



City of Bonner Springs

KANSAS

Monday, May 23, 2022

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

WORKSHOP MEETING - 6:00 p.m.

REGULAR CITY COUNCIL MEETING - 7:30 p.m.

**We will follow safety precautions recommended by the Centers for Disease Control and Prevention,
the Kansas Department of Health and Environment, and local health officers.
Attendees are strongly encouraged to wear masks.**

WORKSHOP SESSION - 6:00 P.M.

1. SFS Requests

Action Provide staff with direction about how to proceed with the requests.

Recommendation

Documents:

1. ltr.pederson. 05-13-2022 add services_R2
2. Allocation Letter - Bonner Springs GSC
3. CO Approved Requests

2. Budget

Action

Recommendation

Documents:

CITY COUNCIL MEETING - 7:30 P.M.

PRESENTATIONS

1. Proclamation - MARC 50

Action

Recommendation

Documents:

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 May 9, 2022 City Council Meeting

Action Make a motion to approve the minutes as presented.

Recommendation

Documents:

1. 05092022 CCM Minutes

2. Claims for City Operations

Action Make a motion to approve the Claims for City Operations as presented.

Recommendation Staff recommends approval.

Documents:

1. SUPPLEMENT CHECK REGISTER
2. SUPPLEMENT EXPENSE APPROVAL REPORT
3. MAIN CHECK REGISTER
4. MAIN EXPENSE APPROVAL REPORT

OLD BUSINESS

NEW BUSINESS

1. Public Hearing to Consider Industrial Revenue Bonds for Medline

Industries, Inc.

Action

1. Make a motion to open a public hearing at ____:____ p.m. to consider the issuance of industrial revenue bonds for Medline Industries, Inc.
2. Hold the public hearing.
3. Make a motion to close the public hearing at ____:____ p.m.

Recommendation

Staff and bond counsel recommend approval.

Documents:

1. Notice of Public Hearing May 2022 - Bonner Springs, KS - Medline IRB
2. Medline Ind CBA Report 5 20 2022

2. Replacement Resolution of Intent to Issue Industrial Revenue Bonds for Medline Industries, Inc.

Action

Make a motion to adopt a replacement resolution of intent to issue industrial revenue bonds in a maximum amount of \$89,500,000 and property tax abatement for Medline Industries, Inc.

Recommendation

Staff and bond council recommend approval.

Documents:

1. Replacement Resolution of Intent - Bonner Springs KS - Medline IRB (Scannell Building 1)
2. PILOT and Performance Agreement - Bonner Springs, KS - Medline IRB

3. Teague Lumber - Special Use Permit - Extension Request

Action

Make a motion to adopt an ordinance allowing an extension of the previously approved Special Use Permit; SUP-02-21.

Recommendation

Staff recommends approval.

Documents:

1. Teague Lumber Extension Request
2. CC memo 6.28.21 Teague Lumber SUP - Extension
3. Teague Lumber Site Plan - SUP 04122021
4. Ord. SUP Teague Lumber Temporary Office - extension request

4. Community Center Foundation Repairs

Action

Make a motion to accept the quote from KC Pier for Community Center foundation repairs in the amount of \$13,290.

Recommendation

Staff recommends approval

Documents:

1. Gorilla Exteriors_CC Roof
2. KC Pier Quote_Foundation Work for CC

5. Executive Session

Action

1. Make a motion to go into executive session to discuss real estate acquisition pursuant to the exception for preliminary discussions relating to the acquisition of real property, K.S.A. 75-4319(b)(6). The open meeting will resume in the Council Chamber at ____:____ pm.
2. Make a motion to resume the open meeting with no action taken at ____:____ pm.

Recommendation

Documents:

REPORTS

1. City Manager's Report

Action

Recommendation

Documents:

1. City Managers Update 5-20-22
2. Responses regarding housing - 2022 Citizen Survey
3. 5.19.22 Planning Project List
4. InCode Building Permit Report
5. InCode Code Enforcement Report

2. City Council Items

Action

Recommendation

Documents:

3. Mayor's Report

Action

Recommendation

Documents:

Memorandum

Date: May 23, 2022
To: Mayor and City Council
From:

Subject: SFS Requests

Recommendation:

Action: Provide staff with direction about how to proceed with the requests.

Background: SFS is making two requests related to the City Hall & Police Facility Project.

Discussion: First, they are requesting additional payments to them for bidding and construction at an expense to the City of \$2,778; \$71,389 for additional funding related to Change Orders, and \$22,120 for "extended construction administration. SFS is "reducing" their request by \$36,321 due to corrections at the PD .

Additionally, please see the attached letter from SFS regarding a request for the City to allow SFS and Henderson Engineering to submit a179D request for federal tax credit. The anticipated value of the tax credit is \$25,000.

The City's agreement with SFS allows states, "Should the budget be increased or decreased, the Architect shall be entitled to an equitable adjustment in compensation." In review of the agreement and discussions with SFS, there is no language regarding their other requests.

Financial Impact:

January 11, 2021

Revised December 3, 2021

Revised May 13, 2022



Sean Pederson
City Manager, City of Bonner Springs
205 E. 2nd Street
Bonner Springs, KS 66012

RE: Government Services Center
Bonner Springs, Kansas
Request for Additional Services Compensation

Dear Sean,

On behalf of SFS Architecture, following you will find our request for additional services compensation and proposed contributions for the above referenced project. This includes an equitable increase in compensation per Item 2. Article 11 Compensation, Section a. of Amendment No. 2 of our Owner-Architect agreement as well as additional services compensation for added scope during construction as discussed on February 26, 2020, and again via email January 11, 2021. Per your direction, we are submitting this fee request at the end of the project at Substantial Completion. If this proposal is acceptable, we can provide an amendment to the Agreement to formalize these additional services.

We appreciate the opportunity to continue our work with the City of Bonner Springs on this important project. If you have questions or comments regarding this information, please do not hesitate to call.

Sincerely,

Kerry K. Newman, AIA, LEED AP
Principal

Copy: Dana Gould, File

Scope of Additional Services and Proposed Compensation

1. Initial Bidding and Construction Administration Services \$2,778.00

Owner-Architect Agreement Amendment 2 added bidding and construction administration services for the project. Item 2, Article 11 Compensation, Section a. indicates that the fee is based on a construction cost up to \$13,850,000. The contractor's original contract sum was \$13,961,117 or a difference of \$111,117. Our original fee percentage for bidding and construction is 2.5%. We propose an additional fee for bidding and construction administration at 2.5% of \$111,117 or \$2,778.

2. Change Order Requests \$71,389.00

As previously discussed, we are requesting additional fee for accepted contractor change order items which are due to Owner requests and unforeseen conditions. We are not requesting additional fees for change order requests due to errors and omissions or additional environmental scopes of work. We are not requesting additional fees for change order requests we reviewed that were not accepted. Except for two items, all change order requests due to errors/omissions were considered betterment to the Owner. See item 4 below for contributions offered for the non-betterment change order requests. The total construction cost value for accepted change order requests due to Owner requests and unforeseen conditions is \$710,228.16. We request an additional fee of \$71,389 for these items. This covers design time, change order review/negotiation and construction administration time. As it is impractical if not impossible to track hours spent on each of these items, we are calculating the additional fee at 10.1% of the construction value (the same percentage fee as our original fee). Our effort on many of these items exceed this fee percentage however, we believe this is a tempered and fair approach. An itemized list is of these items is as follows:

- a. Community Center - Change Orders Requests 001, 030, 045 and 056
- b. City Hall – Add Alternates 1 (coping) and 2 (windows); Change Order Requests 007, 022, 026, 029, 032, 033, 035, 037, 038, 041, 042, 043, 044, 046, 047, 048, 058, 063b, 064, 065, 069, 070, 071, 076, 077, 079, 080, 083, 087, 096, 110, 118, 124, 127 and 142.
- c. Police Facility – Change Order Requests 005, 030, 072, 078, 085, 088, 094, 104, 123, 132, 137 and 149.

**Government Services Center
Bonner Springs, Kansas
Request for Additional Services Compensation
Page 2 of 2**

3. Extended Construction Administration \$22,120.00

Due to the extended construction contract period, we are requesting additional fees for additional construction administration time to cover seventeen (17) additional OAC meetings and fifteen (15) additional site visits for the contract time extension from September 18, 2020, to Substantial Completion on October 25, 2021. We request an average of 4 hours per OAC meeting and an average of 6 hours per site visit at an average hourly rate of \$140. This attempts to cover meeting/on-site time plus associated follow up time. This does not represent the total time spent during this period.

4. Contributions (\$36,321.00)

As previously discussed, and agreed to, we are proposing a contribution of \$35,000.00 for the revised Police Department sally port. In addition, we are proposing contributing \$1,321.00 for the non-betterment portion of COR 136 ceiling revisions at Police Toilet 115.

Total requested additional services compensation less proposed contributions is \$59,966.00.



BUILDING ENERGY&ECONOMICS

January 19, 2022
Sean Pederson, ICMA-CM
City Manager
City of Bonner Springs, Kansas
200 East 3rd Street

Subject: 179D Tax Deduction Form of Allocation

Dear Mr. Pederson,

Building Energy & Economics is requesting permission for allocation of the tax deduction incentives under §179D of the Internal Revenue Code regarding the Energy Policy Act of 2005 (EPAct 2005) and energy savings. This deduction has no direct value to the City of Bonner Springs as it does not pay federal income taxes.

Per the IRS definitions in Notice 2008-40 and the fact that the government entity does not pay taxes, tax deduction incentives can be allocated to the person primarily responsible for the efficiency design of this project. We are requesting you verify that SFS Architecture and Henderson Engineers are those responsible persons by signing this letter. After reviewing the enclosed form for accuracy, please sign and return it by scanning your signed copy and e-mailing it to my attention.

We congratulate you and appreciate that you and your organization have played a leading role in reducing the energy intensity of your facilities.

Sincerely,

Austin Hermesen
Building Energy & Economics



This document serves to identify the allocation of designer efforts on the referenced projects.

Government Entity:

Sean Pederson
City of Bonner Springs, Kansas
200 East 3rd Street
Bonner Springs, Kansas
913-422-1020

Designers:

SFS Architecture
2100 Central Street, Suite 31
Kansas City, MO 64108

Henderson Engineers
8345 Lenexa Drive, Suite 300
Lenexa, KS 66214

Building	Address	Date Placed in Service	Project Cost	Allocation to Designers
Bonner Springs Police	215 Cedar Bonner Springs, KS 66012	May 17, 2021	\$6,246,451	\$1.80/SF
Bonner Springs City Hall	200 E. 3 rd Street Bonner Springs, KS 66012	Oct. 25, 2021	\$8,675,117	\$1.80/SF

Declaration of allocation: "Under penalties of perjury, I declare that I have examined this allocation, including accompanying documents, and to the best of my knowledge and belief, the facts presented in support of this allocation are true, correct, and complete."

Signature of Representative

Name of Representative

Date

Signature of Designer

Name of Designer

Date



Excerpt from §179D of the Internal Revenue Code regarding the Energy Policy Act of 2005

SECTION 3. SPECIAL RULE FOR GOVERNMENT-OWNED BUILDINGS

.01 In General. In the case of energy efficient commercial building property (or partially qualifying commercial building property for which a deduction is allowed under § 179D) that is installed on or in property owned by a Federal, State, or local government or a political subdivision thereof, the owner of the property may allocate the § 179D deduction to the person primarily responsible for designing the property (the designer). If the allocation of a § 179D deduction to a designer satisfies the requirements of this section, the deduction will be allowed only to that designer. The deduction will be allowed to the designer for the taxable year that includes the date on which the property is placed in service.

.02 Designer of Government-Owned Buildings. A designer is a person that creates the technical specifications for installation of energy efficient commercial building property (or partially qualifying commercial building property for which a deduction is allowed under § 179D). A designer may include, for example, an architect, engineer, contractor, environmental consultant or energy services provider who creates the technical specifications for a new building or an addition to an existing building that incorporates energy efficient commercial building property (or partially qualifying commercial building property for which a deduction is allowed under § 179D). A person that merely installs, repairs, or maintains the property is not a designer.

.03 Allocation of the Deduction. If more than one designer is responsible for creating the technical specifications for installation of energy efficient commercial building property (or partially qualifying commercial building property for which a deduction is allowed under § 179D) on or in a government-owned building, the owner of the building shall—

- (1) determine which designer is primarily responsible and allocate the full deduction to that designer, or
- (2) at the owner's discretion, allocate the deduction among several designers.

.04 Form of Allocation. An allocation of the § 179D deduction to the designer of a government-owned building must be in writing and will be treated as satisfying the requirements of this section with respect to energy efficient commercial building property (or partially qualifying commercial building property for which a deduction is allowed under § 179D) if the allocation contains all of the following:

- (1) The name, address, and telephone number of an authorized representative of the owner of the government-owned building;
- (2) The name, address, and telephone number of an authorized representative of the designer receiving the allocation of the § 179D deduction;
- (3) The address of the government-owned building on or in which the property is installed;
- (4) The cost of the property;
- (5) The date the property is placed in service;
- (6) The amount of the § 179D deduction allocated to the designer;
- (7) The signatures of the authorized representatives of both the owner of the government-owned building and the designer or the designer's authorized representative; and
- (8) A declaration, applicable to the allocation and any accompanying documents, signed by the authorized representative of the owner of the government-owned building, in the following form:



BUILDING ENERGY&ECONOMICS

"Under penalties of perjury, I declare that I have examined this allocation, including accompanying documents, and to the best of my knowledge and belief, the facts presented in support of this allocation are true, correct, and complete."

.05 Obligations of Designer. Before a designer may claim the § 179D deduction with respect to property installed on or in a government-owned building, the designer must obtain the written allocation described in section 3.04. A designer is not required to attach the allocation to the return on which the deduction is taken. However, § 1.6001-1(a) of the Income Tax Regulations requires that taxpayers maintain such books and records as are sufficient to establish the entitlement to, and amount of, any deduction claimed by the taxpayer. Accordingly, a designer claiming a deduction under § 179D should retain the allocation as part of the taxpayer's records for purposes of § 1.6001-1(a) of the Income Tax Regulations.

.06 Tax Consequences to Designer of Government-Owned Buildings. The maximum amount of the § 179D deduction to be allocated to the designer is the amount of the costs incurred by the owner of the government-owned building to place the energy efficient commercial building property in service. A partial deduction may be allocated and computed in accordance with the procedures set forth in sections 2 and 3 of Notice 2006-52. The designer does not include any amount in income on account of the § 179D deduction allocated to the designer. In addition, the designer is not required to reduce future deductions by an amount equal to the § 179D deduction allocated to the designer. Although reducing future deductions in this manner would provide equivalent treatment for designers that are allocated a § 179D deduction and building owners that are required to reduce the basis of their energy efficient commercial building property by the amount of the § 179D deduction they claim, § 179D does not provide for any reductions other than reductions to the basis of the energy efficient commercial building property.

.07 Tax Consequences to Owner of Public Building. The owner of the public building is not required to include any amount in income on account of the § 179D deduction allocated to the designer. The owner of the public building is, however, required to reduce the basis of the energy efficient commercial building property (or partially qualifying commercial building property) by the amount of the § 179D deduction allocated.

R Number	CO Number	Project	Change Order Description	Accepted	Declined	Fee Request	Reason Code
n/a	01	City Hall	Add Alternates (1) coping stones; (2) windows	\$ 267,848.00		\$ 267,848.00	
001	01	Community Center	Permanent ADA Lift	\$ 50,195.20		\$ 50,195.20	GC Means and Methods/Betterment
003	01	City Hall / Police	VE Lighting and Concrete Pigment Removal	\$ (24,081.00)		\$ -	Value Engineering
005	06	Police	Stone Masonry Add for Mortar in lieu of Sealant	\$ 5,197.50		\$ 5,197.00	Error/Betterment
006	15	City Hall	Door Hardware Modifications	\$ 2,899.07	\$ 8,489.64		Error / Betterment
007	03	City Hall	ASI-003 First Floor Ceiling Scope Revisions	\$ 1,905.20		\$ 1,905.20	Unforeseen Condit
009	01		Alternate #1 and #2	included below		included below	
010	02	City Hall	Additional Asbestos Abatement - Remobilization	\$ 21,073.80		\$ -	Unforeseen Condit
011	03	City Hall	Chimney Hazmat Removal and Infill - Remobilization	\$ 7,775.90		\$ -	Unforeseen Condit
012	02	Police / Site	Shared Tunnel Abatement and Demo	\$ 36,628.89		\$ -	Unforeseen Condit
014	03	City Hall	S2 Shaftwall per RFI-027	\$ 4,560.66		\$ -	Omission / Betterment
015	02	Police / Site	CH Parging and Waterproofing Added Scope	\$ 7,999.20		\$ -	Omission / Betterment
016	04	Police / Site	Jersey Barriers for Egress	\$ 1,499.85		\$ -	GC Means and Methods/Betterment
018	02	City Hall	Slab Infill at Court Level	\$ 16,120.61		\$ -	Omission / Betterment
020	03	City Hall	ASI-005 Finishes Revisions	\$ 1,553.04		\$ -	Value Engineering
021	04	Police	Lower Level Changes	\$ (4,830.97)		\$ -	Owner Request
022	05	City Hall	Structural Changes - Wood	\$ 25,110.42		\$ 25,110.42	Unforeseen Condit
023	03	City Hall	Electrical Conduit - Credit	\$ (2,556.00)		\$ -	Value Engineering
026	05	City Hall	Chimney Cap	\$ 3,712.00		\$ 3,712.00	Unforeseen Condition
027	07	City Hall Addition	Cith Hall addition roof drain to basin	\$ 28,969.05		\$ -	Omission / Betterment
028	08	Police / Site	City Hall historic downspout tie in, basin, increased pipe size	\$ 16,244.64		\$ -	Omission / Betterment
029	05	City Hall	Structural Framing Modifications	\$ 10,651.65		\$ 10,651.65	Unforeseen Condit
030	08	Police / Site	Civil, Foundations	\$ 49,147.87		\$ 49,147.87	Unforeseen Condit
030	08	Community Center	Civil, Foundations	\$ 2,931.49		\$ 2,931.49	Betterment
032	10	City Hall	Concrete sill demo, added wood blocking at windows, increase width in mullion covering	\$ 945.46		\$ 945.46	Unforeseen Condit
033	05	City Hall	Removal of Concrete Vault in Basement	\$ 4,940.65		\$ 4,940.65	Unforeseen Condit
034							
035	05	City Hall	Court Room concrete slab reinforcement, self leveling	\$ 69,155.68		\$ 69,155.68	Unforeseen Condit
036		City Hall	First Floor - maintain existing storage room	\$ (4,551.53)		\$ -	Value Engineering
037	13	City Hall	First Floor - Infill opening; mod to vault door	\$ 963.63		\$ 963.63	Owner Request / Betterment / VE
038	09	City Hall	Roof Hydrants	\$ 2,410.59		\$ 2,410.59	Owner Request

040	11	Police / Site	Floor drain modifications	\$ 8,591.86		\$ -	Omission & Owner Request / Betterment
041	15	City Hall	Revise parapet detail	\$ 4,580.97		\$ 4,580.97	Unforeseen Condit
042		City Hall	Plastered finish across mechanical duct openings and 523sf of shafts.	\$ 8,378.75		\$ 8,378.75	Unforeseen Condit / Omission / Betterment
043	13	City Hall	Framing and new wall at ground floor over 2 stairs	\$ 10,611.26		\$ 10,611.26	Unforeseen Condit
044	10	City Hall	Additional framing at main corridor framing; repaired framing under stage.	\$3,990.45		\$3,990.45	Unforeseen Condit
045	12	Community Center	CT Cabinet electrical repairs at Community Center	\$2,599.85		\$2,599.85	Unforeseen Condit
046	10	City Hall	Court Room entry doors, additional masonry infill.	\$4,825.22		\$4,825.22	Unforeseen Condit
047	13	City Hall	Demo old closet, remove concrete slab in court clerk,	\$ 3,896.10		\$ 3,896.10	Unforeseen Condit
048	13	City Hall	Demo attic ductwork	\$5,274.72		\$ 5,274.72	Unforeseen Condit
050	11	Police / Site	Additional front canopy structural	\$ 13,437.44		\$ -	Omission / Betterment
051	11	Police / Site	Removal of drywall	\$ (1,605.71)		\$ -	Value Engineering
052	11	Police / Site	Additional reinforcement for trench drains.	\$ 967.44		\$ -	Omission / Betterment
055	13	City Hall	Lighting fixtures changes	\$502.49		\$ -	Omission / Betterment
056	14	Community Center	PR 17 community center drainage tie in - goes with COR 008	\$ 4,706.12		\$ 4,706.12	Owner Request / Betterment
057	15	City Hall	PR 10 deleted steel members; added angles for RFI 47, 94	\$ (1,336.58)		\$ -	Value Engineering
058	13	City Hall	RFIs 11, 16 existing openings in concrete floors	\$ 3,338.72		\$ 3,338.72	Unforeseen Condit
059	13	City Hall	RFI 24 new openings in existing elev lobby	\$ 9,209.24		\$ -	Omission / Betterment
060	13	City Hall	RFI 26 new soffit across corridor to conceal duct	\$ 3,676.56		\$ -	Omission / Betterment
061	13	City Hall	Electrified strikes modifications	\$ (2,793.46)		\$ -	Value Engineering
062	15	City Hall	Second floor fire protection changes.	\$ 3,403.44			Error / Betterment
063b	17	City Hall	Suspended panels on furring	\$ 16,467.51		\$ 16,467.51	Unforeseen Condit
064	15	City Hall	G and 1st floors soffit installation for ductwork	\$ 3,075.36		\$ 3,075.36	Unforeseen Condit
065	13	City Hall	Elect Rm G12 stone bump out modification	\$ 812.00		\$ 812.00	Unforeseen Condit
069	23	City Hall	Courtroom historic paint restoration	\$ 8,428.68		\$ 8,428.68	Owner Request
070	15	City Hall	North elevation brick panel rebuild	\$ 1,392.00		\$ 1,392.00	Unforeseen Condition
071	15	City Hall	Misc. additional framing	\$ 1,882.68		\$ 1,882.68	Unforeseen Condition
072	18	Police Facility	Power for vacuum at sally port; add for waterproofing	\$ 350.91		\$ 350.91	Owner Request
073	17	City Hall	Misc credits, add plaster lower level all walls	\$ (1,853.33)		\$ -	Value Engineering
074	17	City Hall	Room 121 ceiling removal, add plaster at top of wall	\$ (487.77)		\$ -	Value Engineering
075	16	Police Facility	Remove security cameras in 3 interview rooms.	\$ (2,679.60)		\$ -	Owner Request
076	20	City Hall	Change ceiling fixtures at stair landings; channel plaster and concrete for install	\$ 939.14		\$ 939.14	Unforeseen Condit

077	23	City Hall	Additional plaster patching	\$ 2,228.36		\$ 2,228.36	Unforeseen Condit
078	16	Police Facility	Evidence locker upgrade and added tactical lockers	\$ 33,233.14		\$ 33,233.14	Owner Request
079	17	City Hall	Shaft Wall Ceilings	\$ 861.88		\$ 861.88	Unforeseen Condit
080	20	City Hall	Restore found historic windows - 2 total	\$ 11,235.91		\$ 11,235.91	Owner Request
082	22	City Hall Addition	Deleted framing	\$ (791.30)		\$ -	Value Engineering
083	20	City Hall	Existing opening infills	\$ 15,016.44		\$ 15,016.44	Unforeseen Condit
084	22	City Hall Addition	Emergency Lighting Power	\$ 2,054.23		\$ -	Error / Betterment
085	21	Police Facility	Evidence Holding Mods	\$ 3,483.49		\$ 3,483.49	Owner Request
086	17	City Hall	Phone Booth data outlet	\$ -		\$ -	
087	17	City Hall	Mail Room G02D	\$ 5,620.96		\$ 5,620.96	Owner Request
088	18	Police Facility	Add window to Office 208	\$ 2,778.91		\$ 2,778.91	Owner Request
091	20	City Hall	W3 and W6 fixture changes	\$ (1,443.45)		\$ -	Value Engineering
092	24	Police Facility	PR 24 FFE - Room 109 drain box and hose bibb	\$ 3,082.89		\$ -	Ommission, Betterment
093	21	Police / Site	Drain tile modifications	\$ 2,509.73		\$ -	Ommission, Betterment
094	24	Police Facility	PR 25 Security system	\$ 20,404.64		\$ 20,404.64	Owner Request
095	19	Police Facility	Sally Port	\$ 151,655.17			
096	20	City Hall	Skylights painting, cleaning, plasterwork repair	\$ 9,213.78		\$ 9,213.78	Unforeseen Condition
097	25	City Hall	Add handrails at steps CIRC G17	\$ 2,930.88		\$ -	Ommission, Betterment
099	21	Police Facility	Draper shade in lieu of Mecho shade substitution	\$ (3,727.50)		\$ -	Value Engineering
100	20	City Hall	Draper shade in lieu of Mecho shade substitution	\$ (6,922.50)		\$ -	Value Engineering
102	23	City Hall	Lintel over exterior door opening - east elev	\$ 2,613.48		\$ -	Ommission, Betterment
074	21	Police Facility	Correction of -10 cents to Change Order 16	\$ (0.10)		\$ -	
103	31	City Hall Addition	Add steel beam at elevator opening + 6 days w/ GC	\$ 2,752.84	\$ 19,510.07		
104	24	Police Facility	Add drywall bulkhead above mesh partition in Evidence Storage	\$ 1,117.08		\$ 1,117.08	Owner Request / Betterment
106	24	Police Facility	Add 4 concrete benches at sidewalk north of Training Rm	\$ 5,256.54		\$ -	Ommission / Betterment
107	25	City Hall	Add 2 speakers to transaction windows in Rm 214.	\$ 962.54		\$ -	Ommission / Betterment
108	24	Police Facility	Underground electrical rough-in for fence/gates	\$ 9,240.16		\$ -	Ommission / Betterment
109	25	City Hall	Additional 4 smoke detectors at automatic door hold opens	\$ 4,497.32		\$ -	Ommission / Betterment
110	25	City Hall	Infill 3 found windows with plaster infill w/ reveal; this COR goes with COR 080 (restoration of other 2 windows)	\$ 5,609.11		\$ 5,609.11	Unforeseen Condition
111	25	City Hall	Credit for wheelchair lift change	\$ (20,714.25)		\$ -	
112	25	City Hall	Additional wood framing to install projector and lift	\$ 1,329.78			Ommission / Betterment
114	26	Police Facility	Extend overflow storm drain on sally port	829.78			Error / Betterment
115	25	Police Facility	Relocate fire annunciator panel location	\$ -		\$ -	Owner Request
118	25	City Hall	Install drywall cap at S03 stair guardrails	\$ 1,531.20		\$ 1,531.20	Unforeseen Condit
119	26/27/28	Police Facility/City Hal	Contract time extension	\$ -			
122	26	Police Facility	Delete mirrors in Women's lockers	\$ (930.17)			VE
123	26	Police Facility	Primer at epoxy floors for moisture mitigation	\$ 3,492.76		\$ 3,492.76	Unforeseen Condit
124	27	City Hall	Primer at epoxy floors for moisture mitigation	\$ 2,821.12		\$ 2,821.12	Unforeseen Condit
125	28	City Hall Addition	Core W section to install roof drain pipe	\$ 714.84			Unforeseen Condit
126	29	Police Facility	Increased amount of concrete at drive approaches for bollard/card reader install	\$ 8,742.92		\$ -	Error / Betterment
127	30	City Hall	Add'l underlayment/foam/flashing at voids	\$ 2,320.00		\$ 2,320.00	Unforeseen Condit
130	29	Police Facility	Grasses under stair in lieu of stone	\$ (106.50)		\$ -	VE

131	31	City Hall Addition	Additional course of stone at bottom	\$ 3,607.50		\$ -	Error / Betterment
132	29	Police Facility	Tactical lockers relocation	\$ 3,503.82		\$ 3,507.50	Owner Request
133	30	City Hall	ADA lift power	\$ 1,180.31		\$ -	Omission / Betterment
136	29	Police Facility	Toilet 115 ceiling	\$ 5,236.48		\$ -	Error/Betterment + Non-B (SFS Paid)
137	29	Police Facility	Room in use sign	\$ 472.12		\$ 472.12	Owner Request
138	29	Police Facility	Confidence monitor relocation	\$ (3,331.77)		\$ -	VE
141	30	City Hall	Door hold opens for 2 doors	\$ 1,380.95		\$ -	Omission/Betterment
142	30	City Hall	Cut stone at addition roof for counterflashing	\$ 3,410.40		\$ 3,410.40	Unforeseen Condit
145	29	Police Facility	Light bollards	\$ 5,407.92	\$ 6,251.24	\$ -	Omission/Betterment
146	30	City Hall	Credit for ss polishing	\$ (2,317.44)		\$ -	VE
148	30	City Hall	H/HH doors credit	\$ (3,380.31)		\$ -	VE
149	29	Police Facility	Sitework: Credit for concrete paving; statue foundation	\$ 1,204.08		\$ 1,204.08	VE, Owner Request
			Community Center Fee Request		\$	6,103.70	
			City Hall Add'l Fee Request		\$	52,721.56	
			City Hall Addition Add'l Fee Request				
			Police Facility Add'l Fee Request		\$	12,563.34	
					\$	71,388.60	
					Owner Requests*	\$	95,086.79
					10% Fee	\$	9,508.68
					*Total reflects Owner Requested COs with multiple "reasons" (e.g. VE, Omission, etc.)		



