be released prior to execution of all review comments.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission APPROVE the Replat (RP-04-25) Bonner Hills Estates with the stipulations listed below.

STAFF STIPULATIONS:

Staff recommends APPROVAL of the Replat for Bonner Hills Estates application, with the following stipulations:

1. All comments and review items provided by the City Engineer and the Design Review Team shall be addressed prior to execution of the plat.

2. All construction documents referencing Streets and Stormwater, Sanitary Sewer and other necessary utilities shall be submitted and approved by the City prior to construction beginning.
3. Builder/Developer shall be required to install compliant sidewalks, per plans, at time of permit issuance or prior to final occupancy certificate being issued.
4. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Zoning Ordinances and Subdivision Regulations.
5. The Final Plat shall be filed with the Wyandotte County Register of Deeds prior to building permit issuance.

BONNER HILLS ESTATES

A Replat of Lot 2, BONNER SPRINGS SENIOR VILLAS, and a Replat of a part of Lot 9, Lot 10, COUNTRY HILLS SUBDIVISION, City of Bonner Springs, Wyandotte County, Kansas.

ADMINISTRATIVE REPLAT

PREPARED FOR:
GUY B. TINER
P.O. BOX 302
BONNER SPRINGS, KS 66012

PROPERTY ADDRESS:
708 S. 130TH STREET
BONNER SPRINGS, KS 66012
PID NO. 044-20-0-20-01-053
709 S. 132ND STREET
BONNER SPRINGS, KS 66012
PID NO. 044-20-0-20-01-053

SURVEYOR'S DESCRIPTION:

A part of Lot 9 and all of Lot 10, COUNTRY HILLS SUBDIVISION, and all of Lot 2, BONNER SPRINGS SENIOR VILLAS, City of Bonner Springs, Wyandotte County, Kansas, as written by Joseph A. Herring PS-1296 on November 19, 2025, and more fully described as follows: Beginning at the Northeast corner of said Lot 10; thence South 01 degrees 58'53" East for a distance of 300.10 feet along the East line of said Lots 9 and 10; thence South 88 degrees 10'04" West for a distance of 914.21 feet to the West line of said Lot 9; thence South 01 degrees 54'09" East for a distance of 300.10 feet to the Southeast corner of said Lot 2; thence South 88 degrees 11'18" West for a distance of 223.65 feet to the Southwest corner of said Lot 2; thence North 47 degrees 05'27" West for a distance of 74.83 feet along the Westerly line of said Lot 2; thence along a curve to the right having a radius of 171.27 feet and an arc length of 134.60 feet along said Westerly line, being subtended by a chord bearing North 24 degrees 34'41" West and a chord distance of 131.16 feet; thence North 02 degrees 03'50" West for a distance of 425.74 feet along said Westerly line to the Northwest corner of said Lot 2; thence North 88 degrees 03'19" East for a distance of 328.34 feet to the Northeast corner of said Lot 2; thence North 88 degrees 09'42" East for a distance of 913.81 feet along the North line of said Lot 10 to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 14.76 acres, more or less, including road right of way. Error of Closure: 1 - 154604



ZONING:

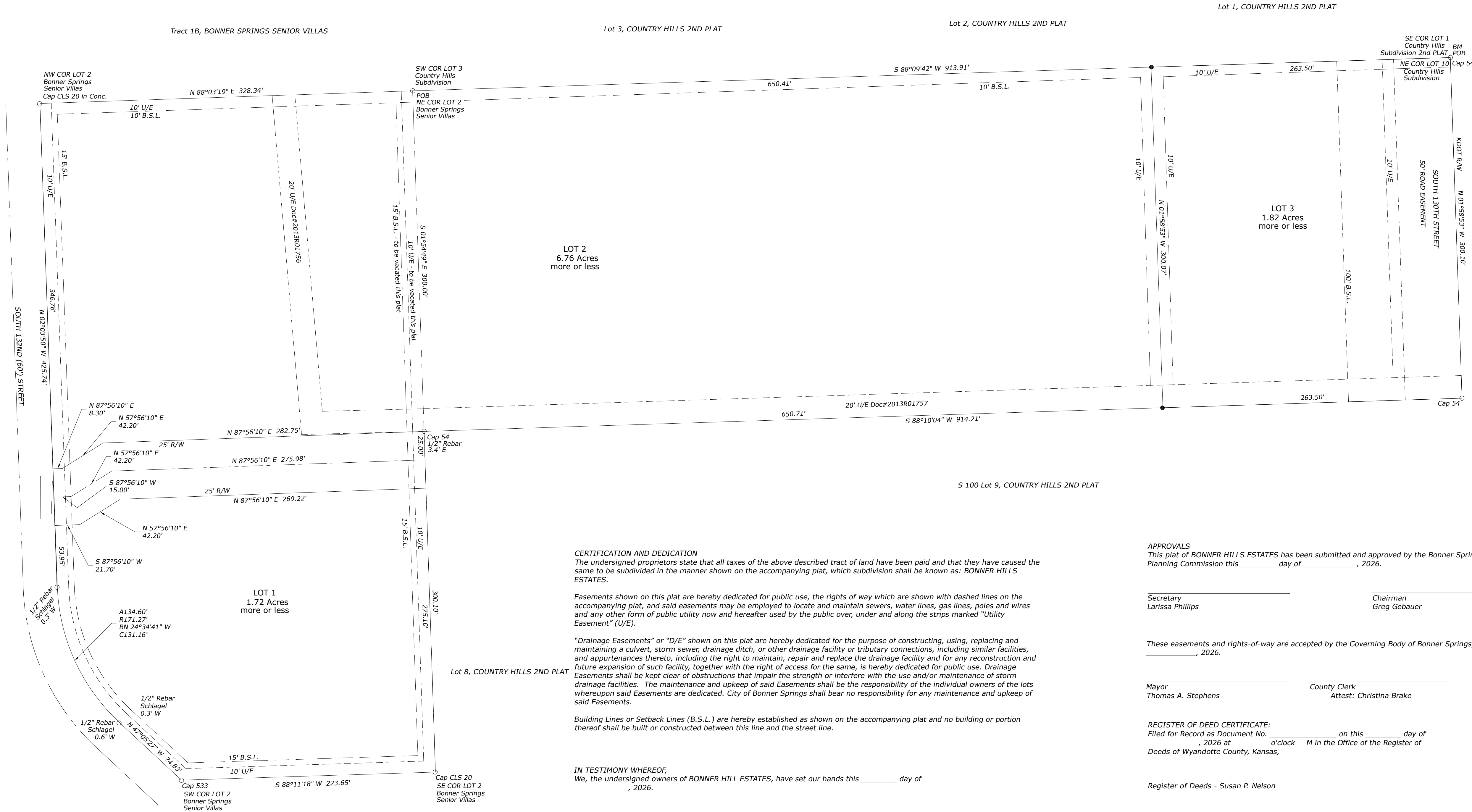
- GR - General Residential

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - 1 - 302843, 10.67 Acres, more or less
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR LOT 10 - 1/2" Rebar - Elev - 960.50'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc - per title commitment
- 12) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0109E dated September 2, 2015
- 13) Fence Lines do not necessarily denote the boundary line for the property.
- 14) Reference Surveys:
COUNTRY HILLS SUBDIVISION
COUNTRY HILLS SUBDIVISION 2ND PLAT
BONNER SPRINGS SENIOR VILLAS
DEERFIELD SUBDIVISION

LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- CL - Centerline
- \$ - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: BONNER HILLS ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. City of Bonner Springs shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,

We, the undersigned owners of BONNER HILL ESTATES, have set our hands this _____ day of _____, 2026.

