



City of Bonner Springs

KANSAS

Monday, March 9, 2026

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

WORKSHOP MEETING - 6:15 p.m.

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

The meeting is open to the public.

WORKSHOP - 6:15 P.M.

1. Centennial Park Extension MOU Discussion

Action No action to be taken. Informational only.

Recommendation

Documents:

2. Pool Conditions Report

Action No action to be taken - Informational only.

Recommendation

Documents:

1. Bonner Springs Aquatic Park - Assessment Presentation 2026.02.05

CITY COUNCIL MEETING - 7:30 P.M.

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 February 23, 2026 City Council Meeting

Action Make a motion to approve the minutes as presented.

Recommendation

Documents:

1. 02232026 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. SUPP Check Register
2. SUPP Expense Approval Report
3. Check Register
4. Expense Approval Report

OLD BUSINESS

NEW BUSINESS

1. Bid Award - Lions Park Ballfields Lighting

Action Make a motion to award the bid for the Lion's Park Ballfield Lighting to Third Generation Electric, in the amount of \$258,852.

Recommendation Staff recommends approval.

Documents:

1. F1 & F3 Baseball Lighting Bid Tab 2026
2. Points_Baseball Lighting Bid Review 2026

2. Pre-Season Pool Maintenance Expenditures

Action Make a motion to approve the re-allocation of funds to cover the needed pre-season pool maintenance as recommended in the Bonner Springs Aquatic Park Aquatics Assessment by Councilman-Hunsaker.

Recommendation Staff recommends approval.

Documents:

1. Bonner Springs Aquatic Park Assessment DRAFT 2026.02.05

3. Acceptance of the Sandstone Townhomes Sanitary Sewer Lift Station, Sanitary Sewer and Public Water Supply Infrastructure.

Action Make a motion to accept certain public improvements within the Sandstone Pointe Townhome development.

Recommendation Staff recommends approval.

Documents:

1. Sandstone Pointe TH Partial Public Improvements Acceptance Cover Page

4. BSZO-01-26 Unified Development Ordinance Amendment - Short-term Rental Regulations

Action Make a motion to adopt an ordinance amending the Unified Development Ordinance establishing regulations and requirements for short-term rentals.

Recommendation Staff and the Planning Commission recommend approval.

Documents:

1. Short-term Rental Staff Report
2. New Sections of UDO Amended 03.26
3. STR Neighborhood Info Flyer
4. SUP- STR Application - 2026
5. Short-term Rental Ordinance

5. Resolution to Terminate the City's Industrial Revenue Bonds for the Guy B. Tiner Project (Series 2015)

Action Make a motion to adopt a resolution authorizing the City to execute a special warranty deed, a release of real estate, and other release documents and to take certain other actions to effect the option to purchase the project pursuant to the lease in connection with the City's aggregate principal amount of \$1,285,000 industrial revenue bonds series 2015.

Recommendation The City's Bond Counsel and staff recommend approval.

Documents:

1. Resolution (Authorizing Purchase Option) - Bonner Springs, KS - IRB, Guy B. Tiner (2015) - 2026 Option Termination
2. Release of Real Estate - Bonner Springs, KS - IRB, Guy B. Tiner (2015) - 2026 Option Termination
3. Special Warranty Deed - Bonner Springs, KS - IRB, Guy B. Tiner (2015) - 2026 Option Termination

6. Centennial Park Extension Project Memorandum of Understanding

Action Make a motion to authorize the city manager to sign a memorandum of understanding (MOU) for the Centennial Park Extension Project

Recommendation Staff recommends approval.

Documents:

1. Centennial Extension MOU Feb 27 2026

7. Executive Session For Non-Elected Personnel Matters Pursuant to Exception K.S.A. 75-4319(b)(1) to discuss the City Manager's annual review.

Action 1. Make a motion to go into executive session to discuss non-elected personnel matters pursuant to exception, K.S.A.75-4319(b)(1). The open meeting will resume in the Council Chamber at ____p.m.
2. Make a motion to resume the open meeting with no action taken at ____p.m.

Recommendation Staff recommends to go into executive session for ____ minutes.