Memorandum

Date: May 23, 2022
To: Mayor and City Council
From: Christina Brake

Subject: Minutes of the May 9, 2022 City Council Meeting

Recommendation:

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

Background:

Discussion:

Financial Impact:

City Council Minutes – Regular Meeting – May 9, 2022

The Bonner Springs City Council met in Workshop session at 6:45 p.m.

Councilmembers present: Mayor Harrington, Shannon, Long, Thompson, Wood, Gurley, Kipp and Stephens.
Councilmembers Wood and Reeves were absent

City staff present: Sean Pederson, City Manager; Chris Brake, City Clerk and Amber Vogan, Assistant City Manager;

1. **Data and Technology Transition** – the Assistant City Manager explained the need to transition the City’s data and technology support and reviewed the proposals provided by Pi Managed Services. David Zinser and Kirk Reimer, Pi Managed Services, were available to answer questions.

The workshop session adjourned at 7:12 p.m.

The Bonner Springs City Council met in regular session at 7:30 p.m.

Councilmembers present: Mayor Harrington, Shannon, Long, Thompson, Wood, Gurley, Kipp and Stephens.
Councilmembers Reeves was absent

City staff present: Sean Pederson, City Manager; Chris Brake, City Clerk; Amber Vogan, Assistant City Manager; Tillie LaPlante, Finance Director; Matt Zayas, City Manager’s Assistant; Billy Naff, Police Chief and Mike Krauze, Police Captain.

The Mayor led the Pledge of Allegiance to the Flag of the United States of America and asked Pastor Flournoy, Church of the Living God, to lead the invocation.

PRESENTATIONS

1. The Mayor presented a proclamation to Chief Billy Naff and Captain Mike Krauze, recognizing National Police Week.

Citizen Concerns about Items Not on Today’s Agenda – None Presented

CONSENT AGENDA – The Council President read the Consent Agenda Items and asked the staff, audience or City Council if they wished to remove an item for separate consideration. No items were removed.

1. Minutes of the April 25, 2022 City Council Meeting
2. Claims for City Operations

Thompson moved and Shannon seconded to approve the consent agenda as presented. Unanimous approval.

OLD BUSINESS – None Presented.

NEW BUSINESS –

1. **Presentation and Acceptance of the 2021 Audit** – Stephens moved and Gurley seconded to accept the 2021 audit. Unanimous approval.
2. **City-wide Signage Project Bid Rejection**– Shannon moved and Long seconded to reject the bid from MegaKC for the city-wide signage project. Unanimous approval.
3. **Charter Ordinance – Property Maintenance** – Stephens moved and Thompson seconded to adopt a home rule ordinance relating to the creation of a code enforcement administrative penalty process. Unanimous approval.

REPORTS

Item No. 1: City Manager's Report:

- The City Manager's report included a link to the District 7 data from the Unified Government's community survey. 150 Bonner Springs residents responded to the survey, which is statistically viable. Bonner Springs residents' satisfaction with the streets has improved.
- Thanked everyone for a successful weekend for the Farmers Market and the Maker's Fair.
- Work has started on the street resurfacing project and additional money is available. City staff is looking at adding additional roads to the resurfacing project with the additional funds.

Item No. 2: City Council Items

- Shannon asked the City Manager's recommendation for determining what part of the UG community survey applies to Bonner Springs.
- Thompson thanked the Police and Fire Departments and City staff for their work to make the weekend successful.
- Wood received a letter from a constituent concerned about zoning regulations potentially being violated at the property located at 11845 Kaw Drive. The letter specifically asked about regulations regarding height of building and believes that would prohibit storage containers.
- Gurley asked if there are any future plans in place for the Midwest us building on Kaw Drive and if Kincaid was required to invest in the building. The City Manager stated he is currently discussing with Kincaid and they are trying to work with the City regarding reuse of the building.
- Kipp received a concern regarding the silt fence at the Compass Project. Should the silt fence be at the bottom of the pond instead of at the top as it currently is?
- Stephens stated it was good to see downtown so active on Saturday.

Item No. 3: Mayor's Report

- Thanked everyone who participated in the farmers Market, the Maker's fair, The pancake breakfast and the Vaughn Trent Fundraiser at Fuel House on what was evidently our only spring day.
- The Mayor asked if Bonner Springs was impacted by the Unified Government's cyber-attack. The City Manager confirmed that some of our departments were affected.
- The swimming pool will be opening the last weekend in May.
- The Mayor asked how the water plant is progressing. The City Manager stated he is attending weekly meetings and KDHE approved the City to request a higher loan amount to help with rising prices of materials.
- Wyandotte County is releasing more ARPA funds; specifically, to small business grants.
- He appreciates all the development work in the City and appreciates the behind the scenes work staff does to make it happen.
- Attended the Council of Mayors meeting attended by Kansas City, Missouri Mayor Quenton Lucas and is happy that Kansas City, Missouri is still interested in working in cooperation with cities in Kansas.
- Bonner Springs will host the meeting in June in the Council Chambers. He is happy to show the building which earned a Kansas City Business Journal Capstone Award for adaptive reuse.

The meeting adjourned at 8:20 p.m.

Christina Brake, City Clerk

Memorandum

Date: May 23, 2022
To: Mayor and City Council
From: Kim Mosier

Subject: Claims for City Operations

Recommendation: Staff recommends approval.

Action: Make a motion to approve the Claims for City Operations as presented.

Background: Staff enclosed the supplement claims for City operations in the amount of \$ 21,939.60 and the regular claims in the amount of \$ 135,951.86.

Discussion:

Financial Impact:



Bonner Springs, KS

Check Register

Packet: APPKT00388 - PAYROLL 5/13/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
1274	BARBARA BILLE	05/13/2022	Regular	0.00	194.00	148433
11047	DAVID MEADOWS	05/13/2022	Regular	0.00	167.00	148434
10964	EVERGY FKA KCP&L	05/13/2022	Regular	0.00	474.01	148435
7513	HSA BANK	05/13/2022	Regular	0.00	5,864.43	148436
0898	ICMA RETIREMENT CORPORATION	05/13/2022	Regular	0.00	2,325.80	148437
11672	JAMES HENDERSON	05/13/2022	Regular	0.00	192.00	148438
10784	LAUREN L. TINBERG	05/13/2022	Regular	0.00	344.00	148439
9879	MAINSTREET CREDIT UNION	05/13/2022	Regular	0.00	885.00	148440
7764	MICHAEL J. DANIELS	05/13/2022	Regular	0.00	152.00	148441
11091	QUADIENT FINANCE USA INC	05/13/2022	Regular	0.00	820.00	148442
11621	TALIA ROSA PEREZ	05/13/2022	Regular	0.00	256.00	148443
11421	WEX INC.	05/13/2022	Regular	0.00	10,265.36	148444

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	17	12	0.00	21,939.60
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
	17	12	0.00	21,939.60



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Payment Dates 5/13/2022 - 5/13/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 1274 - BARBARA BILLE				
13525 HERITAGE DR BONNER SPGS, KS 66012				
BARBARA BILLE	0001742	05/13/2022	KACE CONVENTION-HAYS, KS	194.00
Vendor 1274 - BARBARA BILLE Total:				194.00
Vendor: 11047 - DAVID MEADOWS				
12401 KAW DRIVE BONNER SPRINGS, KS 66012				
DAVID MEADOWS	0001743	05/13/2022	ARWA-WICHITA, KS	167.00
Vendor 11047 - DAVID MEADOWS Total:				167.00
Vendor: 10964 - EVERGY FKA KCP&L				
PO BOX 219330 KANSAS CITY, MO 64121-9330				
EVERGY FKA KCP&L	8816867433 may 2022	05/13/2022	MUNICIPAL ST LIGHT-LED-2MLLL 3/31-4/30/2022	474.01
Vendor 10964 - EVERGY FKA KCP&L Total:				474.01
Vendor: 7513 - HSA BANK				
PO BOX 939 SHEBOYGAN, WI 53082-0939				
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	1,676.93
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	125.00
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	125.00
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	187.50
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	62.50
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	312.50
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	187.50
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	312.50
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	1,500.00
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	562.50
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	375.00
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	312.50
HSA BANK	0001755	05/13/2022	HEALTH SAVINGS ACCOUNT FOR 5/13/2022	125.00
Vendor 7513 - HSA BANK Total:				5,864.43
Vendor: 0898 - ICMA RETIREMENT CORPORATION				
P O BOX 64553 BALTIMORE, MD 21264-4553				
ICMA RETIREMENT CORPORA	0001756	05/13/2022	PR-457-VANTAGEPOINT TRANSFER AGENT 301961	1,970.80
ICMA RETIREMENT CORPORA	0001757	05/13/2022	PR-ROTH-VANTAGEPOINT TRANSFER AGENT 706353	355.00
Vendor 0898 - ICMA RETIREMENT CORPORATION Total:				2,325.80

Expense Approval Report

Payment Dates: 5/13/2022 - 5/13/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11672 - JAMES HENDERSON				
15426 MEYER DRIVE				
BASEHOR, KS 66007-				
JAMES HENDERSON	JH04232022	05/13/2022	SOCCER OFFICIAL- 6 GAMES	106.00
JAMES HENDERSON	JH04302022	05/13/2022	SOCCER OFFICIAL- 5 GAMES	86.00
Vendor 11672 - JAMES HENDERSON Total:				192.00
Vendor: 10784 - LAUREN L. TINBERG				
15818 154ST				
BONNER SPRINGS, KS 66012				
LAUREN L. TINBERG	LT04242022	05/13/2022	SOCCER OFFICIAL- 10 GAMES	182.00
LAUREN L. TINBERG	LT05012022	05/13/2022	SOCCER OFFICIAL- 9 GAMES	162.00
Vendor 10784 - LAUREN L. TINBERG Total:				344.00
Vendor: 9879 - MAINSTREET CREDIT UNION				
ATTN: PYMT SYSTM DEPT-SEG PR				
13001 W 95TH STREET				
LENEXA, KS 66215				
MAINSTREET CREDIT UNION	0001754	05/13/2022	PAYROLL FOR 5/13/2022	885.00
Vendor 9879 - MAINSTREET CREDIT UNION Total:				885.00
Vendor: 7764 - MICHAEL J. DANIELS				
13910 METROPOLITAN AVE				
BONNER SPRINGS, KS 66012				
MICHAEL J. DANIELS	MD04242022	05/13/2022	SOCCER OFFICIAL- 4 GAMES	76.00
MICHAEL J. DANIELS	MD05012022	05/13/2022	SOCCER OFFICIAL- 4 GAMES	76.00
Vendor 7764 - MICHAEL J. DANIELS Total:				152.00
Vendor: 11091 - QUADIENT FINANCE USA INC				
PO BOX 6813				
CAROL STREAM, IL 60197-6813				
QUADIENT FINANCE USA INC	8038501- APRIL 2022	05/13/2022	POSTAGE	820.00
Vendor 11091 - QUADIENT FINANCE USA INC Total:				820.00
Vendor: 11621 - TALIA ROSA PEREZ				
13607 WOODEND ROAD				
BONNER SPRINGS, KS 66012-				
TALIA ROSA PEREZ	TP04242022	05/13/2022	SOCCER OFFICIAL- 8 GAMES	146.00
TALIA ROSA PEREZ	TP05012022	05/13/2022	SOCCER OFFICIAL- 6 GAMES	110.00
Vendor 11621 - TALIA ROSA PEREZ Total:				256.00
Vendor: 11421 - WEX INC.				
PO BOX 6293				
CAROL STREAM, IL 60197-6293				
WEX INC.	80627925	05/13/2022	WEX FUEL-CODES	240.44
WEX INC.	80627925	05/13/2022	WEX FUEL-FIRE	745.81
WEX INC.	80627925	05/13/2022	WEX FUEL-POLICE	6,513.48
WEX INC.	80627925	05/13/2022	WEX FUEL-PARKS/PUBLIC WORKS	1,077.52
WEX INC.	80627925	05/13/2022	WEX FUEL-WASTE WATER	550.43
WEX INC.	80627925	05/13/2022	WEX FUEL-WATER	639.63
WEX INC.	80627925	05/13/2022	WEX FUEL-TIBLOW	498.05
Vendor 11421 - WEX INC. Total:				10,265.36
Grand Total:				21,939.60



Bonner Springs, KS

Check Register

Packet: APPKT00390 - CHECK RUN 5/17/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
11701	ALL COPY PRODUCTS INC	05/17/2022	Regular	0.00	652.48	148445
10078	AMAZON CAPITAL SERVICES, INC AN	05/17/2022	Regular	0.00	447.44	148446
11909	AMERICAN PLANNING ASSOCIATION	05/17/2022	Regular	0.00	99.00	148447
6730	AMERICAN RESPONSE VEHICLES INC	05/17/2022	Regular	0.00	461.73	148448
0825	ARLAN CO INC	05/17/2022	Regular	0.00	875.40	148449
3303	ASPHALT SALES CO INC	05/17/2022	Regular	0.00	248.22	148450
2470	ATMOS ENERGY	05/17/2022	Regular	0.00	2,438.34	148451
4718	ATTORNEY GENERAL'S OFFICE ATTN	05/17/2022	Regular	0.00	285.00	148452
1917	BATTERIES PLUS	05/17/2022	Regular	0.00	20.65	148453
7416	BG CONSULTANTS, INC	05/17/2022	Regular	0.00	12,267.50	148454
7379	BONNER SPRINGS HIGH SCHOOL PR	05/17/2022	Regular	0.00	5,000.00	148455
8191	BONNER TREATS LLC DBA DAIRY QU	05/17/2022	Regular	0.00	1,500.00	148456
4172	BOUND TREE MEDICAL LLC	05/17/2022	Regular	0.00	478.43	148457
0204	CHAMBER OF COMMERCE BONNER	05/17/2022	Regular	0.00	15.00	148458
11892	CHEMCO INDUSTRIES, INC.	05/17/2022	Regular	0.00	2,447.90	148459
10027	CINTAS	05/17/2022	Regular	0.00	355.39	148460
3511	CLARK MIDDLE SCHOOL	05/17/2022	Regular	0.00	1,500.00	148461
11908	CMRS-FP	05/17/2022	Regular	0.00	820.00	148462
0213	COLEMAN EQUIPMENT INC	05/17/2022	Regular	0.00	3.33	148463
0716	CORE & MAIN LP	05/17/2022	Regular	0.00	4,944.82	148464
6509	CS CAREY, INC.	05/17/2022	Regular	0.00	84.00	148465
1739	CUSTOM WELDING & FABRICATION	05/17/2022	Regular	0.00	389.00	148466
11911	DANA MEGEE	05/17/2022	Regular	0.00	200.00	148467
11913	DANIEL CARRASCO	05/17/2022	Regular	0.00	180.00	148468
0014	DEFFENBAUGH INDUSTRIES INC WM	05/17/2022	Regular	0.00	1,869.89	148469
6029	DURKIN EQUIPMENT CO	05/17/2022	Regular	0.00	926.00	148470
11807	EASTWOOD 7 JAMES LLC	05/17/2022	Regular	0.00	295.58	148471
11899	EASY ICE, LLC	05/17/2022	Regular	0.00	140.00	148472
7142	EDWARDS CHEMICALS INC.	05/17/2022	Regular	0.00	484.75	148473
10942	EVERGY KANSAS CENTRAL INC FKA I	05/17/2022	Regular	0.00	30,046.90	148474
5516	EXECUTIVE MARKETING PROMOTIO	05/17/2022	Regular	0.00	2,936.25	148475
4736	FASTENAL	05/17/2022	Regular	0.00	54.33	148476
4342	FELDMANS	05/17/2022	Regular	0.00	437.95	148477
11686	FIRE RECOVERY EMS	05/17/2022	Regular	0.00	1,254.07	148478
1942	GRASS PAD INC	05/17/2022	Regular	0.00	453.87	148479
1532	GT DISTRIBUTORS	05/17/2022	Regular	0.00	1,218.00	148480
1089	HAWKINS, INC	05/17/2022	Regular	0.00	1,995.98	148481
0821	HOLLIDAY SAND AND GRAVEL CO	05/17/2022	Regular	0.00	507.44	148482
11065	HOME DEPOT PRO	05/17/2022	Regular	0.00	1,655.00	148483
7720	IBEC, LLC	05/17/2022	Regular	0.00	60.00	148484
3289	J & D EQUIPMENT INC	05/17/2022	Regular	0.00	19.92	148485
5345	JOHNSON COUNTY WASTEWATER	05/17/2022	Regular	0.00	621.80	148486
1021	JSC	05/17/2022	Regular	0.00	22.00	148487
7899	JUSTINE SPEASE	05/17/2022	Regular	0.00	25.16	148488
5308	KANSAS ONE-CALL SYSTEM, INC C/O	05/17/2022	Regular	0.00	235.20	148489
10555	KBI LAB	05/17/2022	Regular	0.00	400.00	148490
10751	KDOR, OFFICE OF SPECIAL INVESTIG	05/17/2022	Regular	0.00	80.00	148491
3517	KEY EQUIPMENT & SUPPLY CO	05/17/2022	Regular	0.00	3,099.86	148492
8179	LINK-LITE NETWORKING INC	05/17/2022	Regular	0.00	175.00	148493
1836	LOWE'S CREDIT SERVICES	05/17/2022	Regular	0.00	868.78	148494
7604	M.R.P.P. INC.	05/17/2022	Regular	0.00	113.67	148495
11912	MEGAN GILLILAND	05/17/2022	Regular	0.00	32.76	148496
7699	MEREDITH CORPORATION (MIDWES	05/17/2022	Regular	0.00	1,723.00	148497
6137	METRO COURIER INC	05/17/2022	Regular	0.00	20.10	148498

Check Register

Packet: APPKT00390-CHECK RUN 5/17/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
3759	MIDWEST BUS SALES INC	05/17/2022	Regular	0.00	69.30	148499
10424	MORPHO USA INC	05/17/2022	Regular	0.00	2,791.00	148500
7935	NANCY L. GOSS	05/17/2022	Regular	0.00	85.00	148501
7206	NATIONAL INSURANCE MARKETING	05/17/2022	Regular	0.00	1,239.43	148502
7482	OFFICE OF ACCOUNTS AND REPORT:	05/17/2022	Regular	0.00	75.00	148503
10955	OFFICE OF ACCOUNTS AND REPORT:	05/17/2022	Regular	0.00	175.00	148504
0187	OLATHE WINWATER WORKS	05/17/2022	Regular	0.00	5,275.00	148505
0947	O'REILLY AUTO STORES INC	05/17/2022	Regular	0.00	312.54	148506
8124	OUTDOOR HOME SERVICES HOLDIN	05/17/2022	Regular	0.00	1,825.00	148507
2955	P.B. HOIDALE CO. INC	05/17/2022	Regular	0.00	154.00	148508
3393	PACE ANALYTICAL	05/17/2022	Regular	0.00	451.00	148509
6655	PACES INC	05/17/2022	Regular	0.00	5,000.00	148510
11907	PAR TRAINING AND PROPS	05/17/2022	Regular	0.00	3,600.00	148511
11541	PEREGRINE CORPORATION	05/17/2022	Regular	0.00	352.40	148512
11867	PI MANAGED SERVICES LLC	05/17/2022	Regular	0.00	593.75	148513
0646	PUSHWATER ENTERPRISES INC	05/17/2022	Regular	0.00	139.32	148514
11265	QUADIENT LEASING USA INC	05/17/2022	Regular	0.00	780.00	148515
10030	QUALITY SPEAKS, LLC	05/17/2022	Regular	0.00	130.92	148516
10641	REDISHRED KANSAS INC PROSHRED	05/17/2022	Regular	0.00	134.40	148517
11800	RJ KOOL COMPANY INC	05/17/2022	Regular	0.00	1,120.00	148518
3714	SAMS CLUB DIRECT COMMERCIAL C	05/17/2022	Regular	0.00	628.36	148519
6010	SCHUETZ CONSTRUCTION	05/17/2022	Regular	0.00	5,435.49	148520
11859	Sean Gordon	05/17/2022	Regular	0.00	9,425.00	148521
8136	SMITH & LOVELESS INC	05/17/2022	Regular	0.00	82.20	148522
7670	STAPLES CONTRACT & COMMERCIA	05/17/2022	Regular	0.00	81.44	148523
9824	STRYKER SALES CORP	05/17/2022	Regular	0.00	909.73	148524
10879	TEUTONIC HOLDINGS LLC SYNDEO L	05/17/2022	Regular	0.00	205.71	148525
10854	THE JATH GROUP, INC	05/17/2022	Regular	0.00	500.00	148526
0591	TIRE TOWN	05/17/2022	Regular	0.00	25.00	148527
0017	TOMPKINS INDUSTRIES INC	05/17/2022	Regular	0.00	90.63	148528
6802	TOTAL ELECTRIC CONTRACTORS INC	05/17/2022	Regular	0.00	237.85	148529
11556	U.S. BANK EQUIPMENT FINANCE	05/17/2022	Regular	0.00	433.21	148530
3025	U.S. VENTURE, INC	05/17/2022	Regular	0.00	2,015.12	148531
3736	UNIFIED TREASURER	05/17/2022	Regular	0.00	2,572.50	148532
6819	UNIFIRST CORPORATION	05/17/2022	Regular	0.00	200.44	148533
4137	UNIVERSITY OF KS HOSPITAL AUTH	05/17/2022	Regular	0.00	915.00	148534
3078	USA BLUE BOOK	05/17/2022	Regular	0.00	404.23	148535

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	160	91	0.00	135,951.86
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
	160	91	0.00	135,951.86



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Payment Dates 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11701 - ALL COPY PRODUCTS INC				
PO BOX 41602				
PHILADELPHIA, PA 19101-1602				
ALL COPY PRODUCTS INC	76278996	05/17/2022	LEASE AND COPY CHARGES	91.00
ALL COPY PRODUCTS INC	76278996	05/17/2022	LEASE AND COPY CHARGES	561.48
Vendor 11701 - ALL COPY PRODUCTS INC Total:				652.48
Vendor: 10078 - AMAZON CAPITAL SERVICES, INC AMAZON CAPITAL SERVICES				
PO BOX 035184				
SEATTLE, WA 98124-5184				
AMAZON CAPITAL SERVICES, I	14CR-DD3V-PHY6	05/17/2022	BATTERY & CHARGER	-92.99
AMAZON CAPITAL SERVICES, I	16RN-9KDF-JYY3	05/17/2022	CREDIT MEMO-PEDESTAL STANDS	-30.00
AMAZON CAPITAL SERVICES, I	191R-N1YT-466J	05/17/2022	CREDIT MEMO-PEDESTAL STAND SHIPPING	-23.96
AMAZON CAPITAL SERVICES, I	1CXL-YD3K-HTF9	05/17/2022	CREDIT MEMO-PEDESTAL STANDS	-30.00
AMAZON CAPITAL SERVICES, I	1F7L-XH1H-D3DW	05/17/2022	SPORTS EQUIPMENT BAGS X	93.97
AMAZON CAPITAL SERVICES, I	1M74-1QJL-NYWT	05/17/2022	SHOE SCRAPER	26.99
AMAZON CAPITAL SERVICES, I	1M74-1QJL-NYWT	05/17/2022	SHOE SCRAPER	26.99
AMAZON CAPITAL SERVICES, I	1M74-1QJL-NYWT	05/17/2022	BATTERY BACK UP FOR WELLS	159.98
AMAZON CAPITAL SERVICES, I	1RVL-N11T-FXGM	05/17/2022	USB EXTENSION FOR LAPTOP	16.95
AMAZON CAPITAL SERVICES, I	1RVL-N11T-FXGM	05/17/2022	TABLE TOP SPINNER FOR PROMO USE	49.49
AMAZON CAPITAL SERVICES, I	1RVL-N11T-FXGM	05/17/2022	USB EXTENSION FOR LAPTOP	5.99
AMAZON CAPITAL SERVICES, I	1TVV-6MMR-HRN1	05/17/2022	CREDIT MEMO-PEDESTAL STANDS	-30.00
AMAZON CAPITAL SERVICES, I	1VC7-9RQN-WCDN	05/17/2022	WIRELESS MOUSE & COVID CLEANING WIPES	35.99
AMAZON CAPITAL SERVICES, I	1VC7-9RQN-WCDN	05/17/2022	WIRELESS MOUSE & COVID CLEANING WIPES	14.97
AMAZON CAPITAL SERVICES, I	1VD4-DTDD-CNRL	05/17/2022	REAR VIEW CAMERA SYSTEM-VID 528	219.99
AMAZON CAPITAL SERVICES, I	1WD6-9Y6V-C7N1	05/17/2022	CREDIT MEMO	-27.90
AMAZON CAPITAL SERVICES, I	1XQ9-1CN1-J1KX	05/17/2022	CREDIT MEMO-PEDESTAL STANDS	-30.00
AMAZON CAPITAL SERVICES, I	1XYC-HQMP-QY13	05/17/2022	DEPT LEADERSHIP BOOKS X 2	60.98
Vendor 10078 - AMAZON CAPITAL SERVICES, INC AMAZON CAPITAL SERVICES Total:				447.44
Vendor: 11909 - AMERICAN PLANNING ASSOCIATION				
LOCK BOX 4291				
CAROL STREAM, IL 60197-4291				
AMERICAN PLANNING ASSOCI	389187-2243	05/17/2022	APA MEMBERSHIP DUES-LEE	99.00
Vendor 11909 - AMERICAN PLANNING ASSOCIATION Total:				99.00
Vendor: 6730 - AMERICAN RESPONSE VEHICLES INC				
521 HILLSDALE ROAD				
COLUMBIA, MO 65201				
AMERICAN RESPONSE VEHICL	11720	05/17/2022	AMBULANCE REPAIR PARTS	461.73
Vendor 6730 - AMERICAN RESPONSE VEHICLES INC Total:				461.73
Vendor: 0825 - ARLAN CO INC				
1-800-844-7946				
11709 ROE AVE				
SUITE D #139				
LEAWOOD, KS 66211				
ARLAN CO INC	13984	05/17/2022	FIELD SPRAYER & 8 BOX OF WHITE PAINT	409.20

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
ARLAN CO INC	13984	05/17/2022	FIELD SPRAYER & 8 BOX OF WHITE PAINT	409.20
ARLAN CO INC	14037	05/17/2022	WYSIWASH-5.9LB BUCKET REFILL	57.00
Vendor 0825 - ARLAN CO INC Total:				875.40

Vendor: 3303 - ASPHALT SALES CO INC

P O BOX 6263

KANSAS CITY, KS 66106

ASPHALT SALES CO INC	149035	05/17/2022	ASPHALT-POTHOLE PATCHING -TICKET #14701	248.22
Vendor 3303 - ASPHALT SALES CO INC Total:				248.22

Vendor: 2470 - ATMOS ENERGY

P.O. BOX 740353

CINCINNATI, OH 45274-0353

ATMOS ENERGY	0001771	05/17/2022	GAS SERVICE	375.01
ATMOS ENERGY	0001771	05/17/2022	GAS SERVICE	883.15
ATMOS ENERGY	0001771	05/17/2022	GAS SERVICE	502.40
ATMOS ENERGY	0001771	05/17/2022	GAS SERVICE	118.79
ATMOS ENERGY	0001771	05/17/2022	GAS SERVICE	502.40
ATMOS ENERGY	0001771	05/17/2022	GAS SERVICE	56.59
Vendor 2470 - ATMOS ENERGY Total:				2,438.34

Vendor: 4718 - ATTORNEY GENERAL'S OFFICE ATTN: BOND DIVISION

BOND DIVISION

120 SW 10TH AVE 2ND FLOOR

TOPEKA, KS 66612-1597

ATTORNEY GENERAL'S OFFICE	LG-22-000208	05/17/2022	2022-A GO BOND	285.00
Vendor 4718 - ATTORNEY GENERAL'S OFFICE ATTN: BOND DIVISION Total:				285.00

Vendor: 1917 - BATTERIES PLUS

15323 W 67TH ST

SHAWNEE, KS 66217

BATTERIES PLUS	P51196260	05/17/2022	BATTERIES	20.65
Vendor 1917 - BATTERIES PLUS Total:				20.65

Vendor: 7416 - BG CONSULTANTS, INC

1405 WAKARUSA DRIVE

LAWRENCE, KS 66049

BG CONSULTANTS, INC	20-1413L(19)	05/17/2022	Owners Representative Services - Water Plant Proj	5,512.50
BG CONSULTANTS, INC	21-1307L(1)	05/11/2022	Engineering for Traffic Signal Modernization Proj	1,955.00
BG CONSULTANTS, INC	21-1398L (4)	05/17/2022	Lift Station No. 2 Replacement Preliminary Desi	4,800.00
Vendor 7416 - BG CONSULTANTS, INC Total:				12,267.50

Vendor: 7379 - BONNER SPRINGS HIGH SCHOOL PROJECT GRAD

100 MCDANIELD

ATTN: RACHEL ROOS

BONNER SPRINGS, KS 66012

BONNER SPRINGS HIGH SCHO	0001774	05/17/2022	SUBSTANCE ABUSE FUNDING-2022	5,000.00
Vendor 7379 - BONNER SPRINGS HIGH SCHOOL PROJECT GRAD Total:				5,000.00

Vendor: 8191 - BONNER TREATS LLC DBA DAIRY QUEEN

103 EAST FRONT ST

BONNER SPRINGS, KS 66012

BONNER TREATS LLC DBA DAI	0001759	05/17/2022	500 \$3 GIFT CARDS FOR CITY BAND	1,500.00
Vendor 8191 - BONNER TREATS LLC DBA DAIRY QUEEN Total:				1,500.00

Vendor: 4172 - BOUND TREE MEDICAL LLC

23537 NETWORK PLACE

CHICAGO, IL 60673-1235

BOUND TREE MEDICAL LLC	84500428	05/17/2022	MEDICAL SUPPLIES	395.84
BOUND TREE MEDICAL LLC	84502001	05/17/2022	MEDICAL SUPPLIES	45.15

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
BOUND TREE MEDICAL LLC	84509002	05/17/2022	MEDICAL SUPPLIES	37.44
Vendor 4172 - BOUND TREE MEDICAL LLC Total:				478.43

Vendor: 0204 - CHAMBER OF COMMERCE BONNER SPRINGS-EDWARDSVILLE
PO BOX 548
309 OAK ST

BONNER SPRINGS, KS 66012-1445				
CHAMBER OF COMMERCE BO	0001764	05/17/2022	LUNCHEON FEE-MAY MEEETING	15.00
Vendor 0204 - CHAMBER OF COMMERCE BONNER SPRINGS-EDWARDSVILLE Total:				15.00

Vendor: 11892 - CHEMCO INDUSTRIES, INC.