Guy B. Tiner

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Guy B. Tiner, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____

(seal)

APPROVALS

This plat of BONNER HILLS ESTATES has been submitted and approved by the Bonner Springs Planning Commission this _____ day of _____, 2026.

Secretary
Larissa Phillips

Chairman
Greg Gebauer

These easements and rights-of-way are accepted by the Governing Body of Bonner Springs, Kansas, this _____ day of _____, 2026.

Mayor
Thomas A. Stephens

County Clerk
Attest: Christina Brake

REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock ____ M in the Office of the Register of Deeds of Wyandotte County, Kansas,

Register of Deeds - Susan P. Nelson

Margaret A. Orendac - Deputy Register of Deeds



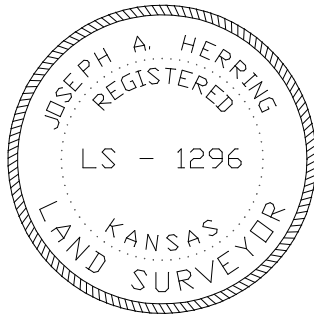
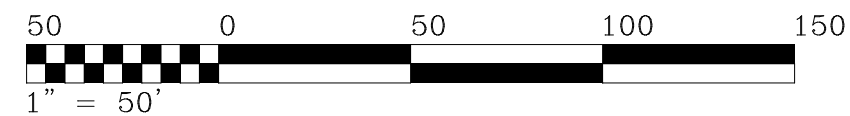
Scale 1" = 50'

Job # K-25-1896
June 28, 2025 Rev. 1/15/26
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com

COUNTY SURVEYOR

This survey has been reviewed for filing pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

County Surveyor
Brent E. Thompson LS-1277



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during dates of May through July 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - January 20, 2026

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Paul Zeps called the meeting to order at 6:30 p.m. The Community Development Director called roll and a quorum was present. Chair Commissioner Greg Gebauer was absent.

CONSENT AGENDA -

Approval of minutes from the December 16th meeting - Lloyd Mesmer moved Nick Perica seconded to approve the minutes of the December 16, 2025 Planning Commission Meeting as written. The motion passed unanimously 6-0.

OLD BUSINESS -

Approval of the minutes from the November 18th meeting. - Lloyd Mesmer motioned Vincent Bombardier second to approve the minutes from the November 18, 2025 Planning Commission Meeting as presented. The motion passed unanimously 6-0.

NEW BUSINESS -

PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street) - The Community Development Director, Mark Lee, presented the Staff Report for Preliminary Plat - PP-01-25 for the Bungalow at Bonner Springs — 300 S 130th Street. Lloyd Mesmer motioned, Vincent Bombardier seconded, and the Vice Chair, Paul Zeps opened the public hearing at 6:34 p.m.

Jeremy Hall, Cavan Company of Arizona gave a presentation about the Bungalows of Bonner Springs. Cavan Company is an Arizona-based, family-owned private real estate company, and has been in business for 53 years. Eight years ago, they got into residential properties and developed single-family neighborhoods for rent. We call them the Bungalow's. They will be single family homes for rent. They have about 24 projects in Arizona, Santa Fe, Omaha and greater Kansas, Des Moines and soon to be other Midwest Cities: Chicago, Minneapolis, Milwaukee and Madison. The Bungalows are an apartment complex deconstructed as single-family homes. They are 1, 2 and 3-bedroom residents that are stand-alone homes built around common parking. Professionally managed by onsite management and maintenance. They are in the market between apartments and traditional single-family homes. They have the amenities of a clubhouse, pool, fitness center, sports courts and dog park. The pond will stay with a possible walking trail around it. The designs are farmhouse design. We are at a lower density than the apartments that were previously approved. City Capturing premium rents more than apartments but less than new homes. Small private backyards. Tenants are usually younger residents that don't want neighbors above or below and can't or don't want to buy a home and empty nesters. Entrance is off of Commercial Dr.

Vice Chair Paul Zeps asked if anyone would be speaking in favor? None
Would anyone like to speak against this project?

Greg Gibson, 13116 Heritage Dr. in Deerfield. His first concern is the size of the units. 186 units is way too much for the size of this project in the space proposed at this location. Traffic: A proposed gated community and there are only two proposed entrances and the Davis Ave entrance to the west dumps into a residential area that was designed and built for larger homes with larger square footage and larger lots. How will they like the increase in traffic? The Commercial Dr, exit to the south: the proposal states that the intersection at K-7 and Commercial Dr will be used to go south on K7. They will most likely use the intersection to the south on Commercial Dr. at Kansas Ave intersection, which will add additional chaos and concern to what is already becoming a difficult intersection. The proposal states a traffic impact study has been completed and reviewed. Can it be shared with concerned residents and is it the same traffic study from 2023 for the 204 Corner Stone Apartments project was approved or has the traffic impact study been updated? What changes? I have reached out to the USD 204 administration on their thoughts on how this addition of students will affect their enrollment capacity and busing concerns. I spoke with Superintendent Rick Moulin and a School Board member, and they were both unaware of this proposal. Cavan refers to them as projects and not communities. We must stop the multifamily build-to-rent approvals and get back to single-family owner-occupied houses and developments. This community and its school system will grow in a much more sustainable position if we do.

Paul Reese, 13282 Davis Ave. Have any communities been built in the Midwest? Jeremy Hall stated 3 in Omaha and 1 in

Kansas City, Missouri. I am confused about the traffic study. Have we done another study what study has been done and what routes?

Mark Lee stated a new traffic study has been done. We can't use the previous project, which was a 240-unit apartment project on half the property. The study takes into account this development and the routes in and out of it. It has been completed and is being reviewed by the city engineer. Police and fire have input.

Mr. Reese continued, Did they look at other options for entrances? Have we looked at Schubert Dr. to see if that is a feasible option? Street conditions are horrible with potholes. There will be 184 additional vehicles, and we may have to look at how we do maintenance on the roads. How do we protect the integrity of the Davis Estates as this construction goes on? Dust, mud and other issues will be a problem, so I need some assurance that this will be accounted for. There are a lot of questions, and it is important that we get the right community in this area that has the least impact on the people around it.

Bradley Landers, 333 S. 132nd Terr. Traffic is a problem and the city needs to do a better job of redoing the area before they start any more development in the area. Fire and EMS need to be addressed. Build a community for families, not apartments where people just come and go.

Jason Krone, 13110 Heritage Dr. Traffic stresses on the intersection of K7 and Kansas Ave. This is not just the city, it is a state highway and the state has influence over that intersection and the timing of the lights. Currently, you may sit through 3 cycles to be able to turn left onto K7.

Charles Villareal, 807 S 131st st. So everyone will be going south to Kansas Ave? Mark Lee stated that they can go to Commercial and then go south on K7. They would use Kansas Ave to go north on K7.

Tom Brady, 347 Schubert, What is the rent going to be? I have concerns about traffic. Will there be a noise barrier for 170? How long will you guarantee that you won't sell this property? What tax incentives?

Amy Reese 13282 Davis Ave. Traffic is a concern is the study less than the previous study? Not wanting traffic to impact the children playing and the neighborhood feeling. It will change the whole dynamic of Davis Estates.