Documents:

REPORTS

1. City Manager's Report

Documents:

1. City Managers Update 3-6-26
2. 2027 Budget Calendar
3. 3.9.26 Completed Planning Projects
4. 3.9.26 Pending Planning Projects

2. City Council Items

3. Mayor's Report

Documents:

1. Mayors Report - 260309

ADJOURNMENT

1. Adjournment

Action

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

Recommendation

Documents:

Bonner Springs Aquatic Park Swimming Pool Assessment City Council Presentation March 9, 2026

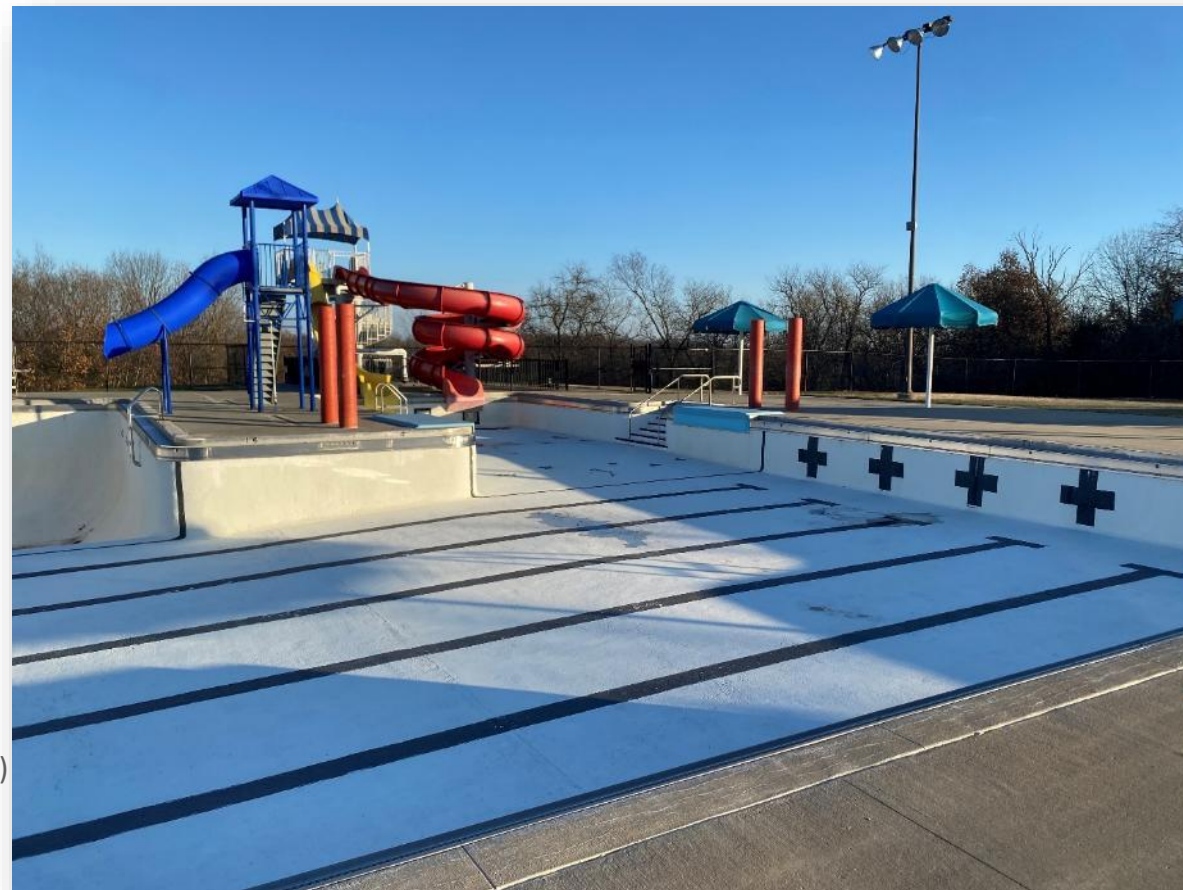


Assessment Process

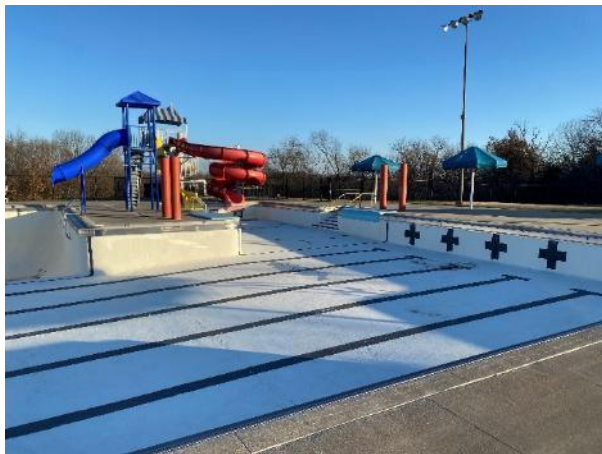
Review Existing Information	Facility Drawings
	Prior Studies/Reports
	Observations/Goals of City
Conduct On-Site Audit of Facility	Pools and All Equipment
	Support Facilities
	Code Compliance including ADA Review
Review Findings with City	Recommendations for Physical Issue Corrections
	Recommendations for Addressing Functional Issues
	Cost Implications of Identified Action Plan
	Forecasting Remaining Life of Systems
	Identification of “fatal flaws” or Major Concerns

Aquatic Park Overview

- Aquatic Park Opening: 2006
- Surface Area: 10,789 square feet
- Pool Deck: 21,572 square feet
- Lanes: 6, 25-yard lanes
- Water Depth: Zero-depth ' to 12'0"
- Pool Volume: 323,526 gallons
- Turnover: 1,236 GPM (Designed flow rate – 4.36 hours divided by zones)
 - 2-hour turnover - Zero- depth entry, Waterslide plunge area
 - 6-hour turnover - Lap lanes, Diving area



Bonner Springs Aquatic Park



Pool Structure

- Patch areas of spalling concrete on the entry stairs by removing loose material.
- Prior to repainting the pool shell, all visible cracks, voids, and gaps in the pool surface should be identified and filled. .