3670 SCARLET OAK BLVD
ST. LOUIS, MO 63122-

CHEMCO INDUSTRIES, INC.	112473	05/17/2022	GREASE CUTTER-COLLECTION MAINT.	440.00
CHEMCO INDUSTRIES, INC.	112626	05/17/2022	DIST. MAINT SUPPLIES	2,007.90
Vendor 11892 - CHEMCO INDUSTRIES, INC. Total:				2,447.90

Vendor: 10027 - CINTAS

P.O. BOX 88005
CHICAGO, IL 60680-1005

CINTAS	4119112893	05/17/2022	BUILDING SUPPLIES	172.81
CINTAS	4119116936	05/17/2022	MATS,SCREENS, CITY HALL	182.58
Vendor 10027 - CINTAS Total:				355.39

Vendor: 3511 - CLARK MIDDLE SCHOOL

420 N BLUEGRASS
ATTN: SARAH ANDAVERDE
BONNER SPGS, KS 66012

CLARK MIDDLE SCHOOL	0001772	05/17/2022	AT-RISK & REWARDS PROGRAMS	1,500.00
Vendor 3511 - CLARK MIDDLE SCHOOL Total:				1,500.00

Vendor: 11908 - CMRS-FP

PO BOX 894707
LOS ANGELES, CA 90189-4707

CMRS-FP	MAY 2022	05/17/2022	PREPAID POSTAGE CIN#106001001663	820.00
Vendor 11908 - CMRS-FP Total:				820.00

Vendor: 0213 - COLEMAN EQUIPMENT INC

P O BOX 456
BONNER SPRINGS, KS 66012

COLEMAN EQUIPMENT INC	521998	05/17/2022	MILL MACHINE PARTS	3.33
Vendor 0213 - COLEMAN EQUIPMENT INC Total:				3.33

Vendor: 0716 - CORE & MAIN LP

PO BOX 28330
ST. LOUIS, MO 63146

CORE & MAIN LP	Q754247	05/17/2022	3/4" Angled Cut-Off Valve	1,338.37
CORE & MAIN LP	Q754265	05/17/2022	5/8" Yoke Bar	3,037.50
CORE & MAIN LP	Q754265	05/17/2022	3/4" Angled Cut-Off Valve	568.95
Vendor 0716 - CORE & MAIN LP Total:				4,944.82

Vendor: 6509 - CS CAREY, INC.

6225 KANSAS AVE
KANSAS CITY, KS 66111

CS CAREY, INC.	U-43352	05/17/2022	MULCH	84.00
Vendor 6509 - CS CAREY, INC. Total:				84.00

Vendor: 1739 - CUSTOM WELDING & FABRICATION

214 W SANTA FE
BONNER SPRINGS, KS 66012

CUSTOM WELDING & FABRIC	4-27-22-7860	05/17/2022	REPAIR TRUCK BED-VID #552	389.00
Vendor 1739 - CUSTOM WELDING & FABRICATION Total:				389.00

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11911 - DANA MEGEE				
23900 147TH STREET LEAVENWORTH, KS 66048- DANA MEGEE	37283485	05/17/2022	REFUND DEPOSITS- SUNFLOWER ROOM AND KITCHEN 5/7/202	200.00
Vendor 11911 - DANA MEGEE Total:				200.00
Vendor: 11913 - DANIEL CARRASCO				
7940 METROPOLITAN AVE KANSAS CITY, KS 66111- DANIEL CARRASCO	106748	05/17/2022	PARTIAL BOND REFUND	180.00
Vendor 11913 - DANIEL CARRASCO Total:				180.00
Vendor: 0014 - DEFFENBAUGH INDUSTRIES INC WM CORPORATE SERVICES INC				
AS PAYMENT AGENT				
PO BOX 4648				
CAROL STREAM, IL 60197-4648				
DEFFENBAUGH INDUSTRIES I	0015829-4861-6	05/17/2022	SLUDGE HAULING 4/16/2022/4/30/2022	1,614.17
DEFFENBAUGH INDUSTRIES I	6754722-4858-1	05/17/2022	40 YD DUMPSTER SERV-12401 KAW DR 4/1-4/30/2022	255.72
Vendor 0014 - DEFFENBAUGH INDUSTRIES INC WM CORPORATE SERVICES INC Total:				1,869.89
Vendor: 6029 - DURKIN EQUIPMENT CO				
12951 GRAVOIS ROAD				
SUITE 100				
ST. LOUIS, MO 63127				
DURKIN EQUIPMENT CO	120014999	05/17/2022	REPAIR RADIO NETWORK TO BOOSTER AND WELLS 4 & 6	926.00
Vendor 6029 - DURKIN EQUIPMENT CO Total:				926.00
Vendor: 11807 - EASTWOOD 7 JAMES LLC				
PO BOX 248				
BONNER SPRINGS, KS 66012-				
EASTWOOD 7 JAMES LLC	5	05/17/2022	MARCH CAR WASHES	295.58
Vendor 11807 - EASTWOOD 7 JAMES LLC Total:				295.58
Vendor: 11899 - EASY ICE, LLC				
PO BOX 650769				
DALLAS, TX 75265-0769				
EASY ICE, LLC	640388	05/17/2022	ICE MACHINE RENTAL (MAY 2022)	70.00
EASY ICE, LLC	640388	05/17/2022	ICE MACHINE RENTAL (MAY 2022)	70.00
Vendor 11899 - EASY ICE, LLC Total:				140.00
Vendor: 7142 - EDWARDS CHEMICALS INC.				
PO BOX 157				
MEAD, NE 68041-				
EDWARDS CHEMICALS INC.	IN83134	05/17/2022	50 GAL SULFUIC, 100# CL HYPO, 4 GAL MURIATIC	484.75
Vendor 7142 - EDWARDS CHEMICALS INC. Total:				484.75
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
PO BOX 219915				
KANSAS CITY, MO 64121-9915				
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	2,837.67
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	118.07
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	1,547.06
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	1,494.95
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	79.97
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	1,811.88
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	367.55
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	11,884.02
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	6,475.67
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	317.69

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	58.83
EVERGY KANSAS CENTRAL INC	0001760	05/17/2022	ELECTRIC SERVICE-MULTIPLE	416.29
EVERGY KANSAS CENTRAL INC	0001761	05/17/2022	ELECTRIC SERVICE	76.49
EVERGY KANSAS CENTRAL INC	6705590546 MAY 2022	05/17/2022	POWER BILL	2,560.76
Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:				30,046.90

Vendor: 5516 - EXECUTIVE MARKETING PROMOTIONS
10601 N AMBASSADOR DRIVE K
KANSAS CITY, MO 64153

EXECUTIVE MARKETING PRO	81324	05/17/2022	SOCCER UNIFORMS & COACHES SHIRTS-PREK/K-6 GRADE	2,936.25
Vendor 5516 - EXECUTIVE MARKETING PROMOTIONS Total:				2,936.25

Vendor: 4736 - FASTENAL
P O BOX 1286
WINONA, MN 55987-1286

FASTENAL	KSKA2148511	05/17/2022	SAW BLADES-WATER DEPT	54.33
Vendor 4736 - FASTENAL Total:				54.33

Vendor: 4342 - FELDMANS
1332 W KANSAS ST
LIBERTY, MO 64068-2379

FELDMANS	321562	05/17/2022	GRASS SEED-PARKS	369.97
FELDMANS	321565	05/17/2022	HOSE-WWTP	67.98
Vendor 4342 - FELDMANS Total:				437.95

Vendor: 11686 - FIRE RECOVERY EMS
3223 N. WILKE ROAD
ARLINGTON HEIGHTS, IL 60004-
FIRE RECOVERY EMS

FIRE RECOVERY EMS	14743	05/17/2022	APRIL AMBULANCE PAYMENT	1,254.07
Vendor 11686 - FIRE RECOVERY EMS Total:				1,254.07

Vendor: 1942 - GRASS PAD INC
ACCOUNTS RECEIVABLE
425 N RAWHIDE DR
OLATHE, KS 66061

GRASS PAD INC	540673	05/17/2022	BULK STAPLES	16.00
GRASS PAD INC	540681	05/17/2022	BROADLEAF CONTROL- CEMETERY	115.85
GRASS PAD INC	540683	05/17/2022	STRAW BALES	47.70
GRASS PAD INC	540709	05/17/2022	PLANTS FOR CITYWIDE PLANTER BOXES	274.32
Vendor 1942 - GRASS PAD INC Total:				453.87

Vendor: 1532 - GT DISTRIBUTORS
1124 NEW MEISTER LANE, SUITE 100
PFLUGERVILLE, TX 78660-6937

GT DISTRIBUTORS	INV0901861	05/17/2022	UNIFORM ITEMS	202.50
GT DISTRIBUTORS	UNIV0000195	05/17/2022	UNIFORM ITEMS	175.50
GT DISTRIBUTORS	UNIV0000196	05/17/2022	UNIFORM ITEMS	49.50
GT DISTRIBUTORS	UNIV0000217	05/17/2022	UNIFORM ITEMS	588.00
GT DISTRIBUTORS	UNIV0000260	05/17/2022	UNIFORM ITEMS	202.50
Vendor 1532 - GT DISTRIBUTORS Total:				1,218.00

Vendor: 1089 - HAWKINS, INC
PO BOX 860263
MINNEAPOLIS, MN 55486-0263

HAWKINS, INC	6175005	05/17/2022	CHLORINE/CHEMICALS-WTP	1,995.98
Vendor 1089 - HAWKINS, INC Total:				1,995.98

Vendor: 0821 - HOLLIDAY SAND AND GRAVEL CO
11011 CODY STREET SUITE 150
OVERLAND PARK, KS 66210

HOLLIDAY SAND AND GRAVEL	1500360422	05/17/2022	DIST. MAINTENANCE SUPPLIE	507.44
Vendor 0821 - HOLLIDAY SAND AND GRAVEL CO Total:				507.44

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11065 - HOME DEPOT PRO				
P.O. BOX 742440				
LOS ANGELES, CA 90074-2440				
HOME DEPOT PRO	681791778	05/17/2022	TANKLESS HE WATER HEATER	1,655.00
Vendor 11065 - HOME DEPOT PRO Total:				1,655.00
Vendor: 7720 - IBEC, LLC				
C/O ALARM CONNECTIONS PYMT CTR 1326				
PO BOX 936942				
ATLANTA, GA 31193-6942				
IBEC, LLC	7182244	05/17/2022	FIRE ALARM MONITORING	60.00
Vendor 7720 - IBEC, LLC Total:				60.00
Vendor: 3289 - J & D EQUIPMENT INC				
3250 HARVESTER ROAD				
KANSAS CITY, KS 66115				
J & D EQUIPMENT INC	44917	05/17/2022	MUD FLAP BRACKET VID #553	19.92
Vendor 3289 - J & D EQUIPMENT INC Total:				19.92
Vendor: 5345 - JOHNSON COUNTY WASTEWATER				
PO BOX 219948				
KANSAS CITY, MO 64121-9948				
JOHNSON COUNTY WASTEWATER	0001763	05/17/2022	WW CHARGES 4/1-4/30/2022	621.80
Vendor 5345 - JOHNSON COUNTY WASTEWATER Total:				621.80
Vendor: 1021 - JSC				
10635 KAW DRIVE				
EDWARDSVILLE, KS 66111				
JSC	200113	05/17/2022	PROPANE=WTP	22.00
Vendor 1021 - JSC Total:				22.00
Vendor: 7899 - JUSTINE SPEASE				
2421 NORTH 86TH STREET				
KANSAS CITY, KS 66109				
JUSTINE SPEASE	0001770	05/17/2022	MILEAGE-VARIOUS	25.16
Vendor 7899 - JUSTINE SPEASE Total:				25.16
Vendor: 5308 - KANSAS ONE-CALL SYSTEM, INC C/O MORGAN STANLEY WEALTH MGMT				
7223 Parkway Drive, Ste 210				
Hanover, MD 21076-				
KANSAS ONE-CALL SYSTEM, INC	2040165	05/17/2022	APRIL LOCATES (196)	235.20
Vendor 5308 - KANSAS ONE-CALL SYSTEM, INC C/O MORGAN STANLEY WEALTH MGMT Total:				235.20
Vendor: 10555 - KBI LAB				
2001 SW WASHBURN				
TOPEKA, KS 66604-1137				
KBI LAB	113328	05/17/2022	KBI LAB FEE K21-00975	400.00
Vendor 10555 - KBI LAB Total:				400.00
Vendor: 10751 - KDOR, OFFICE OF SPECIAL INVESTIGATION				
ATTN: NANCY TELLEZ				
PO BOX 2505				
TOPEKA, KS 66601				
KDOR, OFFICE OF SPECIAL INVESTIGATION	22-288	05/17/2022	VEHICLE REGISTRATION	80.00
Vendor 10751 - KDOR, OFFICE OF SPECIAL INVESTIGATION Total:				80.00
Vendor: 3517 - KEY EQUIPMENT & SUPPLY CO				
P O BOX 790379				
ST. LOUIS, MO 63179				
KEY EQUIPMENT & SUPPLY CO	KC203804	05/17/2022	REPLACE SUCTION HOSE-VAC TRUCK VID #568	784.68
KEY EQUIPMENT & SUPPLY CO	KC203822	05/17/2022	REPAIR FLOATS-VAC TRUCK-VID #568	2,315.18
Vendor 3517 - KEY EQUIPMENT & SUPPLY CO Total:				3,099.86
Vendor: 8179 - LINK-LITE NETWORKING INC				
911 CARNOUSTIE DRIVE				
KANSAS CITY, MO 64145-				
LINK-LITE NETWORKING INC	4729	05/17/2022	REMOTE/ONSITE SERVICE-PW	137.50

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
LINK-LITE NETWORKING INC	4730	05/17/2022	SET UP NEW RECREATION DEPT USER 4/7/2022	37.50
Vendor 8179 - LINK-LITE NETWORKING INC Total:				175.00

Vendor: 1836 - LOWE'S CREDIT SERVICES

P O BOX 530954

ATLANTA, GA 30353-0954

LOWE'S CREDIT SERVICES	904073	05/17/2022	AIR HOSE REEL-PW MAINT BAY, MISC HARDWARE	155.27
LOWE'S CREDIT SERVICES	904469	05/17/2022	STAKES-TREE PLANTING PROJECT	123.40
LOWE'S CREDIT SERVICES	904588	05/17/2022	BUILDING IMPROVEMENT SUPPLIES	33.38
LOWE'S CREDIT SERVICES	904592	05/17/2022	BUILDING IMPROVEMENT SUPPLIES	12.16
LOWE'S CREDIT SERVICES	904654	05/17/2022	BUILDING IMPROVEMENT SUPPLIES	142.81
LOWE'S CREDIT SERVICES	904755	05/17/2022	BUILDING IMPROVEMENT SUPPLIES	234.31
LOWE'S CREDIT SERVICES	904794	05/17/2022	BUILDING IMPROVEMENT SUPPLIES	134.77
LOWE'S CREDIT SERVICES	915870	05/17/2022	BUILDING IMPROVEMENT SUPPLIES-RETURNS	-54.98
LOWE'S CREDIT SERVICES	916717	05/17/2022	BUILDING IMPROVEMENT SUPPLIES-RETURNED ITEMS	-22.08
LOWE'S CREDIT SERVICES	924102	05/17/2022	BUILDING IMPROVEMENT SUPPLIES	52.64
LOWE'S CREDIT SERVICES	924104	05/17/2022	BUILDING IMPROVEMENT SUPPLIES	47.64
LOWE'S CREDIT SERVICES	925326	05/17/2022	BUILDING IMPROVEMENT SUPPLIES	9.46
Vendor 1836 - LOWE'S CREDIT SERVICES Total:				868.78

Vendor: 7604 - M.R.P.P. INC.

PO BOX 2305

KANSAS CITY, KS 66110

M.R.P.P. INC.	4434	05/13/2022	TIBLOW TRANSIT	11.88
M.R.P.P. INC.	4482	05/17/2022	TREASURER'S QUARTERLY REPORT	101.79
Vendor 7604 - M.R.P.P. INC. Total:				113.67

Vendor: 11912 - MEGAN GILLILAND

200 E. 3RD STREET

BONNER SPRINGS, KS 66012-

MEGAN GILLILAND	0001762	05/17/2022	MILEAGE-CITY HALL TO KAUFFMAN	32.76
Vendor 11912 - MEGAN GILLILAND Total:				32.76

Vendor: 7699 - MEREDITH CORPORATION (MIDWEST LIVING MAGAZINE)

PO BOX 730148

DALLAS, TX 75373-0148

MEREDITH CORPORATION (MI	0001765	05/17/2022	REVERSE 1/8 PAGE IN 2023 KS TRAVEL GUIDE	1,723.00
Vendor 7699 - MEREDITH CORPORATION (MIDWEST LIVING MAGAZINE) Total:				1,723.00

Vendor: 6137 - METRO COURIER INC

P O BOX 175

WICHITA, KS 67201

METRO COURIER INC	17754	05/17/2022	SAMPLE DELIVERIES 4/20/202	20.10
Vendor 6137 - METRO COURIER INC Total:				20.10

Vendor: 3759 - MIDWEST BUS SALES INC

PO BOX 844725

KANSAS CITY, MO 64184-4725

MIDWEST BUS SALES INC	R010024550 01 A	05/17/2022	UNDER PAYMENT OF PREVIOUS INVOICE=SHOP CH	69.30
Vendor 3759 - MIDWEST BUS SALES INC Total:				69.30

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10424 - MORPHO USA INC				
PO BOX 207240				
DALLAS, TX 75320-7240				
MORPHO USA INC	147177	05/17/2022	ANNUAL SUPPORT AGREEMENT FOR LIVESCAN	2,791.00
Vendor 10424 - MORPHO USA INC Total:				2,791.00
Vendor: 7935 - NANCY L. GOSS				
15803 154TH ST				
BONNER SPRINGS, KS 66012				
NANCY L. GOSS	41922	05/17/2022	RODENT CONTROL-AQUATIC PARK	85.00
Vendor 7935 - NANCY L. GOSS Total:				85.00
Vendor: 7206 - NATIONAL INSURANCE MARKETING BROKERS, LLC				
BENEFITS DIRECT				
4551 W. 107TH STREET STE 310				
OVERLAND PARK, KS 66207				
NATIONAL INSURANCE MARK	A013237	05/17/2022	MAY BENEFITS DIRECT INSURANCE	1,239.43
Vendor 7206 - NATIONAL INSURANCE MARKETING BROKERS, LLC Total:				1,239.43
Vendor: 10955 - OFFICE OF ACCOUNTS AND REPORTS MUNICIPAL SERVICES SECTION				
700 SW HARRISON, SUITE 300				
TOPEKA, KS 66612				
OFFICE OF ACCOUNTS AND R	0001766	05/17/2022	2021 AUDIT FILING FEE	175.00
Vendor 10955 - OFFICE OF ACCOUNTS AND REPORTS MUNICIPAL SERVICES SECTION Total:				175.00
Vendor: 7482 - OFFICE OF ACCOUNTS AND REPORTS				
BUDGET WORKSHOP				
700 SW HARRISON, SUITE 300				
TOPEKA, KS 66603				
OFFICE OF ACCOUNTS AND R	0001767	05/17/2022	T. LAPLANTE 5/16/22 BUDGET WORKSHOP WEBINAR	75.00
Vendor 7482 - OFFICE OF ACCOUNTS AND REPORTS Total:				75.00
Vendor: 0187 - OLATHE WINWATER WORKS				
1165 W 149 STREET				
OLATHE, KS 66061				
OLATHE WINWATER WORKS	166410 00	05/17/2022	12-YOKE FITTINGS	4,975.00
OLATHE WINWATER WORKS	171056 00	05/17/2022	LOCATE FLAGS	300.00
Vendor 0187 - OLATHE WINWATER WORKS Total:				5,275.00
Vendor: 0947 - O'REILLY AUTO STORES INC				
P O BOX 9464				
SPRINGFIELD, MO 65801-9464				
O'REILLY AUTO STORES INC	264-147030	05/17/2022	SHOP SUPPLIES	26.48
O'REILLY AUTO STORES INC	264-147103	05/17/2022	MILL MACHINE PARTS	13.48
O'REILLY AUTO STORES INC	264-147359	05/17/2022	WIRE-TRAILER #708	43.98
O'REILLY AUTO STORES INC	264-147359	05/17/2022	BOTTLE JACK	39.99
O'REILLY AUTO STORES INC	264-147366	05/17/2022	LIGHTS-TRAILER #77	53.00
O'REILLY AUTO STORES INC	264-147497	05/17/2022	DRILL BIT-SHOP	5.49
O'REILLY AUTO STORES INC	264-147521	05/17/2022	WIRE-TRAILER #708	63.98
O'REILLY AUTO STORES INC	264-147528	05/17/2022	BED COATING- VID #522	44.97
O'REILLY AUTO STORES INC	264-147633	05/17/2022	MIN BULB-TRAILER #708	5.69
O'REILLY AUTO STORES INC	264-148081	05/17/2022	WIRE CONNECTORS-SHOP	15.48
Vendor 0947 - O'REILLY AUTO STORES INC Total:				312.54
Vendor: 8124 - OUTDOOR HOME SERVICES HOLDINGS, LLC				
DBA TRUGREEN LAWN CARE				
PO BOX 9001033				
LOUISVILLE, KY 40290-1033				
OUTDOOR HOME SERVICES H	154599856	05/17/2022	LAWN SERVICE-CEMTERY	1,825.00
Vendor 8124 - OUTDOOR HOME SERVICES HOLDINGS, LLC Total:				1,825.00

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 2955 - P.B. HOIDALE CO. INC				
PO BOX 12104				
WICHITA, KS 67277-2104				
P.B. HOIDALE CO. INC	1121534	05/17/2022	FUEL TANK INSEPCION WALK THROUGH 5/4/2022	154.00
Vendor 2955 - P.B. HOIDALE CO. INC Total:				154.00
Vendor: 3393 - PACE ANALYTICAL				
PO BOX 684056				
CHICAGO, IL 60695-4056				
PACE ANALYTICAL	2260157166	05/17/2022	MONTHLY SAMPLES-WTP	41.00
PACE ANALYTICAL	2260157513	05/17/2022	MONTHLY SAMPLES-WWTP	410.00
Vendor 3393 - PACE ANALYTICAL Total:				451.00
Vendor: 6655 - PACES INC				
757 ARMSTRONG AVE				
KANSAS CITY, KS 66101				
PACES INC	0001773	05/17/2022	SUBSTANCE ABUSE FUNDING- 2022	5,000.00
Vendor 6655 - PACES INC Total:				5,000.00
Vendor: 11907 - PAR TRAINING AND PROPS				
15350 E COVELL ROAD				
LUTHER, OK 73054-				
PAR TRAINING AND PROPS	1410	05/17/2022	TRAINING PROP	3,600.00
Vendor 11907 - PAR TRAINING AND PROPS Total:				3,600.00
Vendor: 11541 - PEREGRINE CORPORATION				
PO BOX 14190				
MONROE, LA 71207-4190				
PEREGRINE CORPORATION	473485	05/17/2022	SECT 5 UTIL BILLS (700/668)	352.40
Vendor 11541 - PEREGRINE CORPORATION Total:				352.40
Vendor: 11867 - PI MANAGED SERVICES LLC				
23889 W. 40TH STREET				
SHAWNEE, KS 66226-				
PI MANAGED SERVICES LLC	17	05/17/2022	PRINTER SET UP AND INSTALL	109.38
PI MANAGED SERVICES LLC	17	05/17/2022	PRINTER SET UP AND INSTALL	109.37
PI MANAGED SERVICES LLC	19	05/17/2022	IT SERVICE	312.50
PI MANAGED SERVICES LLC	20	05/17/2022	IT SERVICE	62.50
Vendor 11867 - PI MANAGED SERVICES LLC Total:				593.75
Vendor: 0646 - PUSHWATER ENTERPRISES INC				
ROBERT VILE				
109 EAST 2ND ST				
BONNER SPGS, KS 66012				
PUSHWATER ENTERPRISES IN	20194	05/17/2022	NO PARKING/TOW AWAY ZONE SIGNS	139.32
Vendor 0646 - PUSHWATER ENTERPRISES INC Total:				139.32
Vendor: 11265 - QUADIENT LEASING USA INC				
PO BOX 123682 DEPT 3682				
DALLAS, TX 75312-3682				
QUADIENT LEASING USA INC	N9272955	05/17/2022	POSTAGE METER LEASE 12/16/21-3/15/2022	390.00
QUADIENT LEASING USA INC	N9411172	05/17/2022	POSTAGE METER LEASE 3/16- 6/15/2022	390.00
Vendor 11265 - QUADIENT LEASING USA INC Total:				780.00
Vendor: 10030 - QUALITY SPEAKS, LLC				
SYNDEO LLC BROADVOICE				
PO BOX 31001-3162				
LOCKBOX NUMBER 913162				
PASADENA, CA 91110-3162				
QUALITY SPEAKS, LLC	6925854	05/17/2022	PHONE SERVICE -APRIL	65.46
QUALITY SPEAKS, LLC	6951520	05/17/2022	PHONE SERVICE MAY 2022	65.46
Vendor 10030 - QUALITY SPEAKS, LLC Total:				130.92