Jeremy Hall came up to answer some of the questions. We have done an independent traffic study and have not received any comments on the study yet. It will be far less than the previous study. No taxpayer funds of any kind will be used for this project. This is a market rate community and will stand on its own. It is highly unlikely that a single-family subdivision would be successful by the highway. There are gates at both the entrance and Davis Ave. There is an entrance on Davis Ave because we are required to put one there per fire code. There has to be 2 points of access. It is an exit-only gate. They are single-family one-story buildings. Rental rates are not finalized yet but will be around \$2000 for the small units and \$2500 or higher for the larger units. We chose Bonner Springs because of the lack of this kind of housing. Diversity in housing is needed and we like sights next to highways.

Lloyd Mesmer motioned, Nick Perica seconded, and Vice Chair Paul Zeps closed the public hearing at 7:31.

Lloyd Mesmer motioned, Sherri Neff seconded to accept the Preliminary Plat as presented. The motion did NOT pass unanimously 0-6.

This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street. - The Community Development Director gave the staff report for rezoning and development — BSRZ-03-25 zoning change from RR(Rural Residential) and MR (Mixed-Use Residential) to PD-MR(Planned Mixed-Use Residential District) for 300 S 130th St. Lloyd Mesmer motioned, Nick Perica seconded Vice Chair Paul Zeps opened the public hearing at 7:47 p.m.

No comments for or against from the public.

Lloyd Mesmer motioned, Vincent Bombardier seconded, to close the public hearing at 7:53 p.m.

Discussion among the Commissioners. Paul Zeps stated he does not like the 10 houses per acre. Too dense and is not for it. Lloyd Mesmer stated he liked the basic concept. Vincent Bombardier stated he has traffic concerns that there would be a great impact. Sherri Neff stated she was for it but has traffic concerns as well.

Lloyd Mesmer motioned, Jason Cruse seconded to accept the zoning change as presented. The motion did NOT pass unanimously 0-6.

This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-25– Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 708 S. 130th Street. The request is to alter the designation from low-density residential to high-density residential to match the adjacent property. - The Community Director, Mark Lee gave the staff report on the Comprehensive Plan Change - BSCP -02-25 Amend the Springs future land use map for the property of 708 S 130th St. Lloyd Mesmer motioned, Vincent Bombardier seconded, Vice Chair Paul Zeps opened the public hearing at 8:01 p.m.

Greg Gibson, 13116 Heritage Dr. What does Guy Tiner intend to build? The sign was not posted for 20 days.

Charles Villareal, 807 S 131st Street, Will have traffic problems from 300-unit apartments. Joyce Villareal stated she doesn't like the apartments either.

Joe Dooley, 740 S 131st Street, Not for this change will diminish his property value.

Jason Krone, 13110 Heritage Dr., Proper process not followed. The sign has not been there for 20 days. He just saw it today.

Mark Lee stated that he put up the sign on Monday, January 5th and the letters were mailed December 31st.

Guy Tiner stated the sign had been blown over and bent.

Jackie Ewan, 730 S 130th St. They do not want there to be access to their private road. Don't want apartments there.

The residents all stated that they did not want there to be access to their private road. Mark Lee stated there is no plan for what will be built there at this time and that there is an easement for future use if needed.

Lloyd Mesmer motioned, Nick Peric seconded, to close the public hearing at 8:30 p.m.

Lloyd Mesmer motioned, Nick Perica seconded to accept the Comprehensive plan change as presented. The motion passed unanimously 6-0.

This will go to the City Council meeting on February 9th, 2026.

RP-04-25 - Consider a Replat of part of Lot 2, Bonner Springs Senior Villas and a part of Lots 9 and 10 of the Country Hills Subdivision (708 S. 130th Street and 709 S. 132nd Street) - The Community Director, Mark Lee gave the staff report on the Replat of BSCP -04-25 Lot 2 Bonner Springs Senior Villas and part of Lots 9 and 10 of the country Hills Subdivision (708 S 130th St. and 709 S. 132nd Street)

Jason Cruse motioned, Nick Perica seconded, to approve the replat. The motion passed unanimously 6-0. This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Request for Rezoning – BSRZ-02-25 - Consider a request for approval of a zoning change from GR (General Residential) to the zoning category of MR (Mixed-Residential) for 708 S. 130th Street. - The Community Director, Mark Lee gave the staff report on the rezoning - BSRZ-02-25 from GR (General Residential) to MR (Mixed-Residential) for 708 S 130th Street. Lloyd Mesmer motioned, Nick Perica seconded, Vice Chair Paul Zeps opened the public hearing at 8:37 p.m.

Residents Joe Dooley, 704 S 130th Street said he was opposed it would lower his property value.

Greg Gibson, 13116 Heritage Dr. wanted to know what the plan for this property would be and if it would be apartments.

Guy Tiner stated that this property was zoned over 40 years ago for apartments.

Lloyd Mesmer motioned, Vincent Bombardier seconded, Vice Chair Paul Zeps closed the public hearing at 8:40 p.m.

Vincent Bombardier motioned Jason Cruse seconded, to approve the rezoning as presented. The motion passed unanimously 6-0.

This will go to the City Council meeting on February 9th, 2026.

OPEN AGENDA - None

COMMUNITY DEVELOPMENT DIRECTORS REPORT - Nothing at this time.

ADJOURNMENT - Vice Chair, Paul Zeps adjourned the Planning Commission meeting at 8:44 p.m.

Memorandum

Date: February 9, 2026
To: Mayor and City Council
From: Mark Lee, Kiley Meierarend

Subject: BSRZ-02-25 - Rezoning for Bonner Hills Estates

Recommendation: Staff and the Planning Commission recommend approval.

Action: Make a motion to adopt an ordinance approving the rezoning request for Bonner Hills Estates.

Background: A public hearing was held at the January 20th Planning Commission meeting; by a unanimous vote (6-0), with one member absent, the Planning Commission recommended approval with twelve staff stipulations.

Discussion: Staff's report is attached along with the meeting minutes from the 20th.

Financial Impact:

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. #8

BSRZ-02-25

REZONING

Topic: PUBLIC HEARING - Rezoning – BSRZ-02-25 – Bonner Hills Estates – 708 South 130th Street, Bonner Springs, Kansas 66012 - Consider a request for rezoning – the applicant is requesting a change in zoning for the remaining portion of 708 South 132nd Street. The requested change is from GR (General Residential) to MR (Mixed-Residential). The request is to allow for the potential future development of multi-family dwellings.

Narrative:

The current zoning of GR, General Residential does not allow for “multi-family dwellings” as a use but does allow for single-family dwellings. The property at 708 South 130th Street has an existing single-family residence that will be split off through a replat to be sold. The remaining portion of the property will be combined with 709 South 132nd Street, currently zoned MR, to form a new lot. The request to rezone the property to GR, General Residential District allows for Lot 2 to be combined with 709 South 132nd Street under the same zoning district.

This Staff Report has been updated to reflect the most current application submission materials.

Presented by: Mark Lee – Community Development Director

Prepared by: Kiley Meierarend – City Planner

Staff Recommendation:

Staff recommends the Planning Commission APPROVE the requested zoning change for 708 South 130th Street from GR, General Residential to MR, Mixed-Residential.