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10641 - REDISHRED KANSAS INC PROSHRED SECURITY				
3052 S 24TH STREET				
KANSAS CITY, KS 66106				
REDISHRED KANSAS INC PROS	100305262	05/17/2022	64 GALLON SECURITY CART- PURGE CART	82.40
REDISHRED KANSAS INC PROS	100305269	05/17/2022	SHREDDING SERVICES	52.00
Vendor 10641 - REDISHRED KANSAS INC PROSHRED SECURITY Total:				134.40
Vendor: 11800 - RJ KOOL COMPANY INC				
234 W. 12TH AVENUE				
NORTH KANSAS CITY, MO 64116-				
RJ KOOL COMPANY INC	938581	05/17/2022	LABOR/MOVE/PROGRAM DRYER/WASHER	1,120.00
Vendor 11800 - RJ KOOL COMPANY INC Total:				1,120.00
Vendor: 3714 - SAMS CLUB DIRECT COMMERCIAL CREDIT				
P O BOX 530981				
ATLANTA, GA 30353-0981				
SAMS CLUB DIRECT COMMER	0001768	05/17/2022	SUPPLIES-OFFEE W/ COPS & COLLER SENIOR CTR	129.92
SAMS CLUB DIRECT COMMER	0001768	05/17/2022	SUPPLIES-EASTER EGG HUNT	162.40
SAMS CLUB DIRECT COMMER	0001769	05/17/2022	SUPPLIES-EASTER EGG HUNT- REC CTR	336.04
Vendor 3714 - SAMS CLUB DIRECT COMMERCIAL CREDIT Total:				628.36
Vendor: 6010 - SCHUETZ CONSTRUCTION				
14833 142ND ST				
BONNER SPGS, KS 66012				
SCHUETZ CONSTRUCTION	4400	05/17/2022	REPAIR SEWER MAIN-4000 BONNER IND DR 3/16/2022	2,926.50
SCHUETZ CONSTRUCTION	4401	05/17/2022	REPAIR SEWER MAIN LEAK- 23889 W 40TH ST 3/28/2022	2,508.99
Vendor 6010 - SCHUETZ CONSTRUCTION Total:				5,435.49
Vendor: 11859 - Sean Gordon				
4205 W 6th St., Ste C				
Lawrence, KS 66049-				
Sean Gordon	186-21-2	05/17/2022	2021 YE Audit Services	5,925.00
Sean Gordon	186-21-2	05/17/2022	2021 YE Single Audit Services	3,500.00
Vendor 11859 - Sean Gordon Total:				9,425.00
Vendor: 8136 - SMITH & LOVELESS INC				
ATTN: A/R				
14040 SANTA FE TRAIL DR				
LENEXA, KS 66215				
SMITH & LOVELESS INC	160542	05/17/2022	SYSTEM MAINT.- DOME VACUUM PRIMING	82.20
Vendor 8136 - SMITH & LOVELESS INC Total:				82.20
Vendor: 7670 - STAPLES CONTRACT & COMMERCIAL STAPLES BUSINESS ADVANTAGE				
PO BOX 660409				
DALLAS, TX 75266-0409				
STAPLES CONTRACT & COMM	8066005528	05/17/2022	ERC-32 RIBBONS X 2	9.58
STAPLES CONTRACT & COMM	8066083622	05/17/2022	H/R CONFIDENTIAL FILES	81.44
STAPLES CONTRACT & COMM	CM0000143	05/17/2022	RETURN OF ERC-32B DAMAGED WHEN RECEIVED	-9.58
Vendor 7670 - STAPLES CONTRACT & COMMERCIAL STAPLES BUSINESS ADVANTAGE Total:				81.44
Vendor: 9824 - STRYKER SALES CORP				
PO BOX 93308				
CHICAGO, IL 60673				
STRYKER SALES CORP	3739474M	05/17/2022	POWERCOT BATTERY PACK	909.73
Vendor 9824 - STRYKER SALES CORP Total:				909.73

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10879 - TEUTONIC HOLDINGS LLC SYNDEO LLC DBA BROADVOICE				
LOCKBOX #913150				
PO BOX 31001-3150				
PASADENA, CA 91110-3150				
TEUTONIC HOLDINGS LLC SYN	260915	05/17/2022	PHONE SERV-200 E 3RD ST- 5/7-6/6/2022	205.71
Vendor 10879 - TEUTONIC HOLDINGS LLC SYNDEO LLC DBA BROADVOICE Total:				205.71
Vendor: 10854 - THE JATH GROUP, INC				
PO BOX 9258				
OVERLAND PARK, KS 66201-				
THE JATH GROUP, INC	58903	05/17/2022	CLEANING AT SOUTH PARK- 4/2,4/23,4/24,4/30/2022	500.00
Vendor 10854 - THE JATH GROUP, INC Total:				500.00
Vendor: 0591 - TIRE TOWN				
21000 MIDLAND DRIVE				
SHAWNEE, KS 66218				
TIRE TOWN	305186	05/17/2022	FLAT REPAIR-CASE 1845 C	25.00
Vendor 0591 - TIRE TOWN Total:				25.00
Vendor: 0017 - TOMPKINS INDUSTRIES INC				
P.O. Box 88686				
CAROL STREAM, IL 60188-8686				
TOMPKINS INDUSTRIES INC	405143450	05/17/2022	HYDRAULIC HOSE- CASE 1845	90.63
Vendor 0017 - TOMPKINS INDUSTRIES INC Total:				90.63
Vendor: 6802 - TOTAL ELECTRIC CONTRACTORS INC				
PO BOX 13247				
EDWARDSVILLE, KS 66113				
TOTAL ELECTRIC CONTRACTO	124042	05/17/2022	TRAFFIC SIGNAL-K-7 & SPEAKER RD 4/26/2022	237.85
Vendor 6802 - TOTAL ELECTRIC CONTRACTORS INC Total:				237.85
Vendor: 11556 - U.S. BANK EQUIPMENT FINANCE				
P.O. BOX 790448				
ST. LOUIS, MO 63179-0448				
U.S. BANK EQUIPMENT FINAN	470811688	05/17/2022	MONTHLY COPIER RENTAL 4/17-5/17/2022	127.07
U.S. BANK EQUIPMENT FINAN	470811688	05/17/2022	MONTHLY COPIER RENTAL 4/17-5/17/2022	127.07
U.S. BANK EQUIPMENT FINAN	470984485	05/17/2022	PRINTER LEASE	179.07
Vendor 11556 - U.S. BANK EQUIPMENT FINANCE Total:				433.21
Vendor: 3025 - U.S. VENTURE, INC				
7984 SOLUTION CENTER				
CHICAGO, IL 60677-7009				
U.S. VENTURE, INC	3784829	05/17/2022	FLEET TIRES	1,441.96
U.S. VENTURE, INC	3796973	05/17/2022	FLEET TIRES	573.16
Vendor 3025 - U.S. VENTURE, INC Total:				2,015.12
Vendor: 3736 - UNIFIED TREASURER				
710 N 7TH ST, SUITE 20				
KANSAS CITY, KS 66101				
UNIFIED TREASURER	MARCH 2022	05/17/2022	WYCO JAIL HOUSING-MARCH 2022	2,572.50
Vendor 3736 - UNIFIED TREASURER Total:				2,572.50
Vendor: 6819 - UNIFIRST CORPORATION				
PO BOX 650481				
DALLAS, TX 75265-0481				
UNIFIRST CORPORATION	229 00258710	05/17/2022	UNIFORM RENTALS	57.77
UNIFIRST CORPORATION	229 00258710	05/17/2022	UNIFORM RENTALS	21.56
UNIFIRST CORPORATION	229 00258710	05/17/2022	UNIFORM RENTALS	121.11
Vendor 6819 - UNIFIRST CORPORATION Total:				200.44

Expense Approval Report

Payment Dates: 5/17/2022 - 5/17/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 4137 - UNIVERSITY OF KS HOSPITAL AUTH				
PO BOX 958701				
ST LOUIS, MO 63195-8701				
UNIVERSITY OF KS HOSPITAL	003063262-00	05/17/2022	DS PANEL X 4	120.00
UNIVERSITY OF KS HOSPITAL	00306835-00	05/17/2022	PX RESPIRATOR PHY X 4	636.00
UNIVERSITY OF KS HOSPITAL	00307097-00	05/17/2022	PX POST PHYSICAL-PX	55.00
			PERIODIC PHYSICAL	
UNIVERSITY OF KS HOSPITAL	00307097-00	05/17/2022	PX POST PHYSICAL-PX	104.00
			PERIODIC PHYSICAL	
Vendor 4137 - UNIVERSITY OF KS HOSPITAL AUTH Total:				915.00
Vendor: 3078 - USA BLUE BOOK				
P O BOX 9004				
GURNEE, IL 60031-9004				
USA BLUE BOOK	952523	05/17/2022	LOCATE PAINT	334.98
USA BLUE BOOK	954285	05/17/2022	LOCATE PAINT	69.25
Vendor 3078 - USA BLUE BOOK Total:				404.23
Grand Total:				135,951.86

Memorandum

Date: May 23, 2022
To: Mayor and City Council
From: Amber Vogan

Subject: Public Hearing to Consider Industrial Revenue Bonds for Medline Industries, Inc.

Recommendation: Staff and bond counsel recommend approval.

Action:

1. Make a motion to open a public hearing at __:__ p.m. to consider the issuance of industrial revenue bonds for Medline Industries, Inc.
2. Hold the public hearing.
3. Make a motion to close the public hearing at __:__ p.m.

Background:

Discussion: The notice of public hearing and cost benefit analysis report are attached.

Financial Impact:

**NOTICE OF PUBLIC HEARING
OF THE CITY OF BONNER SPRINGS, KANSAS**

The City of Bonner Springs, Kansas (the “City”), will conduct a public hearing at 7:30 p.m. (or as soon thereafter as is practical) on May 23, 2022, in the Council Chambers at City Hall, 200 E. 3rd Street, Bonner Springs, Kansas, to consider applying to the Board of Tax Appeals of the State of Kansas to grant an exemption from ad valorem taxes pursuant to K.S.A. 79-201a *Second* or *Twenty-Fourth*, as amended, for property financed with the proceeds of approximately \$89,500,000 maximum principal amount of industrial revenue bonds (the “Bonds”) in accordance with K.S.A. 12-1740 to 12-1749d, inclusive, as amended. The proceeds of the Bonds will be used to finance the acquisition, construction, equipping and furnishing of a warehouse, distribution, and office facility, including real estate, buildings, improvements and equipment (collectively, the “Project”), generally located southwest of Riverview Avenue and 110th Street within the City. The Project will be owned by or leased to Medline Industries, LP, an Illinois limited partnership, or its assigns (the “Company”). Application for the exemption will be conditioned on agreement by the Company to make certain payments in lieu of taxes which payments will be apportioned and paid by the Treasurer of the Unified Government of Wyandotte County and Kansas City, Kansas to all taxing subdivisions in the territory in which the Project is located in the manner provided by K.S.A. 12-1742. The Bonds and the interest thereon will not be a debt or general obligation of the City, the State of Kansas or any municipal corporation thereof, and neither the Bonds nor the interest thereon are payable in any manner from tax revenues of any kind or character.

The meeting and hearing will be open to the public. Interested members of the public are invited to attend the hearing and will have an opportunity to express their views with respect to the exemption. Written comments with respect to the exemption may also be submitted to the City Clerk before the hearing. Additional information regarding the exemption may be obtained in advance of the hearing from the City Clerk.

The meeting and hearing will also be accessible online or by phone; however, those viewing online or listening by phone will not be able to participate in the meeting.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityCouncilMeeting>

From your phone, dial (786) 535-3211

From any device, when prompted enter the meeting code: 209-273-597

From your one-touch enabled device: tel:+17865353211,209273597#

Dated: May 6, 2022.

A Tax Abatement Cost-Benefit Analysis of Medline Industries, INC 283

The firm is located in: City of Bonner Spr Medline

Report Printed: 5/20/2022

Description of the firm's location or expansion in the community:

Medline is building a new 800,000 sq ft state-of-the-art leed certified distribution center to serve the rapidly expanding Kansas City regional healthcare needs.

This report includes an analysis of costs and benefits from the firm for the following taxing entities where the firm is or will be located. These taxing entities are considering tax abatements or incentives for the firm:

City:	Bonner Spr Medline
County:	Wyandotte
School District:	USD#204
Special Taxing District:	KS City KS Comm College
State of Kansas	

Contents of this report:

About this Cost-Benefit Analysis Report	Page 2
Summary of Costs and Benefits for all Taxing Entities	Page 5
The Economic Impact that the Firm will have on the Community	Page 6
Costs and Benefits for:	
City:	Bonner Spr Medline
County:	Wyandotte
School District:	USD#204
Special Taxing District:	KS City KS Comm College
State of Kansas	

This Kansas Tax Abatement Cost Benefit Analysis (CBA) is prepared by the Kansas Department of Commerce for the benefit and use of the State of Kansas and its local units of government. This model was developed to assess the costs and benefits property tax abatement and economic development incentives have on state revenues. The Department of Commerce makes no representations, guarantees, or warranties as to the accuracy, completeness, or suitability of the analysis or information contained in this CBA. The Kansas Department of Commerce specifically disclaims any and all liability for any claims or damages that may result from other uses of the analysis in this CBA.

About this Cost-Benefit Analysis Report

This cost-benefit analysis report was prepared using a computer program that analyzes economic and fiscal impact. The report shows the impact that the firm, its employees and workers in spin-off jobs will have on the community and the state.

The economic impact over the next ten years is calculated along with the accompanying public costs and benefits for the State of Kansas and the taxing entities included in this analysis.

The analysis also shows the effect of tax abatements and incentives that may be considered for the firm.

Here is how the analysis was performed:

1. Data was entered for the state and community's tax and other rates; the firm and its employees; tax abatements and other incentives being considered for the firm; construction activity; and expected visitors.
2. Using the data entered, as well as some rates built into the computer program, calculations were made of the economic impact of the firm along with the related costs and benefits.

The calculations of impact include direct, indirect and induced impact. Regional economic multipliers, specific to the firm's industry group, were used by the program to calculate the direct and induced or spin-off jobs and earnings in the community.

These are the report sections:

Summary of Costs and Benefits for all Taxing Entities

This report page summarizes the costs and benefits for all taxing entities resulting from the firm and from new direct, indirect and induced jobs.

The Economic Impact that the Firm will have on the Community

This report page shows the number of direct, indirect and induced jobs that will be created in the community, the number of new residents and additional school children, and increases in local personal income, retail sales, economic activity and the property tax base in the first year and over the next ten years.

Benefits and Costs for Each Taxing Entity

These report pages summarize the costs and benefits for the State of Kansas and for each taxing entity as a result of the firm locating or expanding in the Kansas community.

The public benefits include additional revenues from the firm and employees for the taxing entities - - sales taxes, property taxes, utilities, utility franchise fees, other payments by new residents, Payments in lieu of taxes (PILOT) by the firm and additional school funding. Public costs include the additional costs of public services for new residents and the firm, costs of educating new students that move to the school district, along with tax abatements and incentives provided to the firm.

In addition to a presentation of public costs and benefits, this report also computes the present value of net benefits to be received by each taxing entity; the payback period for incentives and taxes to be abated; the rate of return on investment for each entity, and, cost benefit ratios.

Payback Period

The investment payback period for each taxing entity was computed. This analysis views the financial incentives, including tax abatement, that the taxing entities are considering for the firm as an investment that the public will be making in the company. The payback period, therefore, is the number of years that it will take each taxing entity to recover the cost of incentives from the net annual benefits that they will receive. This payback period also shows the point in time where the cost and benefits are equal for the level and length of tax abatements and incentives being granted. The payback period is a basis for judging the appropriateness of providing incentives to a firm. Generally, the shorter the payback period the better the investment.

Present Value

The present value of the expected cash flow over the next ten years for each entity was computed. Present value is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. The analysis uses a discount rate that is entered to make the dollars comparable—by expressing them in today's dollars (present value). Generally, a positive present value indicates an acceptable investment.

Rate of Return on Investment

The rate of return on investment for each taxing entity was also computed. As with the computation of payback, the rate of return analysis views the incentives that each taxing entity is considering as an investment that the public will be making in the company. The rate of return, therefore, is the compound rate of return, over the next ten years, on each taxing entity's investment in the firm. Generally, a positive compound rate of return is considered desirable.

Benefit to Cost Ratio

The benefit to cost ratio for each taxing entity was also computed. This ratio compares public benefits over a ten year period from the new or expanding firm to public costs during the same period. For example, a benefit to cost ratio of 1.55 (or 1.55 to 1) shows that ten year benefits are 155 percent of public costs. Conversely, a benefit to cost ratio of .75 shows that public benefits are only 75 percent of public costs --costs exceed benefits. Generally, a benefit to cost ratio of 1.30 to 1 is considered acceptable for a taxing entity to grant tax abatements and other financial incentives to a firm.

How were the benefits and costs determined?

City, County, Special Taxing District and State Benefits and Costs

The Cost Benefit Analysis (CBA) operates with the assumption that 70% of the jurisdiction's revenues and expenditures supports its citizens, and 30% supports its businesses. Therefore, 70% of the revenues/costs (divided by number of residents) are calculated as the average revenue/cost per resident; 30% of these revenues/costs (divided by the number of workers in the jurisdiction) are calculated as the average revenue/cost per worker.

The CBA predicts potential benefits and costs from residents by multiplying the number of new employees moving to the jurisdiction by the average revenue/cost per resident. Benefits and costs from the business expansion are predicted by multiplying the average revenue/cost per worker.

Collection of sales taxes, transient guest taxes and property taxes as well as utility enterprises and franchise fees are potential benefits from an expansion.. Other revenues include fees, permits, license, and other charges.

The program predicts costs by removing utility enterprise expenditures and internal transfers from the general operating budget, and reducing the result to a cost per resident and a cost per worker.

School District Benefits and Costs

Property taxes as well as state and federal payments per full time student are used to predict benefits a school district may realize. The Kansas Department of Education condenses the school district's budget to a cost per student. One new student will not cause the addition of a new classroom or the hiring of another teacher, so it would not be fair to estimate the impact of new students using the average cost per student. The program utilizes a marginal cost per student (10% of the average cost per student, unless a different percentage is requested) to predict the cost to the district when a new student is added. Revenue per student is calculated from the amount of state and federal payment per student that the district receives.

The business predicts the average family size of new employees moving to the jurisdiction and the number of school age children in the family. The CBA can work with percentages, as in a family size of 2.5.

Indirect Jobs

The ripple or spin-off economic activity created by an expansion generates indirect or induced benefits. The number of jobs this activity generates depends largely on the type of business that is expanding and what types of jobs will be needed to support not only the business, but the new employees and their families. The program uses a default of 10% of the number of new employees to predict these jobs. The percentage can be adjusted, depending on community conditions, which also determine whether the indirect workers will be moving from out of state or out of county.

Formulas used in this analysis

- Present Value = $(\text{Total Benefits (for the year)} \div 1 + \text{Discount Rate (5.5\%)})^{\text{Number of Years Abated}}$
- Compound Rate of Return = $((\text{Present Value of Total Costs} \div \text{Present Value of Total Benefits})^{\frac{1}{\text{Number of Years Abated}}}) - 1$
- Benefit to Cost Ratio = $\text{Present Value of Total Benefits} \div \text{Present Value of Total Costs}$
- Payback Period = The point where total benefits equal or surpass total costs.

K.S.A. 79-213 (g) allows governmental bodies to seek assistance provided by the Kansas Department of Commerce (COMMERCE) in preparing an application requesting exemption from property taxes. COMMERCE prepared this cost benefit analysis as a service under this statute utilizing data gathered by the requesting governmental body, and makes no recommendation to the Board of Tax Appeals either for or against approval of a request for tax abatement.

Summary of Costs and Benefits for all Taxing Units

Benefits:

	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Corporate and Personal Income Taxes	Additional School Funding	Other Revenues (Including PILOT)	Total Benefits
City: Bonner Spr Medline	\$1,854	\$9,525,738	\$460,470			\$4,257,864	\$14,245,926
County: Wyandotte	\$6,380	\$9,774,002				\$1,270,037	\$11,050,418
USD#204		\$15,138,059			\$7,487,181		\$22,625,240
KS City KS Comm College		\$6,816,227				\$441,427	\$7,257,655
State of Kansas	\$184,558,79	\$372,797		\$7,409,813		\$17,935,679	\$210,277,085

Costs, Incentives and Taxes Abated:

	Costs of Services for the Firm and New Residents	Costs of Educating New Students	Taxes Abated	Incentives	Total Taxes Abated & Incentives	Total Costs
City: Bonner Spr Medline	\$1,261,049		\$9,525,738	\$0	\$9,525,738	\$10,786,788
County: Wyandotte	\$324,159		\$9,774,002	\$0	\$9,774,002	\$10,098,161
USD#204		\$0	\$15,138,059		\$15,138,059	\$15,138,059
KS City KS Comm College	\$275,243		\$6,816,227		\$6,816,227	\$7,091,470
State of Kansas	\$7,616,155	\$7,643,851	\$372,797	\$495,975	\$868,772	\$16,128,779

Net Benefits:

	Total Benefits	Present Value of Total Benefits	Total Costs (Includes Taxes Abated and Incentives)	Present Value of Total Costs	Benefit to Cost Ratio (Over 10 Years)
City: Bonner Spr Medline	\$14,245,926	\$10,791,628	\$10,786,788	\$8,010,423	1.35 : 1
County: Wyandotte	\$11,050,418	\$8,237,834	\$10,098,161	\$7,523,311	1.09 : 1
USD#204	\$22,625,240	\$16,446,828	\$15,138,059	\$11,291,900	1.46 : 1
KS City KS Comm College	\$7,257,655	\$5,401,175	\$7,091,470	\$5,281,924	1.02 : 1
State of Kansas	\$210,277,085	\$156,418,875	\$16,128,779	\$11,988,916	13.05 : 1

Other

	Net Benefits	Present Value of Net Benefits	Taxes Abated & Incentives	Present Value of Taxes Abated and Incentives	Payback Period for Taxes Abated and Incentives and Taxes Abated	Compound Rate of Return (Over 10 Yrs)
City: Bonner Spr Medline	\$3,459,139	\$2,791,355	\$9,525,738	\$7,105,513	6 Years	3.03%
County: Wyandotte	\$952,258	\$714,523	\$9,774,002	\$7,336,574	9 Years	0.91%
USD#204	\$7,487,181	\$5,154,928	\$15,138,059	\$11,291,900	8 Years	3.83%
KS City KS Comm College	\$166,184	\$119,251	\$7,457,332	\$5,084,414	9 Years	0.22%
State of Kansas	\$194,148,306	\$144,398,033	\$868,772	\$707,299	1 Year	29.29%

The Economic Impact of this expansion by Medline Industries, INC 283

NAICS Code 423450 - Health services

	<u>In the first year</u>	<u>Over the next ten years</u>
*Number of new direct and indirect jobs to be created	116	256
Number of new residents in the community	0	0
Number of additional students in the local school district	0	0
**Increase in local personal income	\$4,440,500	\$74,246,650
***Increase in local retail sales	\$1,554,175	\$25,986,328
Increase in the community's property tax base	\$166,500,000	\$211,720,869
Land	\$7,500,000	\$9,785,799
Buildings	\$77,000,000	\$100,467,535
Furniture, fixtures & Equipment	\$5,000,000	\$1,000,000
Residential Property	\$0	\$0

*The Employment Multiplier for NAICS Code 423450 is 0.7. The Employment Multiplier is used to estimate the total change in the number of direct and indirect jobs as a result of the expansion.

**The Earnings Multiplier for NAICS Code 423450 is 0.5. The Earnings Multiplier is used for estimating to what degree more personal income will be generated.

***The Percentage of Gross Salaries expected to be spent on retail sales is 0.35

Property taxes to be abated by the following taxing entities:

City	☒	Special Taxing District 1	☒
County	☒	Special Taxing District 2	☐
School District	☒	The State	☒

Percent of property taxes to be abated on:

	Land	Buildings and Improvements	Furniture, Fixtures & Equipment
Year 1	100.00%	100.00%	100.00%
Year 2	100.00%	100.00%	100.00%
Year 3	100.00%	100.00%	100.00%
Year 4	100.00%	100.00%	100.00%
Year 5	100.00%	100.00%	100.00%
Year 6	100.00%	100.00%	100.00%
Year 7	100.00%	100.00%	100.00%
Year 8	100.00%	100.00%	100.00%
Year 9	100.00%	100.00%	100.00%
Year 10	100.00%	100.00%	100.00%

City of: Bonner Spr Medline

Benefits:

Year	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Other Municipal Revenues (Including PILOT)	Total
Construction Period	\$876	\$0	\$6,910	\$895,000	\$902,786
1	\$85	\$857,591	\$28,459	\$234,353	\$1,120,488
2	\$88	\$876,406	\$31,305	\$256,547	\$1,164,346
3	\$91	\$895,949	\$34,435	\$279,914	\$1,210,389
4	\$93	\$916,244	\$37,879	\$297,067	\$1,251,283
5	\$96	\$937,311	\$41,666	\$311,220	\$1,290,293
6	\$99	\$959,175	\$45,833	\$337,842	\$1,342,949
7	\$102	\$976,383	\$50,416	\$365,875	\$1,392,777
8	\$105	\$1,005,387	\$55,458	\$395,254	\$1,456,204
9	\$108	\$1,035,261	\$61,004	\$426,164	\$1,522,538
10	\$111	\$1,066,032	\$67,104	\$458,627	\$1,591,874
Total	\$1,854	\$9,525,738	\$460,470	\$4,257,864	\$14,245,926

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	City Costs for the firm and Municipal Services for New Residents	Total Costs, Taxes Abated & Incentives
Construction Period	\$0	\$0	\$0	\$0	\$0
1	\$857,591	\$0	\$857,591	\$68,197	\$925,788
2	\$876,406	\$0	\$876,406	\$80,822	\$957,228
3	\$895,949	\$0	\$895,949	\$94,143	\$990,092
4	\$916,244	\$0	\$916,244	\$103,701	\$1,019,944
5	\$937,311	\$0	\$937,311	\$111,436	\$1,048,747
6	\$959,175	\$0	\$959,175	\$126,685	\$1,085,860
7	\$976,383	\$0	\$976,383	\$142,749	\$1,119,133
8	\$1,005,387	\$0	\$1,005,387	\$159,664	\$1,165,051
9	\$1,035,261	\$0	\$1,035,261	\$177,464	\$1,212,725
10	\$1,066,032	\$0	\$1,066,032	\$196,189	\$1,262,220
Total	\$9,525,738	\$0	\$9,525,738	\$1,261,049	\$10,786,788

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$902,786	\$0	\$902,786	\$902,786	\$0
1	\$1,120,488	\$925,788	\$194,700	\$194,700	\$812,882
2	\$1,164,346	\$957,228	\$207,118	\$186,086	\$787,409
3	\$1,210,389	\$990,092	\$220,297	\$187,608	\$763,003
4	\$1,251,283	\$1,019,944	\$231,338	\$186,740	\$739,607
5	\$1,290,293	\$1,048,747	\$241,546	\$184,815	\$717,169
6	\$1,342,949	\$1,085,860	\$257,089	\$186,453	\$695,637
7	\$1,392,777	\$1,119,133	\$273,644	\$188,113	\$671,202
8	\$1,456,204	\$1,165,051	\$291,154	\$189,715	\$655,109
9	\$1,522,538	\$1,212,725	\$309,812	\$191,349	\$639,408
10	\$1,591,874	\$1,262,220	\$329,654	\$192,989	\$624,088
Total	\$14,245,926	\$10,786,788	\$3,459,139	\$2,791,355	\$7,105,513

Discounted payback period for taxes abated and incentives	6 Years
Compound rate of return over the next ten years on the city's investment of taxes abated and incentives for the firm	3.03%
Benefit/Cost Ratio (Over 10 Years).....	1.35 : 1

Wyandotte County

Benefits:

Year	Sales Taxes	Property Taxes	Other County Revenues (Including PILOT)	Total
Construction Period	\$5,506	\$0	\$0	\$5,506
1	\$76	\$879,942	\$105,986	\$986,003
2	\$79	\$899,247	\$110,540	\$1,009,865
3	\$81	\$919,300	\$115,293	\$1,034,674
4	\$83	\$940,123	\$119,098	\$1,059,304
5	\$86	\$961,740	\$122,455	\$1,084,280
6	\$88	\$984,173	\$127,765	\$1,112,026
7	\$91	\$1,001,830	\$133,304	\$1,135,225
8	\$94	\$1,031,590	\$139,083	\$1,170,767
9	\$97	\$1,062,243	\$145,112	\$1,207,452
10	\$99	\$1,093,815	\$151,401	\$1,245,316
Total	\$6,380	\$9,774,002	\$1,270,037	\$11,050,418

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	County Costs for the firm and County Services for New Residents	Total
Construction Period	\$0	\$0	\$0	\$0	\$0
1	\$879,942	\$0	\$879,942	\$17,530	\$897,472
2	\$899,247	\$0	\$899,247	\$20,776	\$920,023
3	\$919,300	\$0	\$919,300	\$24,200	\$943,500
4	\$940,123	\$0	\$940,123	\$26,657	\$966,780
5	\$961,740	\$0	\$961,740	\$28,645	\$990,385
6	\$984,173	\$0	\$984,173	\$32,565	\$1,016,738
7	\$1,001,830	\$0	\$1,001,830	\$36,694	\$1,038,524
8	\$1,031,590	\$0	\$1,031,590	\$41,042	\$1,072,632
9	\$1,062,243	\$0	\$1,062,243	\$45,618	\$1,107,861
10	\$1,093,815	\$0	\$1,093,815	\$50,431	\$1,144,246
Total	\$9,774,002	\$0	\$9,774,002	\$324,159	\$10,098,161

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$5,506	\$0	\$5,506	\$5,506	\$0
1	\$986,003	\$897,472	\$88,531	\$83,916	\$879,942
2	\$1,009,865	\$920,023	\$89,843	\$80,719	\$807,931
3	\$1,034,674	\$943,500	\$91,174	\$77,645	\$782,888
4	\$1,059,304	\$966,780	\$92,524	\$74,687	\$758,883
5	\$1,084,280	\$990,385	\$93,895	\$71,843	\$735,860
6	\$1,112,026	\$1,016,738	\$95,288	\$69,107	\$713,767
7	\$1,135,225	\$1,038,524	\$96,701	\$66,476	\$688,695
8	\$1,170,767	\$1,072,632	\$98,135	\$63,945	\$672,183
9	\$1,207,452	\$1,107,861	\$99,591	\$61,510	\$656,072
10	\$1,245,316	\$1,144,246	\$101,069	\$59,169	\$640,353
Total	\$11,050,418	\$10,098,161	\$952,258	\$714,523	\$7,336,574

Discounted payback period for taxes abated and incentives	9 Years
Compound rate of return over the next ten years on the county's investment of taxes abated and incentives for the firm.....	0.91%
Benefit/Cost Ratio (Over 10 Years).....	1.09 : 1

School District: USD#204

Benefits:

Year	Property Taxes	Additional State, Federal and Other School Funding (Including PILOT)	Total
1	\$1,362,861	\$119,001	\$1,481,862
2	\$1,392,762	\$243,332	\$1,636,094
3	\$1,423,820	\$373,180	\$1,797,000
4	\$1,456,071	\$508,736	\$1,964,807
5	\$1,489,551	\$650,199	\$2,139,750
6	\$1,524,296	\$797,774	\$2,322,070
7	\$1,551,643	\$951,673	\$2,503,316
8	\$1,597,735	\$1,112,113	\$2,709,848
9	\$1,645,211	\$1,279,319	\$2,924,530
10	\$1,694,110	\$1,451,853	\$3,145,963
Total	\$15,138,059	\$7,487,181	\$22,625,240

Costs:

Year	Additional Costs	Property Taxes Abated	Total
1	\$0	\$1,362,861	\$1,362,861
2	\$0	\$1,392,762	\$1,392,762
3	\$0	\$1,423,820	\$1,423,820
4	\$0	\$1,456,071	\$1,456,071
5	\$0	\$1,489,551	\$1,489,551
6	\$0	\$1,524,296	\$1,524,296
7	\$0	\$1,551,643	\$1,551,643
8	\$0	\$1,597,735	\$1,597,735
9	\$0	\$1,645,211	\$1,645,211
10	\$0	\$1,694,110	\$1,694,110
Total	\$0	\$15,138,059	\$15,138,059

Net Benefits (or Costs)

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$1,481,862	\$1,362,861	\$119,001	\$112,797	\$1,291,812
2	\$1,636,094	\$1,392,762	\$243,332	\$218,622	\$1,251,330
3	\$1,797,000	\$1,423,820	\$373,180	\$317,805	\$1,212,544
4	\$1,964,807	\$1,456,071	\$508,736	\$410,661	\$1,175,365
5	\$2,139,750	\$1,489,551	\$650,199	\$497,490	\$1,139,706
6	\$2,322,070	\$1,524,296	\$797,774	\$578,583	\$1,105,489
7	\$2,503,316	\$1,551,643	\$951,673	\$654,215	\$1,066,656
8	\$2,709,848	\$1,597,735	\$1,112,113	\$724,651	\$1,041,083
9	\$2,924,530	\$1,645,211	\$1,279,319	\$790,145	\$1,016,130
10	\$3,145,963	\$1,694,110	\$1,451,853	\$849,959	\$991,784
Total	\$22,625,240	\$15,138,059	\$7,487,181	\$5,154,928	\$11,291,900

Discounted payback period for taxes abated and incentives	8 Years
Compound rate of return over the next ten years on the school district's investment of taxes abated and incentives for the firm	3.83%
Benefit/Cost Ratio (Over 10 Years).....	1.46 : 1

Special Taxing District: KS City KS Comm College

Benefits:

Year	Property Taxes	Additional Revenues	Total
1	\$613,657	\$23,872	\$637,529
2	\$627,120	\$28,291	\$655,411
3	\$641,105	\$32,954	\$674,059
4	\$655,626	\$36,300	\$691,927
5	\$670,701	\$39,008	\$709,709
6	\$686,346	\$44,346	\$730,692
7	\$698,660	\$49,969	\$748,629
8	\$719,414	\$55,890	\$775,304
9	\$740,790	\$62,121	\$802,911
10	\$762,808	\$68,675	\$831,484
Total	\$6,816,227	\$441,427	\$7,257,655

Costs:

Year	Additional Costs	Property Taxes Abated	Total
1	\$14,885	\$613,657	\$628,542
2	\$17,641	\$627,120	\$644,761
3	\$20,548	\$641,105	\$661,653
4	\$22,634	\$655,626	\$678,261
5	\$24,323	\$670,701	\$695,024
6	\$27,651	\$686,346	\$713,997
7	\$31,157	\$698,660	\$729,817
8	\$34,849	\$719,414	\$754,263
9	\$38,734	\$740,790	\$779,525
10	\$42,821	\$762,808	\$805,630
Total	\$275,243	\$6,816,227	\$7,091,470

Net Benefits (or Costs)

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$637,529	\$628,542	\$8,987	\$8,519	\$581,665
2	\$655,411	\$644,761	\$10,651	\$9,569	\$563,437
3	\$674,059	\$661,653	\$12,406	\$10,565	\$545,973
4	\$691,927	\$678,261	\$13,666	\$11,031	\$529,233
5	\$709,709	\$695,024	\$14,685	\$11,236	\$513,177
6	\$730,692	\$713,997	\$16,695	\$12,108	\$497,770
7	\$748,629	\$729,817	\$18,812	\$12,932	\$480,284
8	\$775,304	\$754,263	\$21,041	\$13,710	\$468,769
9	\$802,911	\$779,525	\$23,387	\$14,444	\$457,534
10	\$831,484	\$805,630	\$25,854	\$15,136	\$446,571
Total	\$7,257,655	\$7,091,470	\$166,184	\$119,251	\$5,084,414

Discounted payback period for taxes abated and incentives	9
Compound rate of return over the next ten years on the taxing district's investment of taxes abated and incentives for the firm	0.22%
Benefit/Cost Ratio (Over 10 Years).....	1.02 : 1

State of Kansas

Benefits:

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	Other State Revenues (Including PILOT)	Total
Construction Period	\$126,201		\$486,200	\$0	\$612,401
1	\$16,098,473	\$33,563	\$518,244	\$1,414,770	\$18,065,050
2	\$16,567,565	\$34,299	\$555,746	\$1,495,169	\$18,652,780
3	\$17,068,234	\$35,064	\$595,493	\$1,579,019	\$19,277,809
4	\$17,576,393	\$35,858	\$627,115	\$1,650,481	\$19,889,846
5	\$18,113,045	\$36,682	\$655,615	\$1,716,507	\$20,521,849
6	\$18,656,918	\$37,538	\$698,889	\$1,810,678	\$21,204,023
7	\$19,192,164	\$38,212	\$742,830	\$1,908,958	\$21,882,164
8	\$19,771,463	\$39,347	\$790,366	\$2,011,507	\$22,612,683
9	\$20,373,130	\$40,516	\$841,891	\$2,118,495	\$23,374,032
10	\$21,015,208	\$41,720	\$897,425	\$2,230,095	\$24,184,448
Total	\$184,558,795	\$372,797	\$7,409,813	\$17,935,679	\$210,277,085

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	State Costs for the firm and Services for New Residents	Cost of Educating New Students	Total
Construction Period	\$0	\$0	\$0	\$0	\$0	\$0
1	\$33,563	\$147,195	\$180,758	\$574,102	\$666,777	\$1,421,636
2	\$34,299	\$87,195	\$121,494	\$614,165	\$686,780	\$1,422,439
3	\$35,064	\$87,195	\$122,259	\$656,116	\$707,384	\$1,485,758
4	\$35,858	\$87,195	\$123,053	\$690,338	\$728,605	\$1,541,996
5	\$36,682	\$87,195	\$123,877	\$721,031	\$750,463	\$1,595,372
6	\$37,538	\$0	\$37,538	\$768,369	\$772,977	\$1,578,884
7	\$38,212	\$0	\$38,212	\$817,898	\$796,167	\$1,652,276
8	\$39,347	\$0	\$39,347	\$869,708	\$820,052	\$1,729,106
9	\$40,516	\$0	\$40,516	\$923,889	\$844,653	\$1,809,058
10	\$41,720	\$0	\$41,720	\$980,539	\$869,993	\$1,892,252
Total	\$372,797	\$495,975	\$868,772	\$7,616,155	\$7,643,851	\$16,128,779

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$612,401	\$0	\$612,401	\$580,475	\$0
1	\$18,065,050	\$1,421,636	\$16,643,414	\$15,775,748	\$171,334
2	\$18,652,780	\$1,422,439	\$17,230,340	\$15,480,641	\$109,156
3	\$19,277,809	\$1,485,758	\$17,792,051	\$15,151,954	\$104,117
4	\$19,889,846	\$1,541,996	\$18,347,850	\$14,810,692	\$99,330
5	\$20,521,849	\$1,595,372	\$18,926,477	\$14,481,298	\$94,783
6	\$21,204,023	\$1,578,884	\$19,625,139	\$14,233,050	\$27,224
7	\$21,882,164	\$1,652,276	\$20,229,887	\$13,906,769	\$26,268
8	\$22,612,683	\$1,729,106	\$20,883,577	\$13,607,715	\$25,638
9	\$23,374,032	\$1,809,058	\$21,564,974	\$13,319,159	\$25,024
10	\$24,184,448	\$1,892,252	\$22,292,195	\$13,050,533	\$24,424
Total	\$210,277,085	\$16,128,779	\$194,148,306	\$144,398,033	\$707,299

Discounted payback period for taxes abated and incentives	1 Year
Compound rate of return over the next ten years on the state's investment of taxes abated and incentives for the firm	29.29%
Benefit/Cost Ratio (Over 10 years).....	13.05 : 1

Memorandum

Date: May 23, 2022
To: Mayor and City Council
From: Amber Vogan

Subject: Replacement Resolution of Intent to Issue Industrial Revenue Bonds for Medline Industries, Inc.

Recommendation: Staff and bond council recommend approval.

Action: Make a motion to adopt a replacement resolution of intent to issue industrial revenue bonds in a maximum amount of \$89,500,000 and property tax abatement for Medline Industries, Inc.

Background: Medline Industries, Inc., submitted an IRB application in 2021 for an industrial project to build, furnish, and equip a new 800,000 sq. ft. LEED (Leadership in Energy and Environmental Design) certified distribution center to serve the rapidly expanding Kansas City regional healthcare needs.

In June 2021, the City Council approved a Resolution of Intent to issue industrial revenue bonds and property tax abatement for Medline Industries, Inc. in the amount of \$77,500,000, including land, construction, and machinery and equipment.

Discussion: With supply chain issues and rising construction expenses, the estimated cost of constructing the facility had increased by approximately \$12,000,000. The company has requested an increase in the bond capacity to \$89,500,000, and a two-year extension of the project completion deadline through December 2024. Although they do not have a set date to begin construction on the facility, the required public infrastructure improvements are still on-schedule to be completed by December 2022. In addition, Medline has agreed to grant a maintenance easement for a gateway sign they will construct for the City at the southwest corner of 110th and Riverview.

The total property tax abatement for this project remains at 75%. However, each year the project is not completed, the PILOT schedule will increase by 1.5%. For example, if the project is completed in 2022, the total year-one PILOTs paid to all taxing entities would be \$358,713. If completed in 2023, the total year one PILOTs would increase to \$364,019. Other terms remain the same with increases in the abatement level from the standard 50% due to the investment level of the project (+10%), required public improvements to Riverview in 2022 (+5%), completion of an 800,000 square foot facility by December 31, 2024 (+5%), and negotiated community benefits (+5%).

Financial Impact: The taxing jurisdictions will collect an annual PILOT payment (as defined in the PILOT agreement) over the next 10-year period. At closing, a 1% origination fee will be paid to the City estimated at \$895,000 to be used for future economic development projects which is \$120,000 more than the previous resolution that had a maximum bond capacity of \$77,500,000. In addition, the City will collect franchise fees for utilities. The Cost Benefit Analysis attached with the related public hearing item shows positive benefit/cost ratios for all taxing jurisdictions, and a payback period for return on investments varying from one to eight years depending on the taxing jurisdiction. The City will realize the return on investment after

six years with a benefit/cost ratio of 1.35:1 and compound rate of return over the next ten years totaling 3.03%.

RESOLUTION NO. 2022-__

A RESOLUTION DETERMINING THE INTENT OF THE CITY OF BONNER SPRINGS, KANSAS, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF APPROXIMATELY \$89,500,000 TO PAY THE COST OF ACQUIRING, CONSTRUCTING, EQUIPPING AND FURNISHING A COMMERCIAL FACILITY WITHIN THE CITY AND REPEALING RESOLUTION NO. 2021-06 OF THE CITY (MEDLINE PROJECT).

WHEREAS, the City of Bonner Springs, Kansas (the “City”), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas (the “State”);

WHEREAS, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the “Act”), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations;

WHEREAS, Medline Industries, LP, an Illinois limited partnership (together with its assigns, as permitted by the Agreement or as approved by the City, the “Company”), has requested that the City issue its taxable industrial revenue bonds in the maximum principal amount of approximately \$89,500,000 (the “Bonds”) for the purpose of financing the cost of acquiring, constructing, equipping and furnishing a warehouse, distribution, and office facility, including real estate, buildings, improvements and equipment (the “Project”), generally located at the southwest corner of Riverview Avenue and 110th Street within the City, all pursuant to the Act;

WHEREAS, subject to the provisions of Section 4 of this Resolution, it is found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City issue its Bonds under the Act, such Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the City to the Company;

WHEREAS, the Company has also requested that the City consider granting an exemption from ad valorem taxes for the portion of the Project financed with the Bonds in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth* and has indicated its intent to make payments in lieu of taxes upon terms to be mutually agreed to by the City and the Company; and

WHEREAS, pursuant to K.S.A. 12-1749d, the City has caused a cost benefit analysis to be prepared, has on this date conducted a public hearing on the granting of an exemption from ad valorem taxes in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth*, has published notice of such public hearing not less than seven days prior to the hearing in the official City newspaper and has provided notice of the public hearing to the governing bodies of the Unified Government of Wyandotte County and Kansas City, Kansas, and Unified School District No. 204;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BONNER SPRINGS, KANSAS, AS FOLLOWS:

Section 1. Approval of Project. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City finds and determines that the acquisition, construction, equipping and furnishing of the Project will promote, stimulate and develop the general welfare and economic prosperity of the City through the promotion and advancement of physical and mental health, industrial, commercial, agricultural, natural resources or recreation development of the City and the issuance of the City's Bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. Intent to Issue Bonds. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City determines and declares the intent of the City to acquire, construct, equip and furnish the Project using the proceeds of the Bonds all in accordance with the Act.

Section 3. Provision for the Bonds. Subject to the provisions of Section 4 of this Resolution, the City will: (i) issue its Bonds to pay the costs of acquiring, constructing, equipping and furnishing the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the Bonds by the City and take or cause to be taken such other action, as may be required to implement this Resolution.

Section 4. Conditions to Issuance. Notwithstanding this Resolution of Intent of the City to issue the Bonds, the issuance of the Bonds is expressly subject to presentation, completion and final approval by the Governing Body of the City of each of the following conditions:

- (a) Satisfactory negotiation and approval of a lease agreement, trust indenture, ordinance and other documents necessary for the issuance of the Bonds;
- (b) Approval and execution of that certain Payment in Lieu of Tax and Performance Agreement (the "Agreement") in substantially the form attached hereto as *Exhibit A*, by and between the City and the Company, wherein the Company agrees to pay a portion of the ad valorem taxes that would otherwise be payable on the portion of the Project financed with the proceeds of the Bonds;
- (c) Obtaining of all necessary zoning and building permits and compliance with all necessary regulatory approvals and with City ordinances;
- (d) Successful private placement of the Bonds or other purchase method approved by the City;

(e) Approval of the Bonds by Bond Counsel, Kutak Rock LLP, and approval of certain legal matters pertaining to the Bonds by counsel to the Company; and

(f) Adequate security for the payment of the Bonds;

The City hereby reserves the right to rescind this Resolution of Intent if the conditions specified in this Section 4 are not, in the sole judgment of the City, satisfied, or upon change of federal or state law or regulations affecting the City's issuing authority.

If the Bonds are not issued for any reason, including noncompliance with the conditions of this Section 4, the City shall not be subject to any liability, whatsoever, to the Company.

Section 5. Sale of the Bonds/Authority to Proceed. The sale of the Bonds shall be the responsibility of the Company. Subject to the provisions of Section 4 of this Resolution, the Company is authorized to proceed with the construction of the Project and to advance such funds as may be necessary to accomplish such purposes, and to the extent permitted by law, the City shall reimburse the Company for such expenditures out of the proceeds of the Bonds, when and if issued. Notwithstanding such authorization, the Company proceeds at its own risk, and if for any reason, the Bonds are not issued, the City shall have no liability to the Company for any reason.

Section 6. Further Action. Subject to the provisions of Section 4 of this Resolution, the Mayor, the City Clerk and other officers, employees and agents of the City, including Bond Counsel, are authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Governing Body of the City all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder. Such officers and agents are authorized and directed to execute and file (a) with the Kansas Board of Tax Appeals, when and if the Bonds are issued, an informational statement relating to the Bonds as required by State law, and (b) with the Kansas Department of Revenue, once the Company has engaged a general contractor and submitted an application for a building permit for the Project, an application for an exemption from sales tax for materials purchased for the Project with the Bond proceeds.

Section 7. Repeal of Resolution No. 2021-06. Resolution No. 2021-06 of the City, adopted June 28, 2021, is hereby repealed in its entirety.

Section 8. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City and shall remain in effect until December 31, 2024.

[remainder of page left blank intentionally]

ADOPTED by the City Council of the City of Bonner Springs, Kansas, on May 23, 2022.

CITY OF BONNER SPRINGS, KANSAS

(Seal)

By _____
Jeff Harrington, Mayor

ATTEST:

Christina Brake, City Clerk

EXHIBIT A
FORM OF PAYMENT IN LIEU OF TAX
AND PERFORMANCE AGREEMENT

[to be inserted]

PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT

THIS PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT (this "Agreement"), made and entered into as of this _____ 1, 202_, by and between **MEDLINE INDUSTRIES, LP**, an Illinois limited partnership (the "Company"), and **THE CITY OF BONNER SPRINGS, KANSAS**, a municipal corporation (the "City").

WITNESSETH:

1. **Tax Exemption; Payment in Lieu of Taxes.** In consideration of the issuance by the City of its industrial revenue bonds in the maximum principal amount of approximately \$89,500,000 (the "Bonds") to finance the cost of acquiring, constructing, equipping and furnishing a warehouse, distribution, and office facility, including buildings, improvements and equipment as described on *Exhibit B* (the "Project Improvements"), located on real property in the City as described on *Exhibit A* (the "Project Site," and together with the Project Improvements, the "Project"), to be leased by the City to the Company, and in consideration of Company's execution of the Lease dated as of _____ 1, 202_ (the "Lease"), as may be amended from time to time, between the City and the Company, pursuant to which the Project is leased to the Company, and in further consideration of the laws of the State of Kansas granting an exemption from real and personal property taxation for the portion of the Project purchased with the proceeds of the Bonds for the period of up to 10 years, commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company agrees to make payments in lieu of ad valorem property taxes in the amount specified herein and in the manner provided for herein, and the City agrees to apply for an ad valorem property tax exemption for such portion of the Project for the 10 year period herein described.
2. **Amount of Payments; Place of Payment.** In lieu of all general ad valorem real and personal property taxes on the portion of the Project financed with the proceeds of the Bonds as permitted by K.S.A. 79-201a *Second*, for the 10 calendar years commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company shall pay, if due, by separate check to the Treasurer of the Unified Government of Wyandotte County and Kansas City, Kansas (the "County"), or other appropriate officer as required by the laws of the State of Kansas, a payment in lieu of taxes ("PILOT") in the amount reflected on *Exhibit C* to this Agreement. Such amount shall be billed to the Company by statement of the County Clerk of the County (or such other appropriate officer of the County or City) which bill shall be issued approximately contemporaneously with the issuance of general tax bills in the State of Kansas and shall be due on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Currently, tax bills are issued by November 20th of each year and are due as follows: one-half (1/2) on or before December 20th in respect of the PILOT for the then current calendar year, and the remainder for such calendar year on or before May 10th of the following calendar year. There shall be no property tax exemption for any portion of the facility or equipment located at the Project Site or elsewhere that has not been financed with the proceeds of the Bonds unless such portion of the facility or equipment has been specifically exempted from taxation in connection with, and purchased with the proceeds of, another series of industrial revenue bonds subsequently issued by the City or is otherwise exempt from taxation by Kansas law. Further, and notwithstanding anything in this Agreement to the contrary, the property tax exemption referred to in this Section shall not exempt the Project or any portion thereof from any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.
3. **Distribution of Payment.** All payments in lieu of taxes shall be distributed to all applicable taxing subdivisions in the County, as provided in K.S.A. 12-1742.

4. **Default.** Should the Company fail to make the payments described above, fail to comply with the Tax Abatement Policy as set forth in Section 5 below, or if a default shall occur under the Lease and not be cured within any time period permitted under the Lease, this Agreement may be terminated at the option of the City effective on the date in the year such payment was originally due or the date of such default, as applicable, and the Company agrees that from and after such termination date, it shall pay in full the regular amount of ad valorem property taxes on the property constituting the Project, including the portion of the Project financed with the Bonds. Should the Company fail to fulfill the community benefit provisions set forth in Section 6 below or otherwise fail to satisfy any of the conditions set forth on *Exhibit C* used to calculate the tax abatement percentage of the Project, this Agreement shall not be terminated but the abatement percentage set forth in *Exhibit C* may be reduced at the option of the City by the amount of such percentages set forth in *Exhibit C*, effective on the date of such failure or nonperformance, and the Company agrees that from and after such date, it shall pay such additional PILOTs on the property constituting the Project, including the portion of the Project financed with the Bonds, as set forth in *Exhibit C*. As a condition precedent to the City's exercise of any remedies under this Section 4, however, the City shall first give the Company written notice of such event of default or nonperformance, and the Company shall have a period of sixty (60) days to cure such event of default or nonperformance; provided, that if such event of default or nonperformance cannot be fully remedied within such 60-day period, but can reasonably be expected to be fully remedied and the Company is diligently attempting to remedy such default or nonperformance, no event of default or nonperformance shall occur so long as the Company shall prosecute and complete such cure with due diligence and dispatch.
5. **Subject to Tax Abatement Policy.** This Agreement is subject to all terms and provisions of the "POLICY AND PROCEDURES FOR ISSUING INDUSTRIAL REVENUE BONDS IN BONNER SPRINGS, KANSAS" dated September 12, 2005, and revised October 11, 2011 and September 25, 2017, attached hereto as *Exhibit D* (the "Tax Abatement Policy"); provided, however, in the event of any conflict between the provisions of the Tax Abatement Policy and this Agreement, the terms and provisions of this Agreement shall control. City agrees that any amendments, modifications or revisions to the Tax Abatement Policy made after the effective date of City Resolution No. 2021-06 which would impose additional requirements or obligations upon the Project or under this Agreement shall not be applicable to the Project or this Agreement.
6. **Community Benefits.** A portion of the tax abatement percentage (as more particularly described on *Exhibit C*) is contingent upon an investment, donation or contribution by the Company in community programs or other community benefits in an amount not less than \$35,000 per year in each of the 10 calendar years that the abatement is in place. Such investment, donation or contribution shall include membership in the Bonner Springs Chamber of Commerce and the Wyandotte Economic Development Council and may include, by way of example without limitation, any one or more of the following:
 - a. Providing a community impact grant to community organizations including but not limited to: Recreation Scholarship Fund, Tiblow Transit, the Bonner Springs/Edwardsville Education Foundation, and/or Vaughn-Trent Community Services;
 - b. Developing and funding a student internship/teacher externship program with the Bonner Springs/Edwardsville School District;
 - c. Sponsoring or funding a City event or recreation program or sidewalk or trail connection;

- d. Providing funding for the City's annual heritage festival, Tiblow Days;
- e. Developing and funding an employee volunteer program focused on adopting a City park or another volunteer engagement program with the City;
- f. A donation to charitable organizations operating in Bonner Springs, Kansas (including, by way of example without limitation, local food banks, mental health organizations, United Way, Salvation Army, homeless shelters, etc.) in amounts determined at the sole discretion of the Company;
- g. A donation to the City in amounts determined at the sole discretion of the Company, to be used by the City for any of the above-described programs or activities;
- h. Donations of medical supplies and other items to hospitals, clinics, schools, the City, or other public, medical or charitable organizations in Bonner Springs, Kansas, provided that for the purposes of this Section 6, donations of not more than \$25,000 per year shall qualify toward the Company's annual contributions as set forth herein; or
- i. Any other purpose agreed upon by the City and the Company.

On or prior to February 1 of each year, starting in the second full calendar year of the abatement, the Company shall provide such documentation as is reasonably requested by the City to confirm that, for the prior calendar year, the Company complied with the community benefits described above.

- 7. **Approval of Exemption.** This Agreement is conditioned on the issuance by the Kansas Board of Tax Appeals of an order exempting the portion of the Project financed with proceeds of the Bonds from ad valorem property taxation in accordance with Kansas law, including K.S.A. 79-201a *Second*, and upon receipt by the City from the Company of all information necessary to file the Application for Exemption with the Kansas Board of Tax Appeals by no later than February 1 of the year following substantial completion of the Project. The Company acknowledges that the exemption must be annually renewed and agrees to provide the City with information to complete the annual renewal by February 1 of each year in which the exemption is in place.
- 8. **Payment of Fees and Expenses.** This Agreement is conditioned on payment when due by the Company of the City's application fee, closing fee, origination fee (calculated as 1% of the par amount of the Bonds) and renewal fees described in the Tax Abatement Policy.
- 9. **Counterparts.** This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed to be an original and all of which shall constitute the same instrument.
- 10. **Transferability.** The benefits of this Agreement may not be transferred to any assignee of the Company without the written consent of the City; provided, however, that the Company may assign this Agreement without the consent of the City: (a) if the assignee is an entity with which the Company has merged in accordance with Section 9.4 of the Lease; (b) to any affiliate of the Company or to the Company's successors in interest (whether by merger, consolidation or otherwise).
- 11. **No Waiver.** No waiver by the City of any breach of this Agreement shall be construed to be a waiver of any other or subsequent breach.
- 12. **Governing Law.** This Agreement shall be governed by the laws of the State of Kansas.

[remainder of page left blank intentionally]

IN WITNESS WHEREOF, the City has caused this Agreement to be signed by a duly authorized official, such signature to be attested by a duly authorized officer and its official seal to be applied, and the Company has caused this Agreement to be executed by a duly authorized officer, as of the day and year first above written.

CITY OF BONNER SPRINGS, KANSAS

By: _____
Jeff Harrington, Mayor

(SEAL)

ATTEST:

By: _____
Christina Brake, City Clerk

MEDLINE INDUSTRIES, LP,
an Illinois limited partnership

By: _____
[*name, title*]

[SEAL, if any]

EXHIBIT A
DESCRIPTION OF THE PROJECT SITE

[to be inserted]

EXHIBIT B

DESCRIPTION OF THE PROJECT IMPROVEMENTS

All buildings, building improvements, machinery and equipment purchased in whole or in part from the proceeds of the Bonds, together with all substitutions and replacements for any of the foregoing property.

EXHIBIT C
ANNUAL PILOT

Lease Year	PILOTS (#1-5 met)	Add'l PILOTS (#5 not met)	Add'l PILOTS (#4 not met)	Add'l PILOTS (#3 not met)	Add'l PILOTS (#2 not met)
1	\$358,713	\$70,735	\$70,735	\$70,735	\$141,470
2	364,019	71,796	71,796	71,796	143,592
3	369,403	72,873	72,873	72,873	145,746
4	374,869	73,966	73,966	73,966	147,932
5	380,416	75,076	75,076	75,076	150,151
6	386,047	76,202	76,202	76,202	152,404
7	391,762	77,345	77,345	77,345	154,690
8	397,563	78,505	78,505	78,505	157,010
9	403,451	79,683	79,683	79,683	159,365
10	409,427	80,878	80,878	80,878	161,756
	\$3,835,670	\$757,059	\$757,059	\$757,059	\$1,514,116

The PILOTS set forth above and payable each year reflect a 75% abatement on the estimated value of the Project plus the existing \$5,038 tax liability for the unimproved Project Site (payable pursuant to City policy). The 75% level of abatement is comprised of, and conditioned on, the following:

1. 50% standard level of abatement per City policy;
2. 10% additional abatement based on Company's minimum investment in the Project of at least \$60,000,000;
3. 5% additional abatement based on the Company completing, or causing to be completed, on or before December 31, 2022, the following improvements:
 - *Utility Facilities.* The off-site facilities and systems for the transmission of sanitary sewer service sufficient for the Company's needs ("**Utility Facilities**") serving the Project, generally identified as:
 - Utility Facilities to the boundary of the Project;
 - Offsite Public Gravity Sewer (110th Street and Village South Parkway): Approximately 1,380 feet of new gravity sewer main, installed from the existing manhole at 110th Street and Village South Parkway.
 - Forcemain and Lift Station (Onsite and Offsite): A new lift station at the south side of Riverview Avenue located fully within the Compass 70 Logistic Center property, to pump approximately 1,025 feet long forcemain routed from the Compass 70 Logistic Center property to the new public gravity sewer outlined above.
 - Onsite Gravity Sewer: A new gravity sewer line on the Compass 70 Logistic Center property for the collection of sewage from each of the individual lots, approximately 1,000 feet in length and routed such that each new Compass 70 lot has access, discharging into the new lift station described above.
 - *Riverview Avenue.* Riverview Avenue will be improved from the 110th Street intersection west approximately 2,400 lineal feet, in accordance with approved plans. The City of Edwardsville will design and construct the roundabout at the 110th Street and Riverview Avenue intersection and approximately 500 linear feet of the Riverview Avenue improvements described above. Remaining approximately 1,900 linear feet of improvements to Riverview Avenue to be constructed by or on behalf of the Company.