Attachments:

Staff Report (5pgs)

Current zoning areas (included within staff’s report)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM GR (GENERAL RESIDENTIAL) TO THE ZONING CATEGORY OF MR (MIXED-RESIDENTIAL) FOR 708 SOUTH 130TH STREET.

MEETING DATE: January 20, 2026
REPORT WRITTEN: December 30, 2025
APPLICATION #: BSRZ-02-25

APPLICANT:

- Guy Tiner
PO Box 302
Bonner Springs, KS 66012

ENGINEER/SURVEYOR:

- Herring Surveying Company
315 N. 5th Street
Leavenworth, KS 66048

REQUEST:

The applicant is requesting approval to rezone 708 South 130th Street from GR; General Residential District to MR; Mixed-Residential District.

BACKGROUND:

The subject properties were originally platted in the Country Hills subdivision and the Deerfield Village neighborhood. 709 South 132nd Street was designated for apartments on the Deerfield Village plat from 1987. The single-family residence at 708 South 130th Street was constructed in 1973.

The proposed plat (RP-04-25) will subdivide the property to allow for the sale of the existing single-family residence and to combine the remaining of 708 South 130th Street with 709 South 132nd Street to be rezoned to match the existing MR, Mixed-Residential zoning. The intent is to allow for the construction of a multi-family development on the proposed lots one (1) and two (2). The proposed plat includes three (3) residential lots with lot sizes ranging from 1.72+/- acres to 6.95 +/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

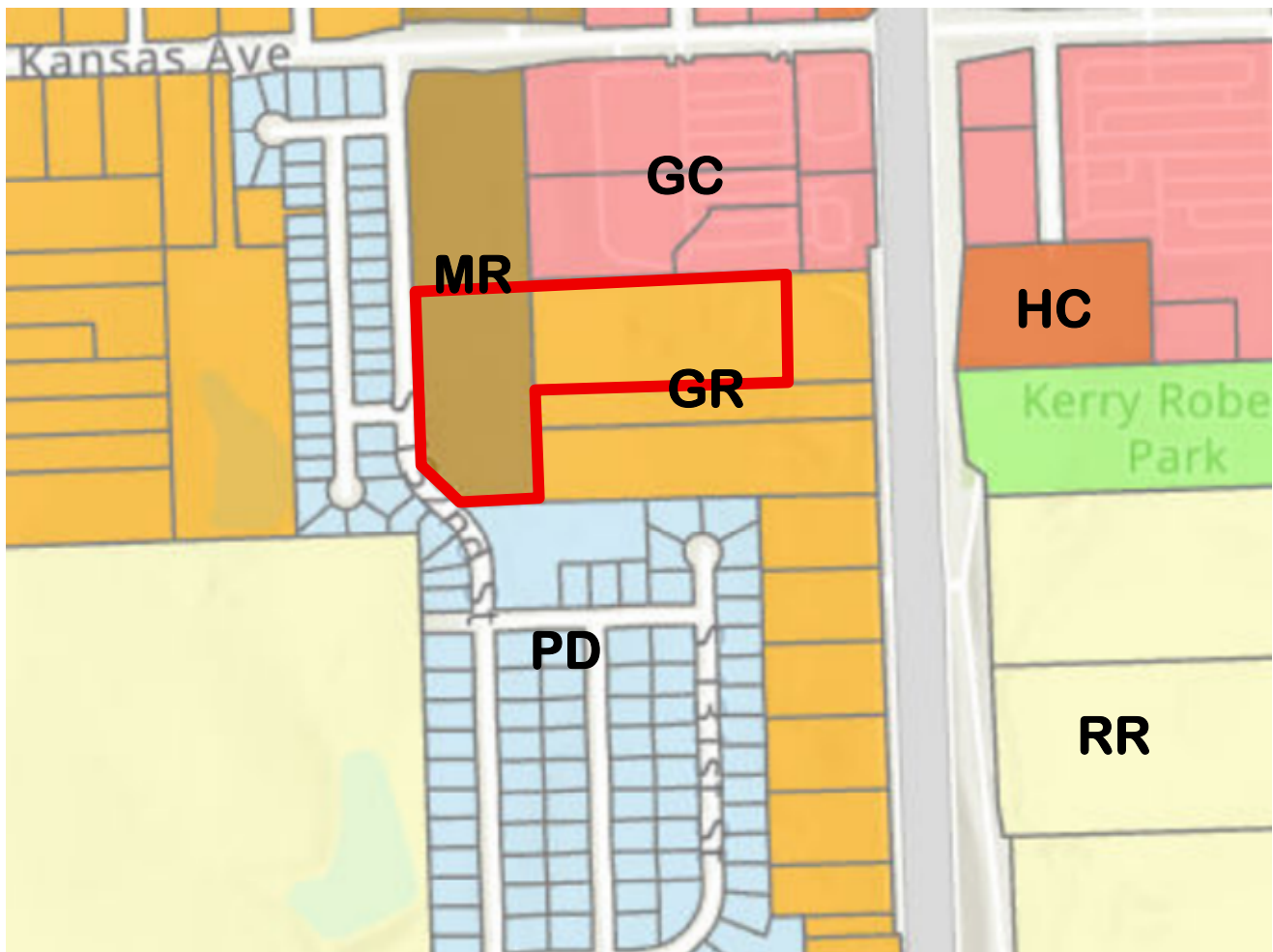
COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently designates 708 South 130th Street as Low-Density Residential.

THE ZONING AND USES OF THE PROPERTY NEARBY –

- North GC; General Commercial District – Commercial strip mall
- South GR; General Residential District – Large-lot single-family residence
- East HC; Highway Commercial District – Auto body shop
- West PD; Planned Development District – Single-family residences

THE CURRENT ZONING CONFIGURATION:



REZONING:

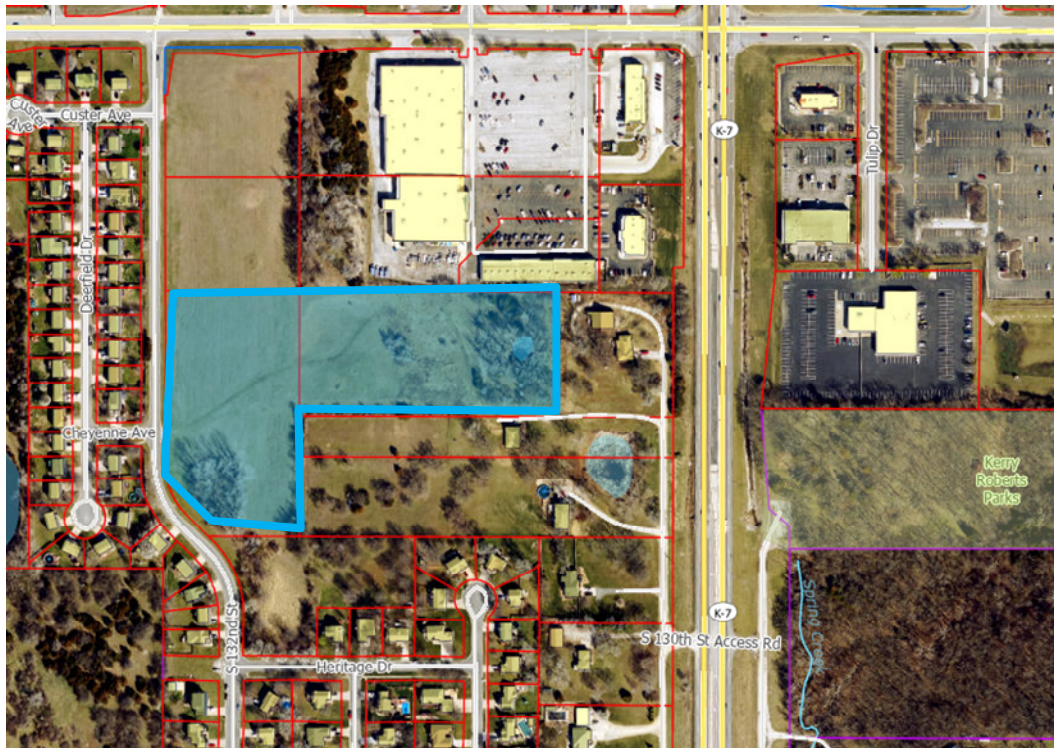
Section 2.03.A.2.b of the Bonner Springs Zoning Regulations and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

- The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
- The character of the neighborhood or built environment surrounding the affected property;
- The compatibility of the zoning and allowed uses of surrounding properties;
- The suitability of the affected property to its existing and proposed zoning conditions;
- The extent to which removal or Alteration of the existing zoning designation will negatively impact nearby property;
- The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
- The professional recommendations of the City's staff and Development Review Team;
- The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
- The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and

- The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions.

Character of the Immediate Area –

The subject properties are located between the Deerfield Village neighborhood and the Country Hills subdivision. Deerfield Village is comprised of small-lot residential homes with primarily single-family residences. The Country Hills subdivision is comprised of large-lot residential properties with between two (2) and six (6) acres. There is a multi-family development for the 55 and older community on the corner of South 132nd Street and Kansas Avenue. The commercial district to the north of the subject properties consists of multiple restaurants, a couple discount stores, a hardware store, and various other commercial enterprises.



The Suitability of the Subject Property for the Uses to which is has been Restricted –

The property, is currently occupied by a single-family residence. Removal of the restrictions will not detrimentally affect nearby property owners as the property at 709 S. 132nd Street has been zoned as Mixed-Residential and designated for apartments since 1987. The rezoning of this property would adhere to that designation and surrounding zoning districts as well as current uses.

The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan –

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently identifies the subject property as Low-Density Residential. This Future Land Use Low-Density Residential designation would allow for single-family detached dwellings. It may also include planned public and semi-public uses considered compatible with residential uses, such as schools, religious institutions, and civic uses. The proposed zoning is not consistent with the 2025 and Beyond Comprehensive Plan Future Land Use

Map, therefore, the applicant has applied for a Comprehensive Plan change to have the property designated as High-Density Residential.

The Length of Time the Property has Remained Vacant as Zoned –

The property is not vacant as there is a single-family residence on the property that was built in 1973.

The Extent to which Removal of the Present Zoning will Detrimentially Affect Nearby Property –

The zoning classification of which is being requested will remain residential in nature and would be consistent in nature with the properties to the north of 709 S. 132nd Street. It will more closely resemble those uses allowed in the surrounding Mixed-Use Commercial District and General Commercial District but will remain residential. It will also function as a transition zone from the General Commercial zoning, on the corner of Kansas Avenue and Kansas Highway Seven (7), to the General Residential zoning along Kansas Highway Seven (7).

The Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed Upon the Individual –

There would be some relative gain to the general public as this rezoning would allow the potential development of multi-family residences that could provide needed housing to the community. This rezoning, if denied, would not create a hardship upon the property owner, as the property could remain as a single-family residence.

The Availability and Adequacy of Required Public Services and Utilities to Serve the Existing and Proposed Zoning –

There is currently a sanitary sewer easement dedicated through both properties, and a 12-inch gravity sewer main was installed. There is a 12-inch water main that runs in front of the subject property. Without a development proposal, the adequacy of the existing sanitary sewer system and water lines cannot be determined with accuracy.

Utility providers have been notified of the final plat and have been given an opportunity to comment.

The Extent to which the Proposed Use will Impact the Natural and Built Environment –

Any new development to the property will increase storm water runoff as this is mostly undeveloped. The property is located in an existing built-out, residential neighborhood. Therefore, the impact on the natural and built environment will be similar to past neighboring projects. There is a potential for an increase in traffic as the intent is to create a multi-family development which would increase the number of trips generated by the property.

The Ability of the Subject Property to Satisfy the Applicable Ordinance Requirements and Development Standards –

The proposed use is able to meet the applicable ordinance requirements and development standards.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** the requested zoning for 708 South 130th Street from GR, General Residential District to MR, Mixed-Residential District.

Staff would further recommend the following if the request is approved by the Commission:

1. Prior to development of the parcel, a Traffic Impact Study/Analysis shall be conducted by the property owner and submitted to the City, KDOT and others for review and approval prior to final approval of the project;
2. Prior to the development of the parcel a Storm Water Management Study shall be prepared and provided to the City for review and approval prior to the commencement of the project;
3. A Site and Landscape Plan shall be provided and reviewed for approval as stated in the Unified Development Ordinance;
4. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water and/or other public utilities as required by the City of Bonner Springs;
5. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to the site improvements commencing;
6. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement of construction on any utility or street infrastructure that the City of Bonner Springs shall ultimately maintain;
7. Building Permits shall be applied for and issued for any improvements or construction projects for which they are required;
8. If any remodeling or repairs are necessary then all construction drawings shall be submitted to the City for review and approval prior to improvements commencing;
9. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable;
10. The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and other pertinent parties;
11. A preliminary and final plat adhering to the requirements of the Bonner Springs Unified Development Ordinance shall be submitted and approved by the City prior to building permits being issued; and
12. Once reviewed and approved, the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to Bonner Springs City Hall for filing.

If approved, this item will move to the Governing Body. The request will be presented at the February 9th, 2026 regular meeting for final action.

BONNER HILLS ESTATES

A Replat of Lot 2, BONNER SPRINGS SENIOR VILLAS, and a Replat of a part of Lot 9, Lot 10, COUNTRY HILLS SUBDIVISION, City of Bonner Springs, Wyandotte County, Kansas.

ADMINISTRATIVE REPLAT

PREPARED FOR:
GUY B. TINER
P.O. BOX 302
BONNER SPRINGS, KS 66012

PROPERTY ADDRESS:
708 S. 130TH STREET
BONNER SPRINGS, KS 66012
PID NO. 044-20-0-20-01-053
709 S. 132ND STREET
BONNER SPRINGS, KS 66012
PID NO. 044-20-0-20-01-053

SURVEYOR'S DESCRIPTION:

A part of Lot 9 and all of Lot 10, COUNTRY HILLS SUBDIVISION, and all of Lot 2, BONNER SPRINGS SENIOR VILLAS, City of Bonner Springs, Wyandotte County, Kansas, as written by Joseph A. Herring PS-1296 on November 19, 2025, and more fully described as follows: Beginning at the Northeast corner of said Lot 10; thence South 01 degrees 58'53" East for a distance of 300.10 feet along the East line of said Lots 9 and 10; thence South 88 degrees 10'04" West for a distance of 914.21 feet to the West line of said Lot 9; thence South 01 degrees 54'09" East for a distance of 300.10 feet to the Southeast corner of said Lot 2; thence South 88 degrees 11'18" West for a distance of 223.65 feet to the Southwest corner of said Lot 2; thence North 47 degrees 05'27" West for a distance of 74.83 feet along the Westerly line of said Lot 2; thence along a curve to the right having a radius of 171.27 feet and an arc length of 134.60 feet along said Westerly line, being subtended by a chord bearing North 24 degrees 34'41" West and a chord distance of 131.16 feet; thence North 02 degrees 03'50" West for a distance of 425.74 feet along said Westerly line to the Northwest corner of said Lot 2; thence North 88 degrees 03'19" East for a distance of 328.34 feet to the Northeast corner of said Lot 2; thence North 88 degrees 09'42" East for a distance of 913.81 feet along the North line of said Lot 10 to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 14.76 acres, more or less, including road right of way. Error of Closure: 1 - 154604