- *Offsite Stormwater Drainage Improvements.* Offsite stormwater drainage for a shared detention pond on Tract A of Compass 70 Logistic Center.
- *Gateway Sign.* The installation and construction of one Gateway Sign – Type A, as shown on Sheet L502 at the attached *Exhibit E*, at the northeast corner of the Project Site (the southwest corner of 110th Street and Riverview Avenue). The City shall be obligated to maintain the sign following installation, and the Company shall grant the City a permanent access easement on the Project Site to facilitate such maintenance.
- *Excluded Infrastructure Improvements.* The improvements described above do not include:
 - Installation or relocation of Utility Facilities for establishing service from the boundary line of the Project to any improvements to be constructed as part of the Project;
 - Any work required for the sanitary sewer lines from the stubbed locations at the boundary line of the Project to the proposed building in order to establish municipal sanitary service to the Project;
 - Water, gas, electric and telecommunications utilities;
 - Storm drainage facilities located onsite at the Project;
 - Internal access roads at the Project; and
 - Any construction of the Project itself.
- 4. 5% additional abatement based on substantial completion of a minimum 800,000 square foot facility¹ comprising the Project on or before December 31, 2024; and
- 5. 5% additional abatement based on the community benefits set forth in Section 6 of this Agreement.

If the Company should fail to satisfy any of the conditions described in paragraphs 2 through 5, above, subject to the Company's right to cure, the additional tax abatement percentage associated with such condition or conditions shall be subtracted from the maximum seventy-five percent (75%) abatement percentage. By way of example, if the facility is not at least 800,000 square feet in size as set forth in paragraph 4, above, the tax abatement percentage shall decrease to seventy percent (70%). Upon such reduction in the tax abatement percentage, the PILOTs set forth in the "PILOTs (#1-5 met)" column above shall be increased by the amounts associated with such requirement and described in the applicable "Add'l PILOT" column(s) above.

There shall be no adjustment to the schedule above in the event the actual appraised value of the Project during the term of the abatement is higher or lower than the estimated appraised value used by the parties to this Agreement to calculate the PILOTs for each year.

In addition to the PILOTs set forth above, the Company shall timely remit all general ad valorem real and personal property taxes attributable to (i) any portion of the Project not financed with the proceeds of industrial revenue bonds and not otherwise exempt from taxation and (ii) any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

¹ Note: PILOT payments shall be increased if the actual size of the facility exceeds 800,000 square feet, assuming an appraised value of \$42.00 per additional square foot and calculated in the same manner as used to calculate the PILOTs set forth in this *Exhibit C*. The assumed appraised value shall increase by 1.5% per year so that if the Bonds are issued in 2023 or 2024, the assumed appraised value for increasing the PILOT payments shall be \$42.63 or \$43.27 per additional square foot, respectively.

EXHIBIT D
TAX ABATEMENT POLICY

[to be inserted]

EXHIBIT E
GATEWAY SIGN DETAILS

[to be inserted]

Memorandum

Date: May 23, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Teague Lumber - Special Use Permit - Extension Request

Recommendation: Staff recommends approval.

Action: Make a motion to adopt an ordinance allowing an extension of the previously approved Special Use Permit; SUP-02-21.

Background: At the June 15, 2021 regular meeting, the Bonner Springs Planning Commission recommended approval by unanimous vote (6-0) of SUP-02-21 for Lot 2 of the Coleman Industrial Park; 4120 Bonner Industrial Drive, on June 28th, 2021, the Governing Body approved Ordinance 2507 approving the requested Special Use Permit with the six (6) stipulations. Due to supply chain issues and material shortages, the applicant has not been able to meet the deadline given to them in 2021. They are formally requesting an eighteen (18) month extension.

Discussion: The applicant is requesting approval for the extension of Special Use Permit SUP-02-21; allowing for an additional 18 months for the placement of a temporary/portable/pre-manufactured building for other than residential, sleeping or overnight accommodations as allowed by the Zoning regulations of the City of Bonner Springs. This request is to allow for a temporary office facility.

In the City's Zoning Ordinance, **Article XXVII--SPECIAL USES--Sections 1 & 2**, the Planning Commission and the Governing Body are authorized to recommend and to approve Special Use Permits in accordance with the Special Uses by Zoning District located in Appendices A & B.

Located in Article XXVII; Section 4; Subsection 5, there are allowances for "Temporary, Portable, Pre-manufactured buildings for other than residential, sleeping or overnight accommodations". Within this section are four (4) specific requirements pertaining to these types of facilities. These are listed within Staff's report.

June 15, 2021 PC Meeting Minutes (Draft)

Agenda Item # 4-- PUBLIC HEARING- SUP-02-21 - The applicant is requesting approval of a Special Use Permit to allow for the placement of a temporary/portable/pre-manufactured building for other than residential, sleeping or overnight accommodations as allowed by the Zoning regulations of the City of Bonner Springs. This request is to allow for a temporary office facility..

Chair Gebauer introduced New Business Item #4 and called for a staff report.

Lee reviewed the staff report stating the requested Special Use is allowed under the Zoning Regulations. Lee explained how the Special Use Permit is required to allow for the placement and use of a temporary office trailer for the amount of time specified in Staff's

recommendations.

Chair Gebauer called for a motion to open the public hearing; motion was made by Clark and seconded by Mesmer. Public hearing was opened with a 6-0 vote.

Chair Gebauer asked if any individuals from the public wished to speak for or against the proposed special use permit; there was none. Chair Gebauer asked if the applicant wished to speak or if any Commissioners have questions of the applicant; being no questions, nor direct input from the applicant, Chair Gebauer called for a motion to close the public hearing. Mesmer made the motion to close the hearing with Clark seconding, public hearing was closed with a 6-0 vote.

Chair Gebauer asked if any Commissioners had any further questions or comments.

Mesmer stated that these types of facilities were a necessity during construction and should not require a special use permit, staff stated the issuance of this special use permit did not pertain to the common construction trailer, but was to allow for the business to be operated of the temporary trailer for a determined amount of time.

With no further discussion, Chair Gebauer called for a motion.

Motion to **APPROVE SUP-02-21**, including Staff recommendations, was made by Mesmer and **seconded** by Clark. With no further discussion, Chair Gebauer called for a vote

AYE – Clark, Mesmer, Neff, Perica, Bombardier, Gebauer

NAY – None

MOTION PASSED 6 – 0

Financial Impact: NA

Storm Engineering Group, P.A.
5719 Westfield Drive
Lawrence, Kansas 66049
chris@stormenggrp.com



May 6, 2022

Bonner Springs Planning and Development
Mark Lee, City Planner
200 E. Third Street
Bonner Springs, Kansas 66012
Emailed: mlee@bonnersprings.org

Re: Teague Lumber (SUP-02-21)
Request for Extension

Mr. Lee,

On behalf of the owner, I am requesting an 18-month extension of the Special Use Permit (SUP) approval for "temporary/portable/pre-manufactured building for other than residential, sleeping or overnight accommodations as allowed by the Zoning Regulations of the City of Bonner Springs." The Teague Lumber SUP was approved at the planning commission meeting on June 15, 2021, and approved at the city council meeting on June 28, 2021.

The temporary/portable/pre-manufactured building associated with the approved SUP is being used for office space until the permanent structure shown on the approved site plan is complete. The owner has only recently been able to begin coordination with manufacturers due to national supply chain issues and material shortages.

Contact me at (785) 766-6661 with any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Christopher M. Storm'.

Christopher M. Storm, P.E.
Storm Engineering Group, P.A.

City Council Staff Report

June 17, 2021

To: Mayor and City Council

Thru: Sean Pederson, City Manager

From: Mark Lee, Planning Director

Subject: **Extension of Special Use Permit: SUP-02-21: Teague Lumber Temporary Office**

Recommendation:

At the June 15, 2021 regular meeting; the Bonner Springs Planning Commission recommended approval by unanimous vote (6-0) of SUP-02-21 for Lot 2 of the Coleman Industrial Park; 4120 Bonner Industrial Drive, on June 28th, 2021 the Governing Body approved Ordinance 2507 approving the requested Special Use Permit with the six (6) stipulations listed below.

Due to supply chain issues and material shortages the applicant/owner is requesting an extension to the approved SUP. The request is for an additional eighteen (18) month extension to be granted for the use of the “job trailer” as the Teague Lumber offices.

- 1) Special Use Permit shall be valid for a period not to exceed twelve (12) months; and
- 2) If the Special Use Permit exists for longer than the twelve (12) month period stated above, the owner/operator shall request an extension from the Planning Commission as allowed in the Zoning Regulations.
- 3) Special Use Permit shall expire if the land on which the use is operated is sold, or if leased, upon termination of the lease; and
- 4) Special Use Permit shall expire when the operation of the approved use is discontinued; and
- 5) Special Use Permit shall not transfer to another person or to a different location; and
- 6) Special Use Permit may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.

Exhibits:

Staff Report (4pgs)

Special Use Permit Layout (1pg)

Application (2pgs)

Discussion:

Staff presented the exhibits listed above to the Planning Commission at a Public Hearing held on June 15, 2022 and the Governing Body on June 28, 2022. Staff and the Planning Commission recommended adopting Ordinance No. 2507 granting the Special Use Permit for Teague Lumber, 4120 Bonner Industrial Drive, Lot 2; Coleman Industrial Park.

Staff recommends the Governing Body adopt Ordinance _____ amending the previously approved Ordinance 2507, allowing for an eighteen (18) month extension of the requested Special Use Permit for Teague Lumber.

SPECIAL USE PERMIT: Teague Lumber Co. – Lot 2; Coleman Industrial Park

Case No.: SUP-02-21
Applicant: Teague Lumber
Developer: Same
Owners: J. Coleman Enterprises, L.P.
Location: 4120 Bonner Industrial Drive (Parcel ID # UP15400000 0002)
Tract Size: 8.195 +/- acres
Zoning: I-1; Light Industrial
Building: Temporary/Portable Office Trailer

Project Description:

The applicant is requesting approval of a Special Use Permit to allow for the placement of a temporary/portable/pre-manufactured building for other than residential, sleeping or overnight accommodations as allowed by the Zoning regulations of the City of Bonner Springs. This request is to allow for a temporary office facility.

In the City's Zoning Ordinance, **Article XXVII--SPECIAL USES--Sections 1 & 2**, the Planning Commission and the Governing Body are authorized to recommend and to approve Special Use Permits in accordance with the Special Uses by Zoning District located in Appendices A & B.

Located in Article XXVII; Section 4; Subsection 5, there are allowances for "Temporary, Portable, Pre-manufactured buildings for other than residential, sleeping or overnight accommodations". Within this section are four (4) specific requirements pertaining to these types of facilities, these are listed within Staff's report.

June 15, 2021 PC Meeting Minutes (Draft)

Agenda Item # 4– PUBLIC HEARING- SUP-02-21 - The applicant is requesting approval of a Special Use Permit to allow for the placement of a temporary/portable/pre-manufactured building for other than residential, sleeping or overnight accommodations as allowed by the Zoning regulations of the City of Bonner Springs. This request is to allow for a temporary office facility..

Chair Gebauer introduced New Business Item #4 and called for a staff report.

Lee reviewed the staff report stating the requested Special Use is allowed under the Zoning Regulations. Lee explained how the Special Use Permit is required to allow for the placement and use of a temporary office trailer for the amount of time specified in Staff's recommendations.

Chair Gebauer called for a motion to open the public hearing; motion was made by Clark and seconded by Mesmer. Public hearing was opened with a 6-0 vote.

Chair Gebauer asked if any individuals from the public wished to speak for or against the proposed special use permit; there was none. Chair Gebauer asked if the applicant wished to speak or if any Commissioners have questions of the applicant; being no questions, nor direct input from the applicant, Chair Gebauer called for a motion to close the public hearing. Mesmer made the motion to close the hearing with Clark seconding, public hearing was closed with a 6-0 vote.

Chair Gebauer asked if any Commissioners had any further questions or comments.

Mesmer stated that these types of facilities were a necessity during construction and should not require a special use permit, staff stated the issuance of this special use permit did not pertain to the common construction trailer, but was to allow for the business to be operated of the temporary trailer for a determined amount of time.

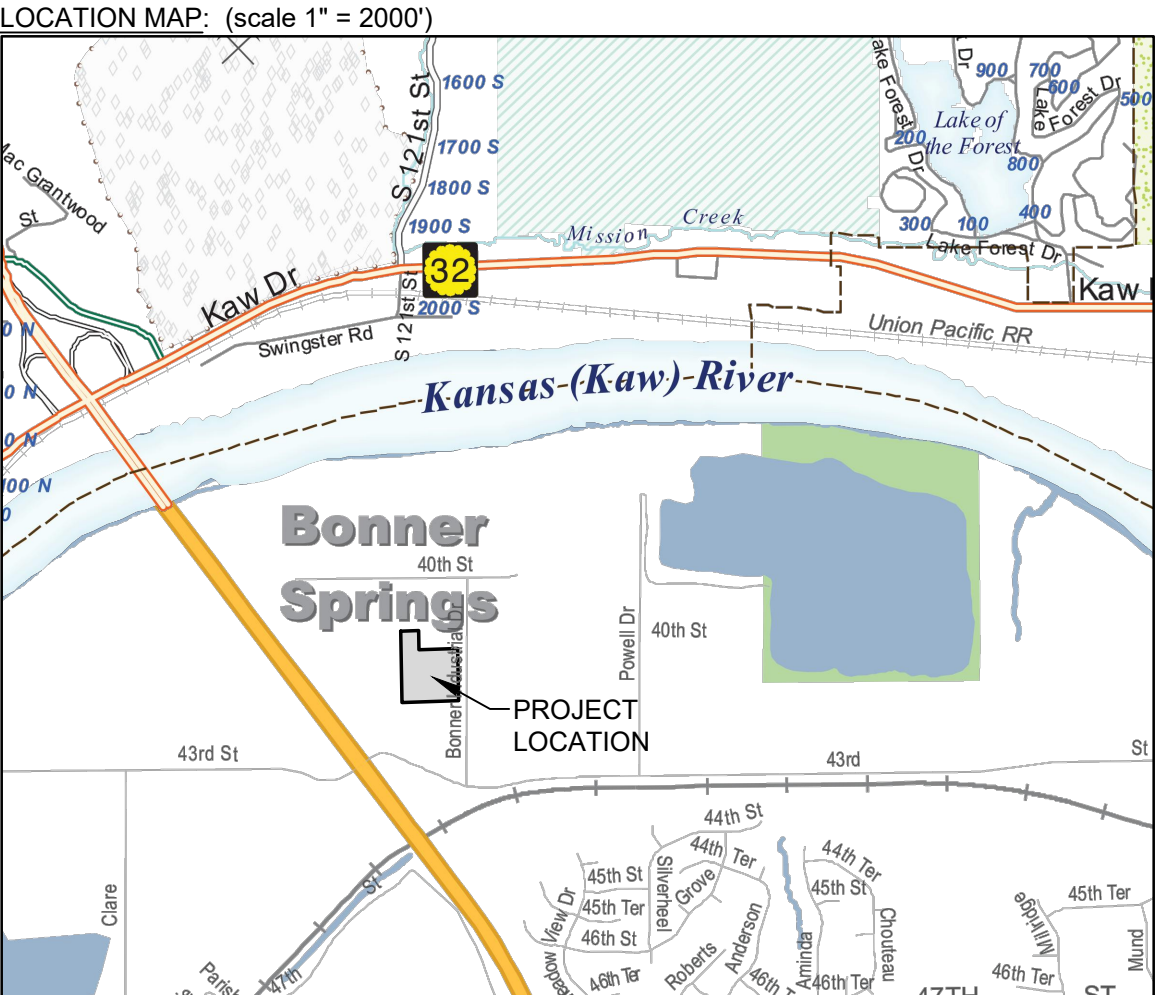
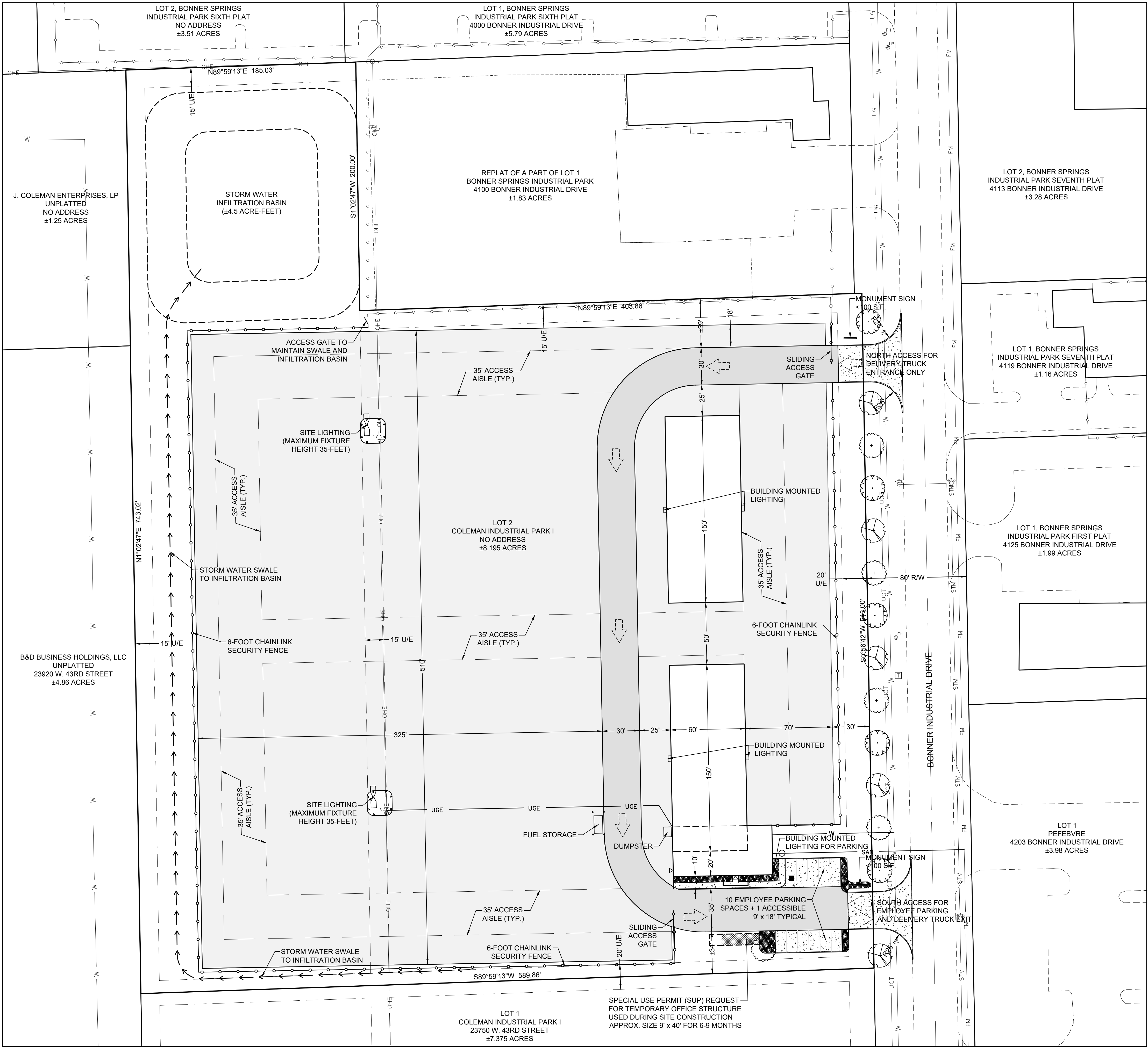
With no further discussion, Chair Gebauer called for a motion.

Motion to **APPROVE SUP-02-21** including Staff recommendations was made by Mesmer and **seconded** by Clark. With no further discussion, Chair Gebauer called for a vote

AYE – Clark, Mesmer, Neff, Perica, Bombardier, Gebauer

NAY – None

MOTION PASSED 6 – 0



- NOTES:
- OWNER: J COLEMAN ENTERPRISES, L.P.
P.O. BOX 456
BONNER SPRINGS, KANSAS 66012
 - APPLICANT: TEAGUE LUMBER
300 DUCK ROAD
GRANDVIEW, MISSOURI 64030
 - LAND PLANNER/
CIVIL ENGINEER: STORM ENGINEERING GROUP, P.A.
5719 WESTFIELD DRIVE
LAWRENCE, KANSAS 66049
 - PROPERTY ADDRESS: 4xxx BONNER INDUSTRIAL DRIVE
BONNER SPRINGS, KANSAS 66226
 - LEGAL DESCRIPTION: LOT 2, COLEMAN INDUSTRIAL PARK 1
±8.195 ACRES
 - CONTOUR AND PLANIMETRIC INFORMATION SHOWN WAS OBTAINED FROM JOHNSON COUNTY AIMS, DOWNLOADED MARCH 31, 2021.
 - EXISTING ZONING: "L-1" LIGHT INDUSTRIAL DISTRICT
PROPOSED ZONING: "L-1" LIGHT INDUSTRIAL DISTRICT
 - EXISTING LAND USE: VACANT
PROPOSED LAND USE: WHOLESALE LUMBER YARD
 - NO PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20209C0140E, WYANDOTTE COUNTY, KANSAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
 - THE LOCATIONS OF ANY MONUMENT OR BUILDING SIGNAGE, AS DEPICTED, IS PRELIMINARY AND WILL BE FINALIZED UNDER A SEPARATE PERMIT THROUGH BONNER SPRINGS PLANNING DEPARTMENT.
 - UNLESS OTHERWISE NOTED, ALL AREAS NOT DESIGNATED AS PAVEMENT OR BUILDING WILL BE SEEDED OR LANDSCAPED WITH PLANT MATERIALS.
 - THE APPLICANT INTENDS TO CONSTRUCT THE IMPROVEMENTS SHOWN IN A SINGLE PHASE.
 - SUMMARY OF UTILITY SERVICES:
WATER: CITY OF BONNER SPRINGS
SANITARY: CITY OF BONNER SPRINGS
ELECTRIC: EVERGY
PHONE: AT&T
NATURAL GAS: ATMOS
8" PVC EAST OF SITE ALONG ROAD
3" PVC EAST OF SITE ALONG ROAD
OVERHEAD ELECTRIC THRU SITE
EAST OF SITE ALONG ROAD
EAST OF SITE ALONG ROAD

VEHICLE PARKING
WAREHOUSE, STORAGE AND WHOLESALE ESTABLISHMENTS:
1 SPACE / 1,000 SQUARE FEET GROSS FLOOR AREA
18,000 S.F. GROSS FLOOR AREA (2 BUILDINGS)
18,000 S.F. / 1,000 S.F. = 18 SPACES

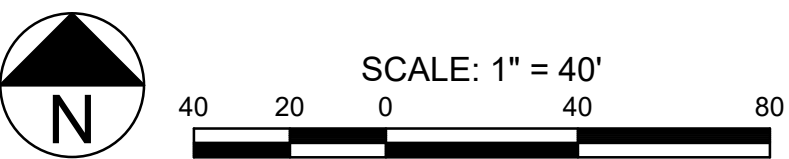
CARTAGE, EXPRESS, PARCEL DELIVERY AND FREIGHT TERMINAL:
1 SPACE / 2 EMPLOYEES + 1 SPACE / VEHICLE AT SITE
8 EMPLOYEES AND 4 VEHICLES MAINTAINED AT SITE
8 EMPLOYEES / 2 PER SPACE + 4 VEHICLES = 8 SPACES

ACCESSIBLE PARKING:
PARKING CAPACITY ≤ 25 SPACES = 1 ACCESSIBLE SPACE

PARKING PROVIDED:
1 ACCESSIBLE PARKING SPACE
10 PARKING SPACES

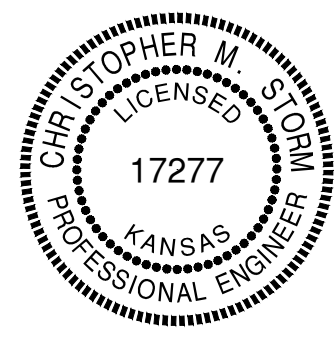
PROJECT SURFACE SUMMARY:		
	EXISTING CONDITIONS:	PROPOSED CONDITIONS:
BUILDING AREA	0 S.F. / 0 AC.	20,000 S.F. / 0.459 AC.
PAVEMENT AREA	0 S.F. / 0 AC.	236,898 S.F. / 5.438 AC.
IMPERVIOUS AREA	0 S.F. / 0 AC.	256,898 S.F. / 5.897 AC.
PERVIOUS AREA	356,987 S.F. / 8.195 AC.	100,089 S.F. / 2.298 AC.
TOTAL AREA	356,987 S.F. / 8.195 AC.	356,987 S.F. / 8.195 AC.