ZONING:

- GR - General Residential

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - 1 - 302843, 10.67 Acres, more or less
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR LOT 10 - 1/2" Rebar - Elev - 960.50'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc - per title commitment
- 12) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0109E dated September 2, 2015
- 13) Fence Lines do not necessarily denote the boundary line for the property.
- 14) Reference Surveys:
COUNTRY HILLS SUBDIVISION
COUNTRY HILLS SUBDIVISION 2ND PLAT
BONNER SPRINGS SENIOR VILLAS
DEERFIELD SUBDIVISION

LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- CL - Centerline
- \$ - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: BONNER HILLS ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. City of Bonner Springs shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,

We, the undersigned owners of BONNER HILL ESTATES, have set our hands this _____ day of _____, 2026.

Guy B. Tiner

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Guy B. Tiner, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

APPROVALS

This plat of BONNER HILLS ESTATES has been submitted and approved by the Bonner Springs Planning Commission this _____ day of _____, 2026.

Secretary
Larissa Phillips

Chairman
Greg Gebauer

These easements and rights-of-way are accepted by the Governing Body of Bonner Springs, Kansas, this _____ day of _____, 2026.

Mayor
Thomas A. Stephens

County Clerk
Attest: Christina Brake

REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock ____ M in the Office of the Register of Deeds of Wyandotte County, Kansas,

Register of Deeds - Susan P. Nelson

Margaret A. Orendac - Deputy Register of Deeds



Scale 1" = 50'

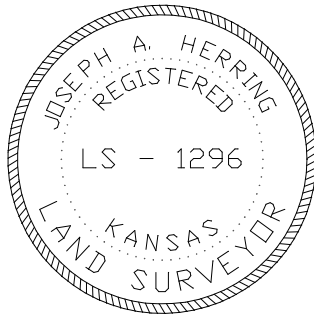
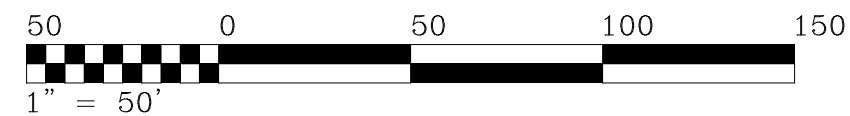
Job # K-25-1896
June 28, 2025 Rev. 1/15/26



COUNTY SURVEYOR

This survey has been reviewed for filing pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

County Surveyor
Brent E. Thompson LS-1277



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during dates of May through July 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - January 20, 2026

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Paul Zeps called the meeting to order at 6:30 p.m. The Community Development Director called roll and a quorum was present. Chair Commissioner Greg Gebauer was absent.

CONSENT AGENDA -

Approval of minutes from the December 16th meeting - Lloyd Mesmer moved Nick Perica seconded to approve the minutes of the December 16, 2025 Planning Commission Meeting as written. The motion passed unanimously 6-0.

OLD BUSINESS -

Approval of the minutes from the November 18th meeting. - Lloyd Mesmer motioned Vincent Bombardier second to approve the minutes from the November 18, 2025 Planning Commission Meeting as presented. The motion passed unanimously 6-0.

NEW BUSINESS -

PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street) - The Community Development Director, Mark Lee, presented the Staff Report for Preliminary Plat - PP-01-25 for the Bungalow at Bonner Springs — 300 S 130th Street. Lloyd Mesmer motioned, Vincent Bombardier seconded, and the Vice Chair, Paul Zeps opened the public hearing at 6:34 p.m.

Jeremy Hall, Cavan Company of Arizona gave a presentation about the Bungalows of Bonner Springs. Cavan Company is an Arizona-based, family-owned private real estate company, and has been in business for 53 years. Eight years ago, they got into residential properties and developed single-family neighborhoods for rent. We call them the Bungalow's. They will be single family homes for rent. They have about 24 projects in Arizona, Santa Fe, Omaha and greater Kansas, Des Moines and soon to be other Midwest Cities: Chicago, Minneapolis, Milwaukee and Madison. The Bungalows are an apartment complex deconstructed as single-family homes. They are 1, 2 and 3-bedroom residents that are stand-alone homes built around common parking. Professionally managed by onsite management and maintenance. They are in the market between apartments and traditional single-family homes. They have the amenities of a clubhouse, pool, fitness center, sports courts and dog park. The pond will stay with a possible walking trail around it. The designs are farmhouse design. We are at a lower density than the apartments that were previously approved. City Capturing premium rents more than apartments but less than new homes. Small private backyards. Tenants are usually younger residents that don't want neighbors above or below and can't or don't want to buy a home and empty nesters. Entrance is off of Commercial Dr.

Vice Chair Paul Zeps asked if anyone would be speaking in favor? None
Would anyone like to speak against this project?

Greg Gibson, 13116 Heritage Dr. in Deerfield. His first concern is the size of the units. 186 units is way too much for the size of this project in the space proposed at this location. Traffic: A proposed gated community and there are only two proposed entrances and the Davis Ave entrance to the west dumps into a residential area that was designed and built for larger homes with larger square footage and larger lots. How will they like the increase in traffic? The Commercial Dr, exit to the south: the proposal states that the intersection at K-7 and Commercial Dr will be used to go south on K7. They will most likely use the intersection to the south on Commercial Dr. at Kansas Ave intersection, which will add additional chaos and concern to what is already becoming a difficult intersection. The proposal states a traffic impact study has been completed and reviewed. Can it be shared with concerned residents and is it the same traffic study from 2023 for the 204 Corner Stone Apartments project was approved or has the traffic impact study been updated? What changes? I have reached out to the USD 204 administration on their thoughts on how this addition of students will affect their enrollment capacity and busing concerns. I spoke with Superintendent Rick Moulin and a School Board member, and they were both unaware of this proposal. Cavan refers to them as projects and not communities. We must stop the multifamily build-to-rent approvals and get back to single-family owner-occupied houses and developments. This community and its school system will grow in a much more sustainable position if we do.

Paul Reese, 13282 Davis Ave. Have any communities been built in the Midwest? Jeremy Hall stated 3 in Omaha and 1 in

Kansas City, Missouri. I am confused about the traffic study. Have we done another study what study has been done and what routes?

Mark Lee stated a new traffic study has been done. We can't use the previous project, which was a 240-unit apartment project on half the property. The study takes into account this development and the routes in and out of it. It has been completed and is being reviewed by the city engineer. Police and fire have input.

Mr. Reese continued, Did they look at other options for entrances? Have we looked at Schubert Dr. to see if that is a feasible option? Street conditions are horrible with potholes. There will be 184 additional vehicles, and we may have to look at how we do maintenance on the roads. How do we protect the integrity of the Davis Estates as this construction goes on? Dust, mud and other issues will be a problem, so I need some assurance that this will be accounted for. There are a lot of questions, and it is important that we get the right community in this area that has the least impact on the people around it.

Bradley Landers, 333 S. 132nd Terr. Traffic is a problem and the city needs to do a better job of redoing the area before they start any more development in the area. Fire and EMS need to be addressed. Build a community for families, not apartments where people just come and go.

Jason Krone, 13110 Heritage Dr. Traffic stresses on the intersection of K7 and Kansas Ave. This is not just the city, it is a state highway and the state has influence over that intersection and the timing of the lights. Currently, you may sit through 3 cycles to be able to turn left onto K7.

Charles Villareal, 807 S 131st st. So everyone will be going south to Kansas Ave? Mark Lee stated that they can go to Commercial and then go south on K7. They would use Kansas Ave to go north on K7.

Tom Brady, 347 Schubert, What is the rent going to be? I have concerns about traffic. Will there be a noise barrier for 170? How long will you guarantee that you won't sell this property? What tax incentives?

Amy Reese 13282 Davis Ave. Traffic is a concern is the study less than the previous study? Not wanting traffic to impact the children playing and the neighborhood feeling. It will change the whole dynamic of Davis Estates.

Jeremy Hall came up to answer some of the questions. We have done an independent traffic study and have not received any comments on the study yet. It will be far less than the previous study. No taxpayer funds of any kind will be used for this project. This is a market rate community and will stand on its own. It is highly unlikely that a single-family subdivision would be successful by the highway. There are gates at both the entrance and Davis Ave. There is an entrance on Davis Ave because we are required to put one there per fire code. There has to be 2 points of access. It is an exit-only gate. They are single-family one-story buildings. Rental rates are not finalized yet but will be around \$2000 for the small units and \$2500 or higher for the larger units. We chose Bonner Springs because of the lack of this kind of housing. Diversity in housing is needed and we like sights next to highways.

Lloyd Mesmer motioned, Nick Perica seconded, and Vice Chair Paul Zeps closed the public hearing at 7:31.

Lloyd Mesmer motioned, Sherri Neff seconded to accept the Preliminary Plat as presented. The motion did NOT pass unanimously 0-6.

This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street. - The Community Development Director gave the staff report for rezoning and development — BSRZ-03-25 zoning change from RR(Rural Residential) and MR (Mixed-Use Residential) to PD-MR(Planned Mixed-Use Residential District) for 300 S 130th St. Lloyd Mesmer motioned, Nick Perica seconded Vice Chair Paul Zeps opened the public hearing at 7:47 p.m.

No comments for or against from the public.

Lloyd Mesmer motioned, Vincent Bombardier seconded, to close the public hearing at 7:53 p.m.

Discussion among the Commissioners. Paul Zeps stated he does not like the 10 houses per acre. Too dense and is not for it. Lloyd Mesmer stated he liked the basic concept. Vincent Bombardier stated he has traffic concerns that there would be a great impact. Sherri Neff stated she was for it but has traffic concerns as well.

Lloyd Mesmer motioned, Jason Cruse seconded to accept the zoning change as presented. The motion did NOT pass unanimously 0-6.

This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-25– Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 708 S. 130th Street. The request is to alter the designation from low-density residential to high-density residential to match the adjacent property. - The Community Director, Mark Lee gave the staff report on the Comprehensive Plan Change - BSCP -02-25 Amend the Springs future land use map for the property of 708 S 130th St. Lloyd Mesmer motioned, Vincent Bombardier seconded, Vice Chair Paul Zeps opened the public hearing at 8:01 p.m.

Greg Gibson, 13116 Heritage Dr. What does Guy Tiner intend to build? The sign was not posted for 20 days.

Charles Villareal, 807 S 131st Street, Will have traffic problems from 300-unit apartments. Joyce Villareal stated she doesn't like the apartments either.

Joe Dooley, 740 S 131st Street, Not for this change will diminish his property value.

Jason Krone, 13110 Heritage Dr., Proper process not followed. The sign has not been there for 20 days. He just saw it today.

Mark Lee stated that he put up the sign on Monday, January 5th and the letters were mailed December 31st.

Guy Tiner stated the sign had been blown over and bent.

Jackie Ewan, 730 S 130th St. They do not want there to be access to their private road. Don't want apartments there.

The residents all stated that they did not want there to be access to their private road. Mark Lee stated there is no plan for what will be built there at this time and that there is an easement for future use if needed.

Lloyd Mesmer motioned, Nick Peric seconded, to close the public hearing at 8:30 p.m.

Lloyd Mesmer motioned, Nick Perica seconded to accept the Comprehensive plan change as presented. The motion passed unanimously 6-0.

This will go to the City Council meeting on February 9th, 2026.

RP-04-25 - Consider a Replat of part of Lot 2, Bonner Springs Senior Villas and a part of Lots 9 and 10 of the Country Hills Subdivision (708 S. 130th Street and 709 S. 132nd Street) - The Community Director, Mark Lee gave the staff report on the Replat of BSCP -04-25 Lot 2 Bonner Springs Senior Villas and part of Lots 9 and 10 of the country Hills Subdivision (708 S 130th St. and 709 S. 132nd Street)

Jason Cruse motioned, Nick Perica seconded, to approve the replat. The motion passed unanimously 6-0. This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Request for Rezoning – BSRZ-02-25 - Consider a request for approval of a zoning change from GR (General Residential) to the zoning category of MR (Mixed-Residential) for 708 S. 130th Street. - The Community Director, Mark Lee gave the staff report on the rezoning - BSRZ-02-25 from GR (General Residential) to MR (Mixed-Residential) for 708 S 130th Street. Lloyd Mesmer motioned, Nick Perica seconded, Vice Chair Paul Zeps opened the public hearing at 8:37 p.m.

Residents Joe Dooley, 704 S 130th Street said he was opposed it would lower his property value.

Greg Gibson, 13116 Heritage Dr. wanted to know what the plan for this property would be and if it would be apartments.

Guy Tiner stated that this property was zoned over 40 years ago for apartments.

Lloyd Mesmer motioned, Vincent Bombardier seconded, Vice Chair Paul Zeps closed the public hearing at 8:40 p.m.

Vincent Bombardier motioned Jason Cruse seconded, to approve the rezoning as presented. The motion passed unanimously 6-0.

This will go to the City Council meeting on February 9th, 2026.

OPEN AGENDA - None

COMMUNITY DEVELOPMENT DIRECTORS REPORT - Nothing at this time.

ADJOURNMENT - Vice Chair, Paul Zeps adjourned the Planning Commission meeting at 8:44 p.m.

ORDINANCE NO. _____

An Ordinance to Approve BSRZ-02-25 – Request to rezone a portion of 708 S. 130th Street from GR; General Residential to MR (Mixed Residential District) for Bonner Hills Estates.

Be it Ordained by the Governing Body of the City of Bonner Springs, Kansas:

Section I: That the Zoning classification on the Official Zoning Map be amended for the following described as:

Bonner Hills Estates, Lot 2; legally described as:

A part of Lot 9 and all of Lot 10, COUNTRY HILLS SUBDIVISION, City of Bonner Springs, Wyandotte County, Kansas, as written by Joseph A. Herring PS-1296 on January 27, 2026, and more fully described as follows:

Commencing at the Northeast corner of said Lot 10; thence South 88 degrees 09'42" West for a distance of 263.50 feet along the North line of said Lot 10 to the TRUE POINT OF BEGINNING; thence South 01 degrees 58'53" East for a distance of 300.07; thence South 88 degrees 10'04" West for a distance of 650.71 feet to the West line of said Lot 9; thence North 01 degrees 54'49" West for a distance of 300.00 feet along the West line of said Lots 9 and 10 to the Northwest corner of said Lot 10; thence North 88 degrees 09'42" East for a distance of 650.41 feet along the North line of said Lot 10 to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 4.48 acres, more or less.