- LEGEND:
- PROPOSED PAVEMENT
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CONCRETE PAVEMENT AND SIDEWALK
 - PROPOSED LANDSCAPED AREA



TEAGUE LUMBER SITE PLAN AND SPECIAL USE PERMIT (SUP)
BONNER INDUSTRIAL DRIVE, BONNER SPRINGS, KANSAS
SITE LAYOUT AND NOTES

REV DATE DESCRIPTION

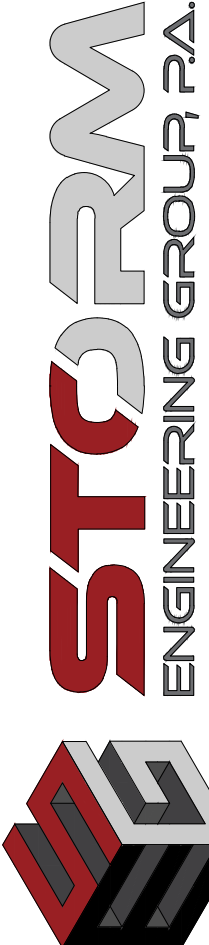


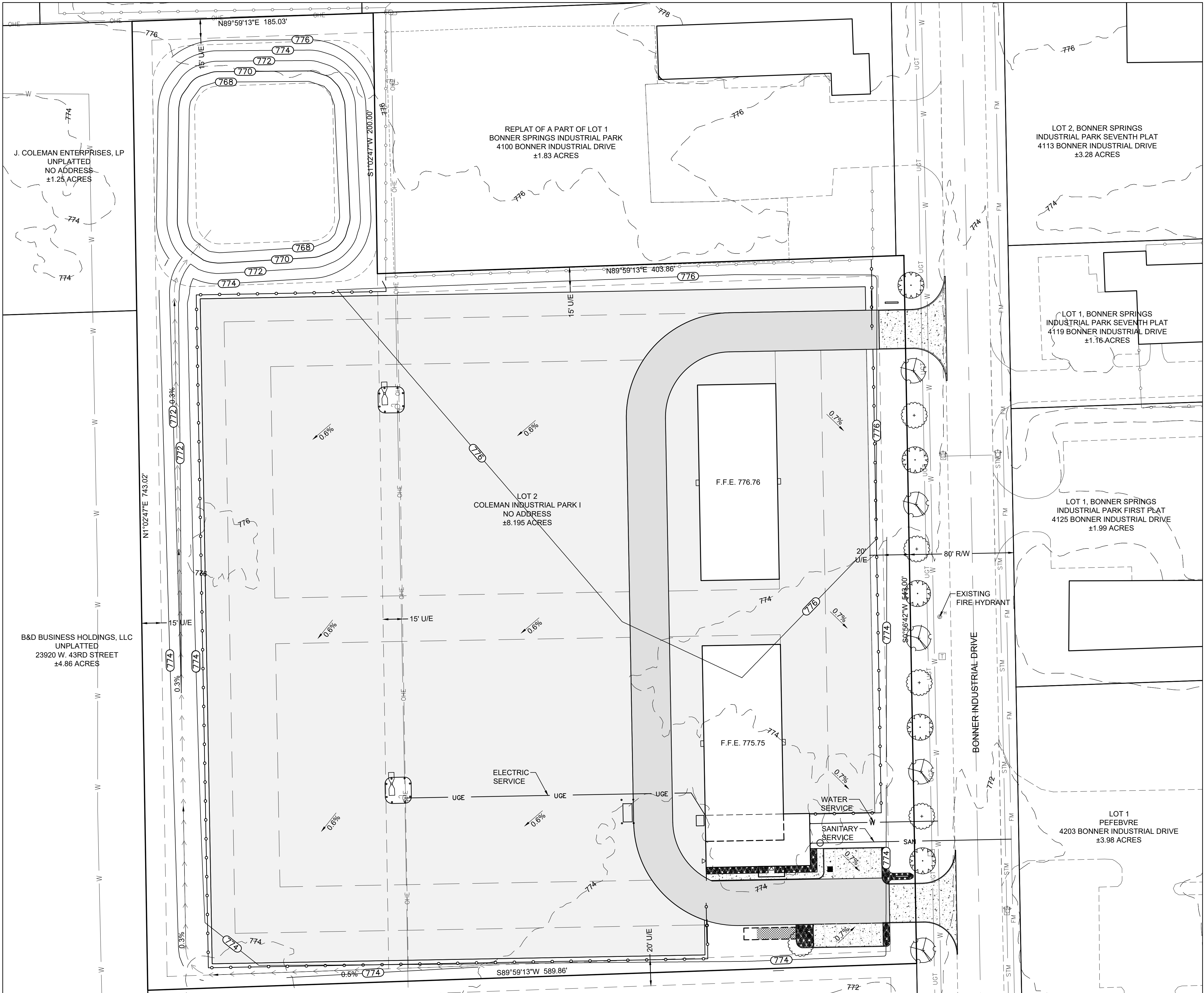
DATE: 4/12/2021
PROJECT NO.: 21117
VERSION: A

SHEET NUMBER:

1

OF 2 SHEETS





LANDSCAPE SUMMARY:

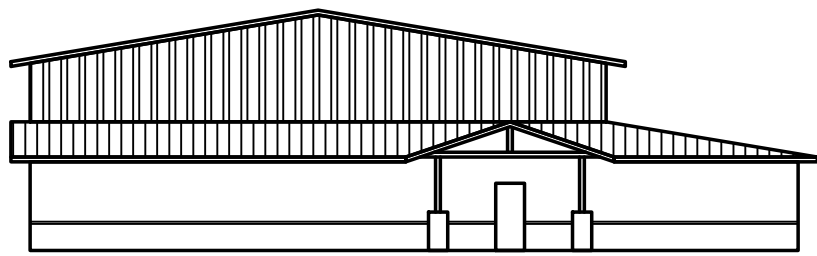
STREET TREES:
REQUIRED ONE TREE FOR EVERY 40-FOOT OF ROAD FRONTAGE
543' FRONTAGE / 40' = 14 TREES REQUIRED
14 STREET TREES PROVIDED

PARKING LOT TREES:
REQUIRED ONE TREE EVERY FOR EVERY 10 PARKING SPACES
10 PARKING SPACES = 1 TREE REQUIRED
1 PARKING LOT TREE PROVIDED

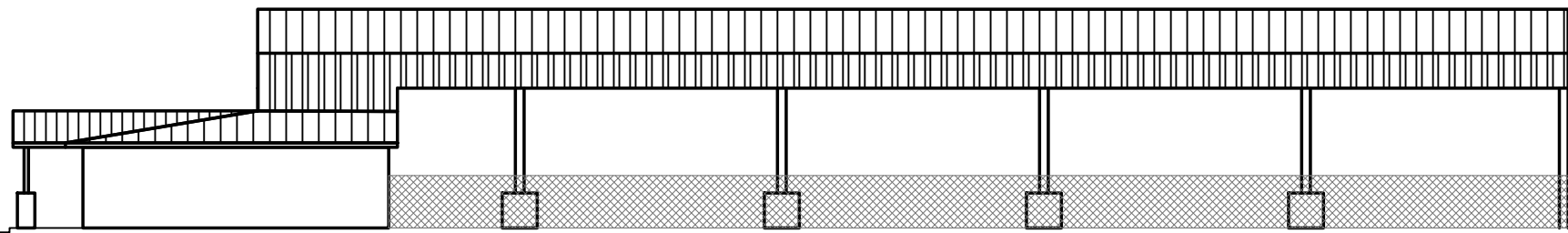
PARKING LOT LANDSCAPE AREA:
REQUIRED 6% OF INTERIOR PARKING LOT
PARKING AREA = 7,470 S.F.; 0.06 x 7,470 S.F. = 450 S.F.
1,000 S.F. LANDSCAPE AREA PROVIDED

	5	<i>Platanus x acerifolia</i> LONDON PLANETREE	2" CALIPER	B&B
	5	<i>Acer rubrum</i> 'Franksred' 'RED SUNSET' MAPLE	2" CALIPER	B&B
	5	<i>Quercus robur</i> ENGLISH OAK	2" CALIPER	B&B

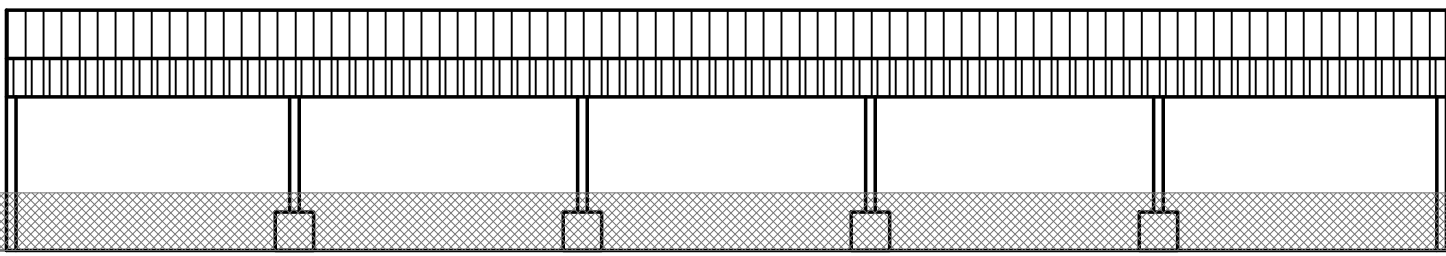
- LEGEND:**
- PROPOSED PAVEMENT
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CONCRETE PAVEMENT AND SIDEWALK
 - PROPOSED LANDSCAPED AREA



SOUTH BUILDING ELEVATION
Scale: 1" = 20'

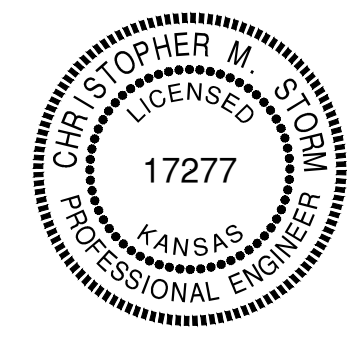


EAST BUILDING ELEVATION
Scale: 1" = 20'



TEAGUE LUMBER SITE PLAN AND SPECIAL USE PERMIT (SUP)
BONNER INDUSTRIAL DRIVE, BONNER SPRINGS, KANSAS
GRADING PLAN, UTILITY SERVICE, AND LANDSCAPE SUMMARY

REV DATE DESCRIPTION



DATE: 4/12/2021
PROJECT NO.: 21117
VERSION: A
SHEET NUMBER:

2

OF 2 SHEETS



ORDINANCE NO. _____

An Ordinance amending Ordinance 2507, Section 1; approving the Special Use Permit for Teague Lumber, located on Lot 2 of the Coleman Industrial Park, 4120 Bonner Industrial Drive; under SUP-02-21 for eighteen (18) months.

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

SECTION I: That the Official Zoning Map be amended to indicate a Special Use Permit for Lot 2 of the Coleman Industrial Park (Teague Lumber), 4120 Bonner Industrial Drive; approved under SUP-02-21 allowing for the placement of a temporary/portable/pre-manufactured building for other than residential, sleeping or overnight accommodations as allowed by the Zoning regulations of the City of Bonner Springs. This request is to allow for a temporary office facility.

The approval of SUP-02-21 is subject to the following six (6) conditions:

- 1) Special Use Permit shall be valid for a period not to exceed eighteen (18) months; and
- 2) If the Special Use Permit exists for longer than the eighteen (18) month period stated above, the owner/operator shall request an extension from the Planning Commission as allowed in the Zoning Regulations.
- 3) Special Use Permit shall expire if the land on which the use is operated is sold, or if leased, upon termination of the lease; and
- 4) Special Use Permit shall expire when the operation of the approved use is discontinued; and
- 5) Special Use Permit shall not transfer to another person or to a different location; and
- 6) Special Use Permit may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.

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 _____, 2022.

Jeff Harrington, Mayor

ATTEST:

Christina Brake, CMC, City Clerk
(SEAL)

Memorandum

Date: May 23, 2022
To: Mayor and City Council
From: Justine Spease

Subject: Community Center Foundation Repairs

Recommendation: Staff recommends approval

Action: Make a motion to accept the quote from KC Pier for Community Center foundation repairs in the amount of \$13,290.

Background: The 2022 CIP included \$30,000 to replace the gutters, downspouts, and fascia around the standing seam roof area of the Community Center, and to add walk pads and access points to service the HVAC equipment at the Community Center. Since approval of the CIP, the leaks at the Community Center have worsened. These leaks are mainly due to an issue with the foundation.

Discussion: Staff received quotes to repair the soffits, re-fasten loose edges around the building, replace damaged gutter sections, seal off multiple locations on the roof and window flanges and add two downspouts down the backside of the building for increased flow. With the quote for this work coming in at \$5,526, staff recommends using some of this CIP project funding to repair the foundation. The cost for the foundation repair totals \$13,290. Staff plans to use the remaining \$11,184 to add the walk pads and access points for the HVAC equipment.

Financial Impact: After repair of the fascia on the Maple Street side of the building, gym roof repairs, and replacement of necessary downspouts, there is \$24,474 available for additional repairs at the Community Center. This will cover the \$13,290 to address the leaking foundation issues in the lower level of the Community Center.

GORILLA EXTERIORS Contracting

(913) 257-3888

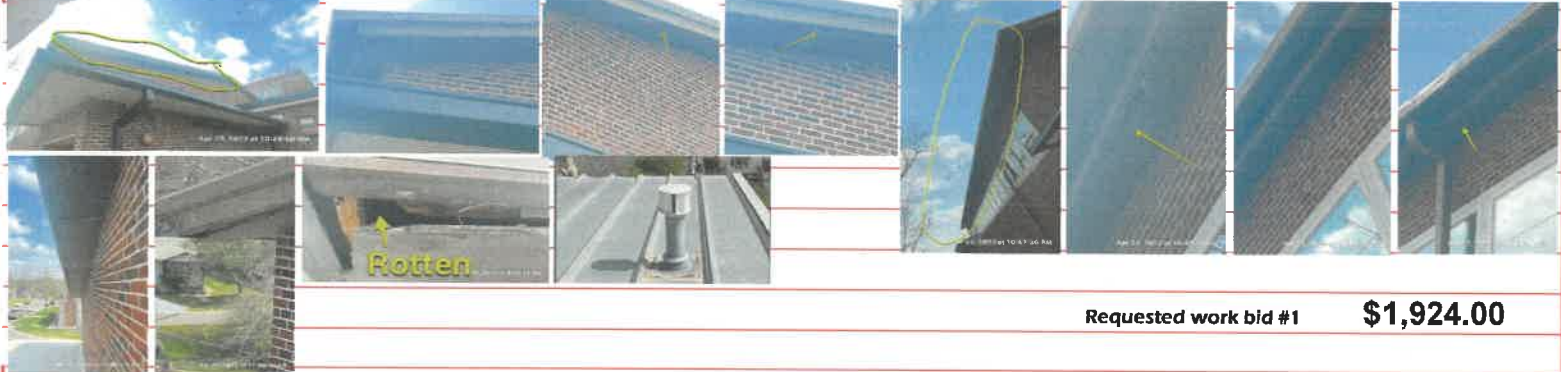
111 Oak Street Bonner Springs, Kansas 66012

www.GorillaExteriors.com

Name: Bonner Springs Parks & Rec Center	Job Name: Bonner Springs Parks & Rec Center	05/18/22
Street: 200 East 3rd Street	Home # (913) 422-5321	Cell #
City, State, Zip: Bonner Springs, Kansas 66012	Work #	Fax #
JobNimbus/Invoice #: 3694	Email:	

Repair Work Detail

1. Repair Soffits on front Maple Avenue side by reattach all loose falling edges and replacing a few damaged sections with as close a match as possible and paint to match



Requested work bid #1 **\$1,924.00**

2. Replace damaged gutter section and seal multiple locations on the roof area and window flashings as well as mortar area in corner on lower level of flat roof areas as well as cap off furnace flues and seal flue flange with flashing grade silicone to stop multiple leak areas shown in gymnasium and in other locations where leaks were shown



\$2,927.00

Optional: Repair future problems areas on new gutter areas where bad drainage slopes due to needs additional gutter and two areas where it has no backer board for attachment so standing water at ends



Water standing in gutter

\$675.00

13. Clean Up and Haul Off Roofing Debris:	Daily
14. Clean Out Gutters (roofing debris):	Daily
15. Seal Around all Vents, Pipes and Flashing:	Yes
16. Clean Up Daily:	Yes
17. Protect Landscaping Where Needed:	Yes
18. Roll Magnet Through Yard:	Yes
19. Insurance Papers Provided:	Yes
20. Provide Necessary Permits:	Yes
21. Lien Waiver Provided Upon Final Payment:	Yes

Total Repair Contract Price:

TBD

Payment Schedule

1st payment due upon signing of contract (50% of TOTAL CONTRACT PRICE)

\$0.00

2nd (FINAL) Payment due upon completion

TBD

THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS APPEARING ON THIS PAGE AND ON THE REVERSE SIDE HEREOF, AND

CUSTOMER AGREES TO BE BOUND THEREBY.

Property Owner Signature: _____

Date: _____

The Only Contender

Roofing, Siding, Guttering, Windows & Garage Doors

Terms & Conditions

Homeowner/Property Owner to Initial _____

1. This proposal/contract pertains to roofing services provided by Gorilla Exteriors Contracting, LLC ("GEC").
2. This proposal shall be valid for ten (10) days after the date of the Proposal. If not accepted by delivering a signed original to GEC within that period, along with any applicable down payment, the Proposal could be deemed void dependent upon the current material and labor cost. Any subsequent proposals will depend on the availability of supplies and personnel.
3. This Proposal shall not be binding upon Gorilla Exteriors Contracting, LLC until ratified in writing by Gorilla Exteriors Contracting management.
4. Unless rejected by Gorilla Exteriors Contracting management, this Proposal constitutes the entire contract between the parties and may be changed only by mutual written agreement of the parties. **This contract cannot be canceled by the customer once the work has commenced without a written and mutual agreement by both parties. Work on this contract includes, but is not limited to, physical work to the property, meeting with insurance adjuster, locating and matching material.**
5. Final Payment is due upon the completed scope per contract. Payment is to be made to Gorilla Exteriors Contracting, LLC.
6. Payment is due upon completion by payment at the job site or at our office in Shawnee, Kansas. Payment not received upon completion may be deemed in default. In the event of a default, interest shall accrue from the date of default at the lesser of a rate of 1.5% per month (18% PER ANNUM) or the maximum allowed by law, with a minimum charge of five dollars (\$5.00) per month. In the event GEC must employ attorneys or other experts in connection with the enforcement of this contract, then, to the extent not prohibited by applicable law, customer agrees to pay, promptly upon demand by GEC, all the attorneys' fees, costs and expenses incurred by GEC with respect to said services, whether or not suit is brought.
7. GEC assumes no responsibility for any damage due to high speed winds, tornados, hail, hurricanes, fire, vandalism, terrorist activity, war, damage caused by customer or other third-party, or any other damaging weather events or hazards absent a mutual written agreement executed by the parties. Any such agreement must be executed by an officer of GEC.
8. Unless specifically stated otherwise in writing on the face of this Proposal, replacement of roof jacks, ventilators, decking, fascia boards, flashing or other materials is not covered by the terms of this Proposal. If it is determined in the course of performance that such work is necessary, then such work will be performed on a time and material cost basis. GEC assumes no responsibility for the performance of such work by another contractor.
9. Proper installation of the roof system may require replacement of existing flashing. During such replacement, siding adjacent to this flashing which has deteriorated may crack, break, or tear. GEC will make every commercially reasonable effort to avoid damage but will not be held responsible for any consequential damage to siding.
10. During the application of the system, vibration from the roof may be transmitted throughout the building or residence. Customer assumes responsibility for all objects hung from exterior and interior walls and from ceilings and soffits. These objects have been known to fall during installation and GEC will not be responsible for these occurrences. GEC shall also not be responsible for any foundation settling or "nail pops" that might arise due to vibration from installation of the roof system. GEC will not be responsible for any interior damage that might occur during or after
11. GEC is considerate of the customer's gardening, flower beds and landscaping, but due to the nature of roof system installation, some damage may occur. GEC will attempt to minimize any damage, but cannot be held responsible should any damage occur.
12. Customer shall not walk under work area while work is in progress. Construction is a danger to person(s) from falling debris.
13. In the event that GEC removes a satellite dish from the roof in order to complete work, customer shall be solely responsible for hiring a qualified technician to reinstall/align such equipment. Any cost arising from such work shall be the sole responsibility of the customer.
14. GEC shall not be liable for preexisting structural deficiencies. We will make an effort to inform the customer of any deficiency of which we become aware. GEC is not responsible for conducting an inspection for any such deficiencies. The installation of the new system may intensify the appearance of any deficiency. GEC will not take responsibility for solving preexisting structural deficiencies or the appearance of those deficiencies.
15. GEC guarantees the workmanship of its installation for the life of the applicable roofing system and warrants its roofing system to be free from defects, absent any damages subsequently caused as described in this Section and Section 7. Any warranty remedy is limited to repair or replacement for any workmanship defect or leakage at GEC's sole discretion. Roofing material is warranted by the manufacturer under a separate warranty which is issued to the customer. GEC shall have no liability for any interior or exterior damage to the customer's building or residence. GEC's liability to customer under this warranty in no case will be greater than the original cost of the proposal. In no event shall GEC be liable for lost profits or any incidental, special or consequential damages. These limitations apply whether liability is based on contract, negligence, or otherwise. When this warranty expires, all liability under the warranty ends. THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER WRITTEN, ORAL, PAST OR PRESENT, EXPRESS OR IMPLIED, STATUTORY OR COMMON LAW, AND GEC SPECIFICALLY DISCLAIMS ANY OTHER WARRANTY, GUARANTY OR REPRESENTATION. THERE IS NO WARRANTY OF MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR CUSTOMER'S INTENDED USE OR ANY OTHER PARTICULAR PURPOSES. This warranty does not apply and is void if the roof or roof system has been altered without GEC's prior written authorization, or is otherwise damaged, unless customer can show that the alterations were not a cause of the defect. GEC shall not be liable for customer variances from specifications. Lifetime warranty only applicable on full roof installation projects all other warranties refer to front of contract
16. It is the responsibility of the customer to promptly notify GEC within forty-eight (48) hours of the discovery of any workmanship defect or leak.
17. With regard to any completed repair work, GEC shall have no additional warranty liability except for the applicable roof area(s) where GEC performed such repair work as agreed upon pursuant to this contract.
18. If a warranty claim is made, GEC will send a representative to inspect and investigate any reported defect or leak. More than one inspection may be necessary to isolate the cause. It is the responsibility of the customer to provide acceptable times and dates for such inspections and access. In the event the reported defect or leak is not related to a defect in GEC's installation or workmanship, then a service call charge of \$125.00 will be charged to customer with payment expected at the time of the call.
19. After acceptance of this Proposal, any cancellation by the customer, except as stipulated under provision #27 below, "Three day right of rescission," shall require the customer to pay GEC twenty percent (20%) of this Proposal as liquidated damages. Cancellation under the "Insurance Allowance Agreement" shall be calculated by applying twenty percent (20%) to the total amount estimated by the insurance company for the roof replacement cost. This is not a penalty and we agree to accept the amount as just and reasonable compensation for time and effort invested by GEC prior to cancellation.
20. If material(s) are delivered and must be restocked or reordered due to customer's cancellation, a return fee equal to twenty percent (20%) of the material cost(s) will be due no later than thirty (30) days after contract cancellation. The fee is charged by the material distributor and is in addition to the cancellation fee imposed by GEC as described above.
21. Acceptance of this Proposal cannot be withdrawn after GEC personnel appear on site ready to perform, except by mutual written agreement of the parties.
22. The provisions of this Proposal shall govern any subsequent mutual written agreement between the parties as set forth herein, unless specifically stated otherwise.
23. Each provision of this Proposal is separate and independent. The invalidity or non-enforceability of one provision shall have no effect on the remaining provisions.
24. Any statements, communications, or representations not written on this Proposal are agreed to be immaterial, and not relied upon by either party and do not survive the acceptance of this Proposal.
25. GEC will not wire electrical accessories attached to the roof system as GEC's employees and contractors are not licensed electricians. GEC will not be responsible for decking and hidden structural defects, A/C lines or security devices touching the underside of the roof deck. A small amount of debris in the attic. GEC's maximum liability to the Customer shall not exceed the total contract price. It will be the homeowner's responsibility to reset satellite dish after installation. GEC will not be responsible for cracked or damaged driveways.
26. Customer must provide copy of this contract for warranty work.
27. Three day right of rescission. Customer must advise our office of any cancellation in writing, postmarked no later than three (3) business days from date the contract is accepted and signed by customer.
28. GEC shall not be liable for failure to complete the job or to deliver the goods or for delays in completion or delivery occasioned by acts of God, war, terrorist activity, embargoes, strikes or other labor difficulties, lockouts, riots, fires, inability to obtain materials or shipping space, breakdowns, delays of carriers or suppliers, governmental acts and regulations, and other causes beyond GEC's reasonable commercial control. Any estimated completion dates are nothing more than estimates, and GEC shall not be liable in any manner whatsoever for failing to complete the job by such date, but customer shall remain liable, as long as the job is completed within a commercially reasonable time after the estimated completion date, which in all events shall not be less than one hundred-eighty days after the estimated completion date.

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS SUBJECT OF THIS CONTRACT PURSUANT TO K.S.A. 60-1101. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

Dear Justine Spease,

Thank you for allowing myself and KC Pier to evaluate and quote your current foundation project. Attached you will find my latest bid, photo's and information on the services we are including on this job.

Steps to get started:

1. Review the agreement below.
2. Once you accept the agreement, simply digitally sign the email provided.
3. Send in your deposit to get scheduled. Payments can be sent by check to 224 S 86th St Kansas City, KS 66111 or paid by credit card (3% fee) or electronic check (free) by clicking the link directly on the attached invoice or with GreenSky consumer financing (Contact your Structural Consultant for Details)
4. If you have any questions, you can call the KC Pier office at (913) 777-4379.

KC PIER is proud to be rated Kansas City's Best

Foundation Repair & Waterproofing Company.



[Kansas City's Top Foundation Companies - Click Here](#)



[Kansas City's Top Waterproofing Companies - Click Here](#)

Please do not hesitate to contact me if you have any questions. I would be glad to help.

Erik

Erik Lancaster

Sr. Structural Consultant O: KS (913) 777.4DRY / MO (816) 974.PIER

www.KCPier.com C: (913) 337.7601



E: erik@kcpier.com

AGREEMENT

This Independent Contractor Agreement ("Agreement") is entered into this day **5/18/2022**, ("Effective Date") by and between KC PIER, LLC, a Kansas limited liability company, and its successors and assigns ("Contractor"), with notice address of 7735 Kansas Ave, Kansas City KS 66111, and **Justine Spease**("Owner") with notice address of **200 E 3rd St , Bonner Springs KS 66012**. WHEREAS, Owner and Contractor agree the Contractor will perform construction work, labor and provide related equipment and services for Owner at the property located at: **same as above** ("Property");

CONTRACTOR'S WORK TO BE COMPLETED

Exterior Piers Interior Piers Support / Lift Support only Depth Clause	I-Beam Wall Braces Carbon Fiber Strap Earth Anchors Wall Pull Back Wall Push Back Egress Window	Interior Drain System Yes Sump Pump Yes Back-Up Pump Yes Surface Drain Downspout Discharge Yes Waterproof / Load Reduction	Wall Shield Yes Crack Seal (Membrane) Crack Injection Concrete Work Yes Easy Breathe
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NOW, THEREFORE, the parties hereby agree as follows:

1. **Contractor's Work.** Contractor shall conduct work more fully described in detail and indicated on Exhibit A ("Contractor's Work") attached hereto and made a part hereof. All Contractor's Work will be done in accordance with local and government standards.

2. **Consideration.** In consideration of the Contractor's Work to be performed by Contractor under this agreement a total payment of **\$13,290.00** ("Total Payment") more fully described in detail and indicated on Exhibit B ("Contractors Quote")

- **\$664.50** ("The Deposit") is due upon signing this agreement.
- **\$6,312.75** is due upon the first day of Contractor's Work ("First Payment")
- **\$6,312.75** is due upon completion of Contractor's Work ("Completion Payment") (collectively "Payments")

Payments can be send by check to 224 S 86th St

Kansas City, KS 66111 or paid by credit card (3% Fee) by calling the KC Pier office at (913) 777-4379.

* Deposits are nonrefundable within 14 days of your scheduled production start day. Scheduled jobs can be rescheduled without penalty. Any forfeited deposit can be applied to any future jobs for the same address.

3. **Personal Property and Damage.** Contractor shall not be liable for any damage to Owner's personal property during the performance of Contractor's Work. If Owner wishes to avoid such damage, Owner must remove all personal property from the area where Contractor will perform Contractor's Work. Contractor will attempt to inhibit water intrusion caused by Contractor's Work, but Contractor will not be responsible for any water damage caused to any items or objects inside of the foundation system. Due to the shifting of structural elements of the property, Owner further acknowledges that Contractor's Work may cause damage to the Property or utilities, such as cracks in sheetrock, walls, concrete, and other structural materials as well as water damage. Contractor shall not be liable for any such damage unless caused by Contractor's gross negligence and/or intentional misconduct.

4. **Plants.** Contractor will take great care for plants and shrubs temporarily removed for work to be performed. All plants will be replanted by Contractor but will not be responsible for life or longevity.

5. **Unforeseen Material.** Rock, poor soil conditions, water in excavations and other unforeseen site conditions may incur additional charges.

6. **Backfill.** It should be expected that the backfill of excavations by Contractor will settle. Contractor will leave backfill substantially high to help compensate for this settlement. It is possible that settlement can take place immediately after the work is completed due to rain and snowfall. As a service to KC Pier customers only, upon Owner's request, Contractor will load, deliver and install additional backfill for a \$125.00 per trip minimum.

7. **Default.** The occurrence of any one or more of the following shall constitute a default of this Agreement by Owner: (i) the failure to make any payment under Section 2 of this Agreement, or any other payment required to be made by Owner hereunder, and (ii) failure to meet any of the obligations and/or conditions set forth in this Agreement.

8. **Remedies.** In the event of such uncured default, Contractor may pursue any one of the following remedies: (i) terminate this Agreement, (ii) recover actual damages, and (iii) pursue any other remedy available at law or equity.

9. **Mechanic's Liens.** If the Property is located in Kansas, pursuant to the rights under K.S.A. Chapter 60 and in addition to the remedies provided in this Agreement, Contractor shall have the right to file a mechanic's lien on the property due to any Owner failure to perform under this Agreement. If the Property is located in Kansas, pursuant to the rights under K.S.A. 60-1103 and in addition to the remedies provided in this Agreement, Contractor shall have the right to file a mechanic's lien on the Property due any Owner failure to perform under this Agreement.

10. **Disputes.** Except for the collection of amounts owed by Owner to Contractor, any other dispute, controversy or lawsuit between the parties to this Agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA").

11. **Attorney's Fees.** If contractor brings an action or proceeding to enforce the terms hereof or declare rights hereunder, and prevails in such action, proceeding, trial or appeal, Contractor shall be entitled to its reasonable attorney's fees to be paid by Owner as fixed by the court.

12. **Waiver.** Failure to invoke any right, condition, or covenant in this Agreement by either party shall not be deemed to imply or constitute a waiver of any rights, condition, or covenant and neither party may rely on such failure.

13. **Force Majeure (Acts of God).** In the event either party is unable to perform its obligations under the terms of this Agreement because of acts of God, such as, without limitation, hurricanes, tornadoes, earthquakes, fires or excessive rains or floods, strikes, equipment or transmission failure or damage reasonably beyond its control, or other causes reasonably beyond its control, such party shall not be liable for damages to the other for any damages resulting from such failure to perform or otherwise from such causes.

14. **Notice.** Any notice or communication permitted or required by this Agreement shall be deemed delivered upon personal delivery or upon receipt, postage prepaid, in the first class mail of the United States or by a pre-paid nationally recognized overnight courier service properly addressed to the appropriate party at the address set forth above.

15. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties with regard to the subject matter hereof, and replaces and supersedes all other agreements or understandings, whether written or oral. No amendment or extension of this Agreement shall be binding unless in writing and signed by both parties.

16. **Governing Law / Severability.** This Agreement shall be governed by the laws of the state where the Property is located. The invalidity or un-enforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision.