Be **rezoned** from a GR; General Residential District to an MR; Mixed Residential District Zoning classification per BSRZ-02-25 with the following twelve (12) stipulations:

1. Prior to development of the parcel, a Traffic Impact Study/Analysis shall be conducted by the property owner and submitted to the City, KDOT and others for review and approval prior to final approval of the project;
2. Prior to the development of the parcel a Storm Water Management Study shall be prepared and provided to the City for review and approval prior to the commencement of the project;
3. A Site and Landscape Plan shall be provided and reviewed for approval as stated in the Unified Development Ordinance;
4. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water and/or other public utilities as required by the City of Bonner Springs;
5. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to the site improvements commencing;
6. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement of construction on any utility or street infrastructure that the City of Bonner Springs shall ultimately maintain;
7. Building Permits shall be applied for and issued for any improvements or construction projects for which they are required;
8. If any remodeling or repairs are necessary then all construction drawings shall be submitted to the City for review and approval prior to improvements commencing;

9. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable;
10. The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and other pertinent parties;
11. A preliminary and final plat adhering to the requirements of the Bonner Springs Unified Development Ordinance shall be submitted and approved by the City prior to building permits being issued; and
12. Once reviewed and approved, the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to Bonner Springs City Hall for filing.

Section II: This ordinance shall be in full force and effect after passage and publication in the official city newspaper.

Approved by the Governing Body and signed by the Mayor on this ____ day of _____, 2026.

Thomas A. Stephens, Mayor

ATTEST:

Christina Brake, CMC, City Clerk

(SEAL)

City Manager's Update

Date: February 6, 2026

To: Mayor and City Council

GENERAL:

- **Recognition:**

- **January – Lynda Cassmeyer:** Lynda is being recognized for her tireless effort in working with our new Ambulance billing services company to ensure the City's ambulance payments and collections are correct.

In April of 2024, a new company acquired the City's ambulance billing services. Their posting system and financial reports were new and required extensive communication between Lynda and several members of the new billing company team to learn their payment posting and collection processes.

The transition required many months of working closely with the team members of the new billing company to reconcile City payments and collections with the new company's postings and financial reports.

Thanks to Lynda's determination and dedication, the reconciliation process is in order and the City is ensured that all payments and collections have been and continue to be reconciled with those of the billing company.

- **February – Tatum Bartels:** Tatum's enthusiasm for recreation and helping the community shines in her day-to-day work. Whether she's leading a free wellness program for our 55+ community or coordinating athletic opportunities for youth, it is evident that she cares much for the constituents and their wellbeing. Tatum has offered back to back tennis clinics by partnering with the High School and the local Tiblow Tennis organization. Each clinic has been maxed out for participation and costs covered by grants she received from USTA and by partnering with local businesses. Her creativity has given many youths the ability to not only participate in the clinic but go home with a meal and attendance prizes.

Tatum has a unique ability to make meaningful connections with others. She genuinely cares for our participants. It is due to Tatum's efforts and encouragement that many of our Forever Fit participants continue to come. The programs she offers as part of the Forever Fit initiative have real life impacts on our community. One participant became healthy enough to receive a lung transplant as the result of coming to the Forever Fit programs.

Our youth sports programs are flourishing and we are blessed to have such a motivated team member apart of Recreation.

- **Chimney Repair Update:** Repairs to the chimney are complete. The contractor is scheduling the scaffolding to be removed. Once it has been removed, the drive can be re-opened. This should be completed early next week. Staff has begun working with the next contractor who will complete the interior work. The interior work will not affect the drive or City business.

- **District Attorney Presentation:** District Attorney Dupree is scheduled to present at the February 23rd Council Meeting. He requested questions be submitted in advance, if possible. Please send any questions you have to City Manager Amber Vogan for compilation.

LIBRARY:

Visit the library's website [HERE](#) for details on upcoming events.

PUBLIC WORKS:

- **Street Maintenance**
 - Riverview clearing from K-7 to I-70 bridge for upcoming guardrail replacement
 - Salt brine application:
 - 600 gallons applied in advance of dusting forecast
 - 10,000 gallons prepped for upcoming storm event
- **Utilities**
 - Investigated pressure issues in Deerfield Subdivision
 - Hydrant replacement at Park and Pratt
 - Inventory equipment and parts on new Vac-Con
 - Water system temporarily switched to BPU water due to chemical room heater failure affecting sodium hydroxide and hypochlorite performance. The plant system is flushed and recovering; engineers called for further evaluation.
 - A heater failure at the wastewater plant caused sludge pump burst and basement flooding (approx. 8 feet deep). Rapid pump-out and cleanup initiated; plant staff began system restoration. Heaters replaced; partial operations resumed by Feb. 2.
- **Parks & Building Maintenance**
 - Christmas decorations fully removed
 - Brush and tree clean-up along disc golf course
 - Completed green improvements on multiple disc golf holes
- **Capital Project Updates**
 - 138th Street Project: Work is currently paused due to winter conditions. All major underground and surface work (water, storm, curb, paving, sidewalks, hydro-mulch) is complete. Remaining work includes final 2" asphalt surface, signage, striping, and sod—to resume in spring.
 - Public Works Vehicle Storage Building Project: The assembly crew continues installing metal siding, roofing panels, and insulation. Door frames and windows are in place. Work is progressing steadily despite winter conditions.
 - Vac-Con Combination Jet/Vacuum Truck: The new Vac-Con unit has arrived. Training is scheduled in the coming weeks. The unit remains out of service until training is completed and operational readiness is confirmed.

COMPLETED PLANNING PROJECTS - 2026																	
Case No.	Application Date	Project Name	Address	Project Type	Review Process(es)	Project Status	Board of Zoning Appeals	Approved/ Denied	Planning Commission	Approved/ Denied	Governing Body	Approved/ Denied	Applicant	Current Zoning or Future Land Use	Requested Zoning	No. Lots	Total Acres
STAFF REVIEW AND APPROVAL																	
ST-03-25	October 9, 2025	OldCastle APG	4201 Powell Dr	Site/Landscape Review	SR	APPROVED							BHC on behalf of Owner - OldCastle	HI	HI	1	34.2+/-
ST-04-25	October 5, 2025	Overland Cabinet	13933 Leavenworth St	Site/Landscape Review	SR	APPROVED							behalf of Owner - OC Real Estate holdings, LLC	LI	LI	1	6.4+/-
JANUARY PLANNING COMMISSION - FEBRUARY GOVERNING BODY																	

Bonner Springs Mayor's Report

Date: February 9, 2026

To: City Council

General

- Attended the presentation of a Plaque to Steve Garcia of the PW department on his retirement on 1/30.
- Attended the Downtown Park Meeting with staff and developer on 2/2.

Boards

- Attended the MARC board meeting on 1/27 via ZOOM.
- Attended the WYEDC Annual meeting on 1/28.
- Attended the Chamber Luncheon on 2/5.

Events

-