NOTICE TO OWNER

FAILURE OF THIS OWNER TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS AGREEMENT CAN RESULT IN FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS AGREEMENT PURSUANT TO K.S.A. 60-1103. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIALS OR SERVICES FOR THE WORK DESCRIBED IN THIS AGREEMENT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOU PAYING FOR LABOR AND MATERIALS TWICE.

WHEREFORE, the parties have executed this Agreement as of the Effective Date.

Contractor KC PIER, LLC a Kansas limited liability company By: Erik Lancaster Its: AUTHORIZED REPRESENTATIVE	Owner Name: Justine Spease  _____ Justine Spease Erik Lancaster 2020/11/13 03:50:05 08/11/2022 409b-95a7-449...
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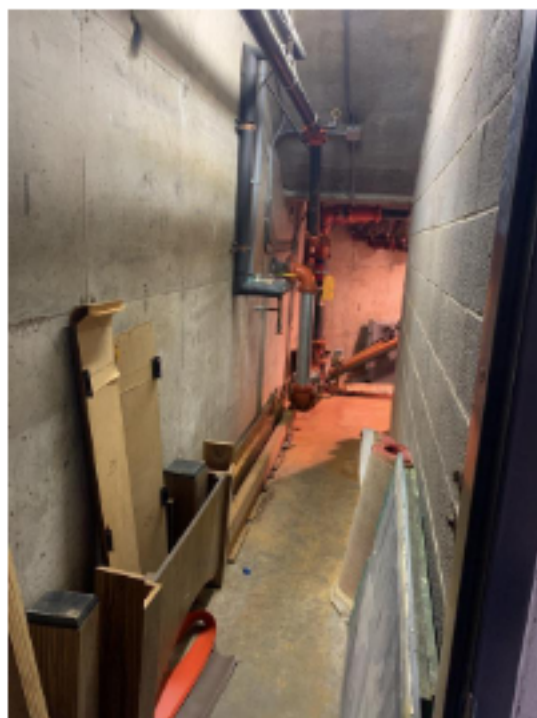
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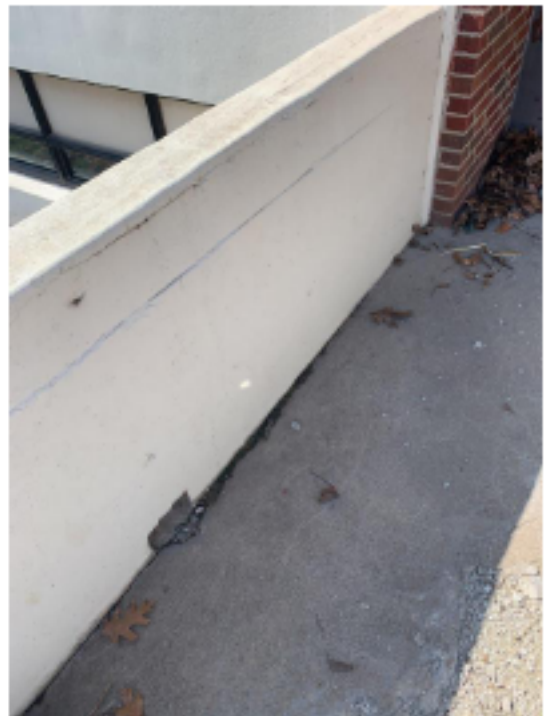
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INVOICE

KC Pier
224 S 86th St
Kansas City, KS 66111
(913) 777-4379

Sales Representative
Erik Lancaster
(913) 337-7601
erik@kcpiers.com



Justine Spease
200 E 3rd St
Bonner Springs, KS 66012

Invoice #	2090
Date	5/18/2022
Amount Due	\$13,290.00
Due Date	8/5/2022

Item	Amount
Int Drain System LIFETIME WTY	\$7,155.00
Wall Shield - LIFETIME WTY	\$0.00
Int Grate Drain - LIFETIME WTY	\$0.00
Dual Sump + Battery - 3 YR WTY	\$2,000.00
Bury Discharge Pipe	\$0.00
Exterior Grate Drain	\$3,360.00
Bury Downspout Discharge	\$775.00

When Paying by Cash or Check

Sub Total	\$13,290.00
Total	\$13,290.00
Deposit 5/25/2022	\$664.50 Unpaid
8/1/2022	\$6,312.75 Unpaid
8/5/2022	\$6,312.75 Unpaid
Amount Paid	\$0.00
Balance Due	\$13,290.00

Pay with electronic check

Verified secure

When Paying by Credit Card

Subtotal	\$13,290.00
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Surcharge	\$300.00
Balance Due*	\$13,675.70

*Credit card payments include a surcharge of 2.9%+.29¢ per transaction.

 Pay with credit card

 Verified secure

SPECIAL INSTRUCTIONS

Scope of Work:

53' Interior Drain System - Lifetime Warranty
 Use grate drain inside both janitor areas
 Use Wall Shield on area in hallway
 Install Dual SP System W/ Battery Back-Up - 5 Year Warranty
 Bury discharge pipe

Bury 2 downspouts into front yard

28' Grate Drain system on exterior entry landing
 Discharge system out the backside of the landing where hole is cut

Total Project Cost: \$13,290

Wall Shield System

The KC Pier Wall Shield System works in partnership with the KC Pier Interior Drain System to direct wall water infiltration and leaves a clean, white wall finish to your basement walls.



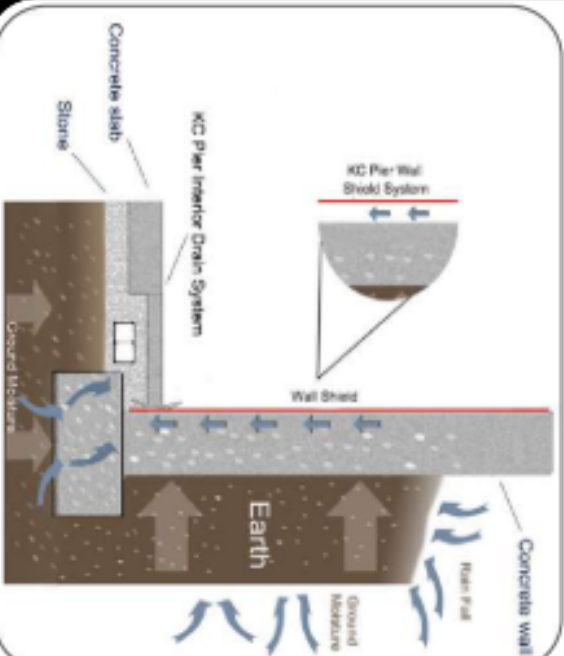
INTEGRATED

CLEAN,

FUNCTIONAL,
ENCAPSULATES
MOISTURE

KC Pier Wall Shield System

The KC Pier Wall Shield System brings a professionally finished white wall look while adding waterproofing functionality to the foundation wall. The Wall Shield panels are backed by a durable 4-mil vapor barrier, then installed directly over the existing basement wall. Any water passing through the wall is directed into the KC Pier



Interior Drain System and discharged away from the foundation. The KC Pier Wall Shield helps reduce mold, and mildew by encapsulating wall moisture as the panels are built into the KC Pier Interior Drain System. The white panels are highly effective and easy to maintain. The KC Pier Wall Shield provides a clean, semi-finished look that is durable, washable and does not require painting. It is a great option for homeowners with a finished basement or looking to finish an existing basement. Of course, all the KC Pier work comes with warranties that ensure quality in performance.

KC Pier
FOUNDATION EXPERTS
7735 Kansas Ave
Kansas City, KS 66111
KS 913.777.4379
MO 816.974.7437
www.KCPier.com



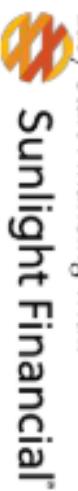
The KC Pier Difference

KC Pier is part of a family of home services companies under the same ownership umbrella. KC Pier customer can take advantage of one of the many services provide by any of these companies from re-construction and investment services from KC Property Guys, Real Estate services with KCPG Realty Group to joining with a helping hand and heart organization Rebuild KC which rehabs Kansas City homes for local community needs.

Next Steps

1. **Sign me up!** Once you have received your resolution options and want to get started, it is time to get on the job schedule.
2. **Call your structural consultant** and reserve your repair work on the job calendar with your deposit and signed contract.
3. **Job Start.** We will contact you a few days prior to the job start to confirm job details, start times and even the weather for exterior jobs.
4. **Questions?** For any questions, call the KC Pier office 913.777.4379 or your structural consultant.

Easy Start Financing with:



Contact your structural consultant to get started.



"Take care of the customer and the customer will take care of you."

This old business adage is the fiber of our company faith.

Thank you for the opportunity to resolve your foundation issue.

Eric J Schiele
Founder and President



PITBOSS

BATTERY BACKUP SYSTEM

COMBO KIT

INCLUDES: SYSTEM
CONTROLLER, FLOAT
SWITCHES, PUMP &
BATTERY CASE.



PITBOSS 3/4 HP PRIMARY SUMP PUMP

CAST IRON AND
STAINLESS STEEL
CONSTRUCTION

EFFICIENT 5 AMP
MOTOR USES
50% LESS ENERGY!

PITBOSS BACKUP PUMP SYSTEM

HIGHEST OUTPUT
BACKUP PUMP
AVAILABLE

AUTOMATIC WEEKLY
SELF TEST

PUMP PERFORMANCE

15' LIFT	2940 GALLONS/HR
10' LIFT	3480 GALLONS/HR
5' LIFT	4029 GALLONS/HR



BACK UP PERFORMANCE

15' LIFT	1624 GALLONS/HR
10' LIFT	2400 GALLONS/HR
5' LIFT	2990 GALLONS/HR



BOTH PUMPS RUNNING

15' LIFT	3868 GALLONS/HR
10' LIFT	4147 GALLONS/HR
5' LIFT	4676 GALLONS/HR



SINGLE BATTERY CHARGE

2000 CYCLES
13000 GALLONS

BATTERY PERFORMANCE IF BACKUP PUMP CYCLES...

Every 5 Min - 166 hrs
Every 2 Min - 66 hrs
Every 1 Min - 5.5 hrs

A RICHTECH INDUSTRIES PRODUCT | RICHTECH INDUSTRIES



Yes, there is a difference. A big difference! The KC Pier sump pump systems come with a strong pump and battery back up to allow for efficient cycling and long pump life.

KC Pier Sump Pump System

[illegible]

* Pumps 2,000 GPH at 0 ft. of lift and 1,000 GPH at 10 ft. of lift

- * User-friendly control panel lights up with a warning and describes what to do for easy maintenance.
- * Dual float switch provides 2 times the protection
- * Provides days of intermittent pumping power on a single battery charge.
- * Includes control unit, with a dual float switch, a battery, pump with a 1-1/2 in. PVC pipe adapter, battery box and charger

KCP **PIER**
FOUNDATION EXPERTS

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Next Steps

1. **Sold!** Once you have received your resolution options want to get started, it is time to get on the job schedule.
 2. **Call** your structural consultant and reserve your repair work on the job calendar with your deposit.
 3. **Job Start.** We will contact you a few days prior to the job start to confirm job details, start times and even the weather for exterior jobs.
 4. **Questions?** For any questions, call the KC Pier office 913.777.4379 or your structural consultant.
- Easy Start Financing with:
Sunlight Financial
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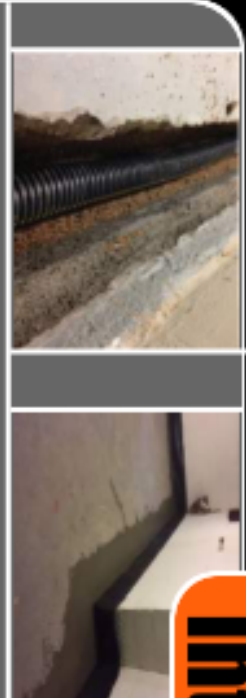




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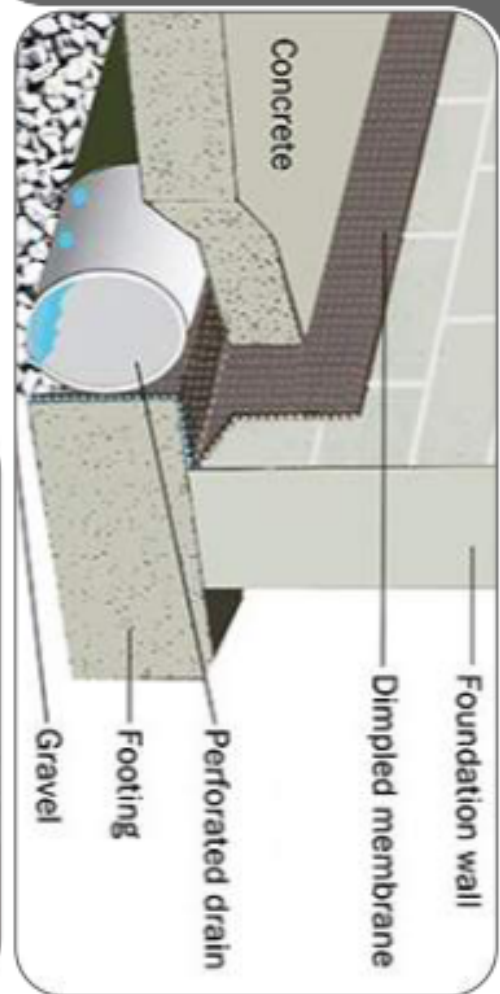
Interior Drain System



The KC Pier Interior Drain System is an excellent more affordable alternative to the KC Pier Exterior Waterproofing System. It intercepts and directs water towards the sump pump to keep the interior of the basement dry.

INTERCEPTS WATER, WATERPROOFS, AFFORDABLE ALTERNATIVE

KC Pier Interior Drain System



The KC Pier Interior Drain System is a waterproof solution combining our interior drain to capture water and the KC Pier Sump Pump system to redirect the water away from the home. In addition, our KC Pier Interior Drain System can be combined with our KC Pier Wall Shield to add a clean, finished wall cover. The KC Pier Interior Drain System captures rising groundwater and captures concrete wall seepage and directs it to the sump pump system. No exterior excavation required. With no need to dig up your yard, the installation can also take place any time of year and is **GUARANTEED** to prevent any additional water intrusion to the treated wall.



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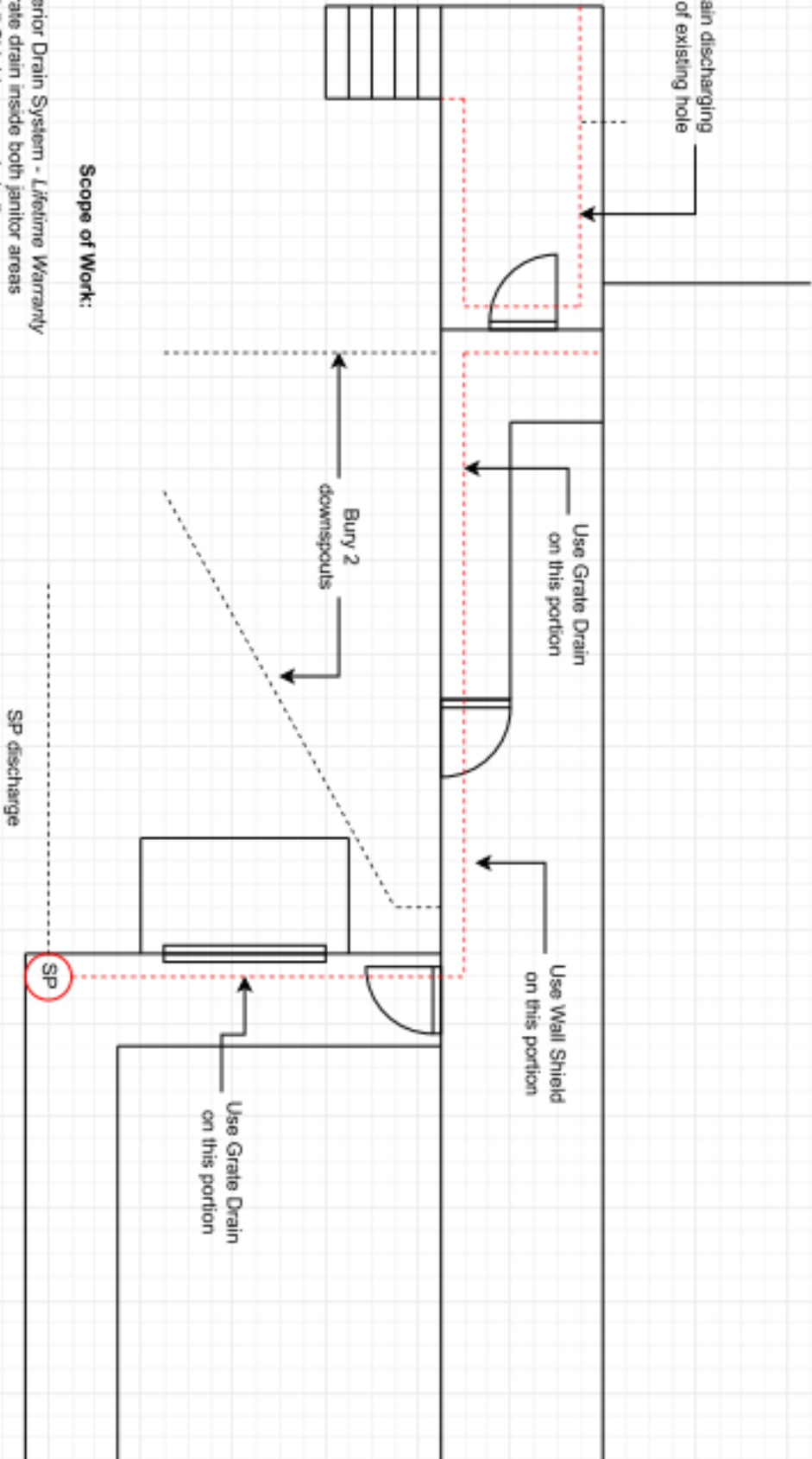
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Grate Drain discharging
out area of existing hole



Scope of Work:

53' Interior Drain System - Lifetime Warranty
Use grate drain inside both janitor areas
Use Wall Shield on area in hallway
Install Dual SP System w/ Battery Back-Up - 5 Year Warranty
Bury discharge pipe

Bury 2 downspouts into front yard

28' Grate Drain system on exterior entry landing
Discharge system out the backside of the landing where hole is cut

Total Project Cost: \$13,290

*Property owner is responsible for running
electrical outlet to SP. If one is not installed
prior to our arrival, owner is responsible for
having extension cord to plug in SP.*

-N/A-

Memorandum

Date: May 23, 2022
To: Mayor and City Council
From:

Subject: Executive Session

Recommendation:

Action: 1. Make a motion to go into executive session to discuss real estate acquisition pursuant to the exception for preliminary discussions relating to the acquisition of real property, K.S.A. 75-4319(b)(6). The open meeting will resume in the Council Chamber at ____:____ pm.
2. Make a motion to resume the open meeting with no action taken at ____:____ pm.

Background:

Discussion:

Financial Impact:

City Manager's Update

Date: May 20, 2022

To: Mayor and City Council

General

- A **joint workshop for the City Council and Planning Commission** to discuss the Uniform Development Ordinance (UDO) is scheduled for Monday, June 6, 2022 at 6:00 p.m.
- The Housing Needs Survey had a total of 281 responses. The Citizen Land Use Survey had a total of 87 responses. Some initial information regarding the Citizen Land Use Survey regarding housing is attached.
- **American Rescue Plan Act Funding for Non-Profit Organizations Now Available** - A grant program is open to all Wyandotte County non-profit organizations. This funding can be used for various projects. [Read more, watch the recorded information session, and start your application today!](#)

Public Works

- **New Water Treatment Plant Project** – Tentatively planning a City Council Workshop on June 13th to review the status of this project. Topics will include: Review of projects (wells, plant, water line), costs/funding/rates, along with questions and answers.

Recreation

- The Challenger Soccer Camp is scheduled for July 18-22.
- Summer Ball games begin May 31st with 192 participants which is a 22% increase from last year (149).
- The Adult Softball Co-Rec League registration ends May 22nd with games starting June 5th. The Men's League registration opens June 6th with games starting July 19th.
- **The pool has been filled with an opening date of May 28th.**
- Story Time at the Pool will be Friday June 17th from 11-11:45 a.m.
 - This is a joint project with the Bonner Springs Library. Kids will listen to a story from the library and then get to explore the zero-depth area for the remainder of the time at no cost to the participants.
- Senior Trips:
 - Christmas in Nashville, TN (Dec) - TRIP FULL
 - Holiday Lights Tour (Nov)- 5 SPOTS LEFT
 - Sac & Fox Casino (Nov) - 10 SPOTS LEFT
 - Apple Pickin' Time (Oct.) - OPEN
 - Bentonville, Arkansas - 5 SPOTS LEFT
 - Golden Eagle Casino - OPEN
 - Hank Williams - OPEN
 - Sac & Fox Casino (July) - 10 SPOTS LEFT
 - Grand O' Opry (July) - 10 SPOTS LEFT

Chamber of Commerce to Host Business Appreciation Luncheon June 2 - The Bonner Springs-Edwardsville Area Chamber of Commerce will host the 2022 Business Appreciation Luncheon on Thursday, June 2, beginning at 11:30 AM. The event will take place in the Agricultural Hall of Fame Event Barn. This event will include a presentation from local government leaders from both communities as well as a presentation from the Bonner Beautiful Commission. If you own a business in western Wyandotte County, this is a great networking opportunity to meet with other local businesses and community leaders! More information can be found **HERE**

2022 Citizen Survey regarding Land Use and Development Potential

- 286 starts only 76 finishes
 - 26.57% completion rate – less than the hopeful 30% reply rate with typical surveys
-
- 40% of responses came from individuals that have lived in Bonner Springs for more than 20 years
-
- 28% of responses came from the age range of 35-44 years old
 - 23% of responses came from those 65 and older

Please choose the age range that you are within:

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Under 18			0	0%
18-24			1	1%
25-34			11	14%
35-44			22	28%
45-54			9	11%
55-64			13	17%
Over 65			18	23%
Total Responses			76	100%

Page 1 of 17

-
- 40% of individuals feel the most important reasons they choose to live in Bonner Springs is being close to work and the cost of housing
 - While 46% choose to live in Bonner Springs because of family and friends
-
- When asked about improvements to Bonner Springs that would elevate the quality of life
 - 59% of residents stated more pedestrian facilities are needed (i.e. sidewalks and trails)
 - 52% stated more retail options were needed
 - 25% stated affordability of housing
 - 18% stated diversity of housing

CHECKBOXES

What would you change in order to improve the quality of life in Bonner Springs and the surrounding area? (check all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Diversity of housing options			14	18%
Affordability of housing			19	25%
More pedestrian facilities (i.e. sidewalks and trails)			45	59%
Expand retail options			40	52%
Improved roads			35	46%
Increase employment opportunities			15	19%
Improved educational opportunities			18	23%
Total Responses			76	100%

When asked about what types of developments individuals would like to see

- 63% said entertainment options (i.e. restaurants, theaters, nightlife)
 - 59% said small businesses that serve the needs of the community
 - 55% said redevelopment/continued development of downtown
 - 52% said recreational options
 - 42%, 22% and 21% stated single family residential development, mixed-use with commercial and residential combined and multifamily residential developments (apartment, rowhouses or senior living); respectively
-

When asked about specific developments and whether they would encourage or discourage it

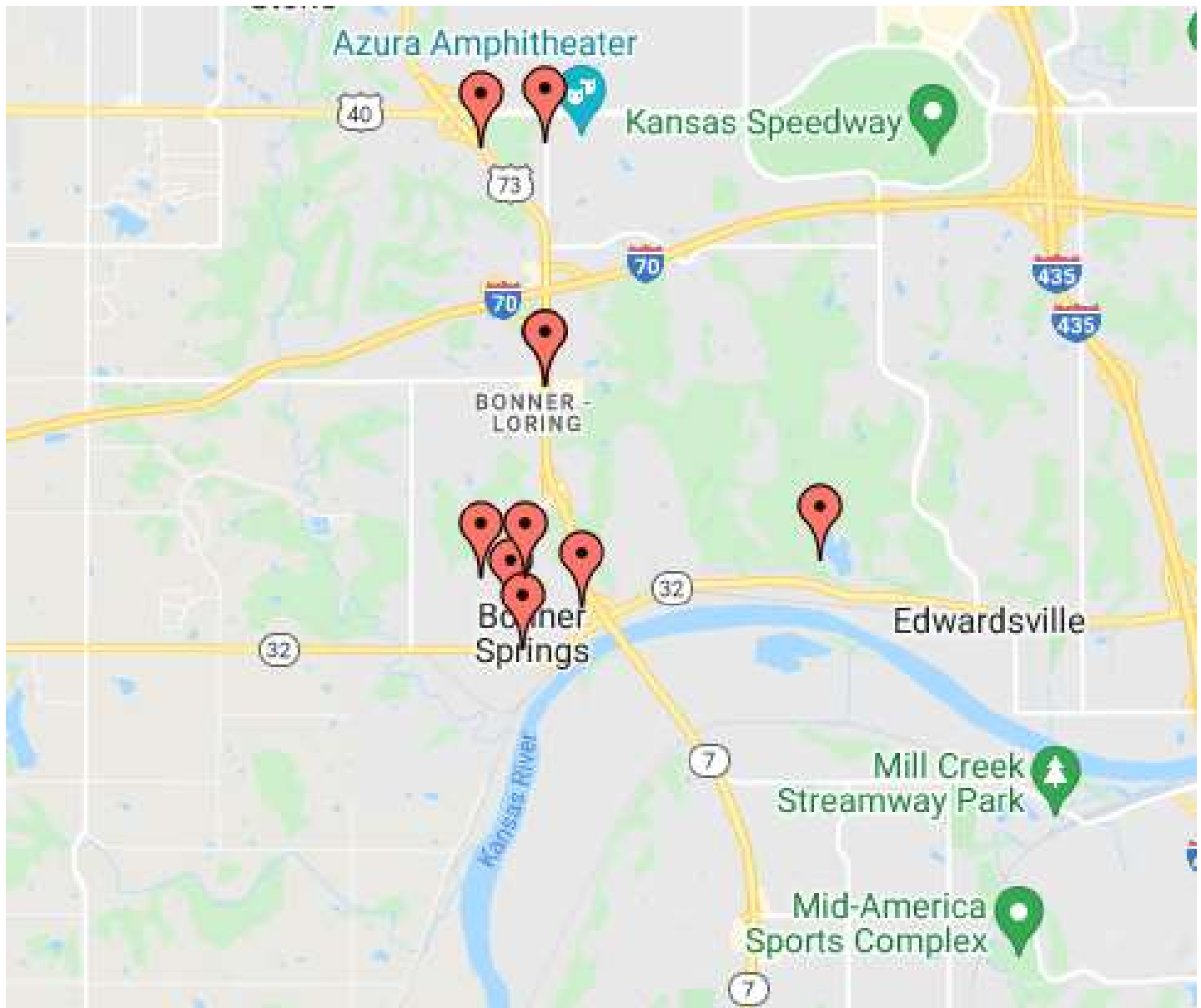
- 40% of individuals stated they would encourage single family large lot (1+ acre) developments
 - 14% stated they would support multifamily residential developments (apartments or rowhomes) while 27% of respondents strongly discourage them
 - 34% of respondents neither encourage nor discourage multifamily duplex units
 - 25% stated affordable housing would be strongly encourage
-

REPORT OF BUILDING PERMITS ISSUED

ISSUED DATES: 5/2/2022 THRU 5/15/2022

STATUS: OPENED, COMPLETED

TYPE OF PERMIT	NUMBER OF PERMITS
COMMERCIAL NEW/ADDITION	0
COMMERCIAL REMODEL	1
COMMERCIAL ROOF.....	0
DECK.....	0
DEMOLITION.....	0
ELECTRICAL	2
FENCE	2
FIREWORKS.....	1
GENERAL INSPECTION.....	0
MECHANICAL	0
PLUMBING	0
POOL, ABOVE GROUND.....	1
POOL, IN GROUND	0
RESIDENTIAL ACCESSORY STRUCTURE	0
RESIDENTIAL MANUFACTURED MOVE-IN	0
RESIDENTIAL NEW/ADDITION	0
RESIDENTIAL REMODEL	1
RIGHT OF WAY	1
SIGN	0
TENT.....	0
UTILITIES OFF	2
=====	
TOTAL.....	11



CODE ENFORCEMENT INCIDENT ACTIVITY REPORT

INCIDENT CODE: * - All

USER: mstites

DATES: 5/2/2022 THRU 5/15/2022

	NEW INCIDENTS	RESOLVED/ CLOSED	CUMULATIVE ACTIVE CASES
BRUSH	0	5	2
GENERAL	2	26	10
INOP/UNLIC/ON-GRASS	2	33	63
OUTSIDE STORAGE	0	36	65
PERMIT CHECK.....	4	61	0
PROPERTY MAINTENANCE	2	22	19
SIGNS.....	7	156	0
SNOW & ICE.....	0	8	0
TALL GRASS/WEEDS	63	6	60

=====

TOTALS80.....353.....219

Report shows number of locations. Multiple violations are found at many locations.