- Conduct a static water tightness test. Conducting this test prior to resurfacing allows deficiencies to be addressed before additional finishes are applied.
- Monitor areas of cracking, filling and patching areas on an as-needed basis.



Pool Gutters

- Replace broken and bowing gutter grating. All damaged or deformed grating sections should be replaced to ensure they sit flush within the gutter system.
- Continue to weld leaking joints as needed.



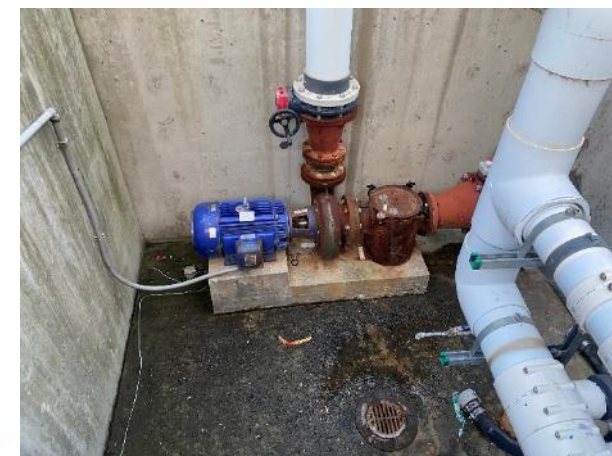
Depth Markers | Waterslide

- Replace missing depth markers, add intermediate depth markers, and repaint faded depth markers.
- Refurbish waterslide tower stairs and treads.
- Replace waterslide mechanical equipment with corrosion, including the pump, motor and strainer.



Aquatic Play Feature

- Replace the aquatic play unit with a newer feature like a Splashtacular ST50 or ST100, or a Vortex Elevation unit.



Diving boards

- Repair landing pad. This pad should be repaired or replaced to provide a continuous, slip-resistant surface and reduce the risk of impact injuries.
- The City should ensure that the diving board surface is maintained in a non-skid, slip-resistant condition to reduce the risk of falls and injuries.
- Diving board location
 - Remove the existing 3-meter diving stand and replace with a Durafirm stand to be in compliance with the distance to the side wall.



Aquatic Play Feature



ADA | VGBA

- Repair landing pad. This pad should be repaired or replaced to provide a continuous, slip-resistant surface and reduce the risk of impact injuries.
- To comply with ADA accessibility requirements, an additional ADA-compliant pool lift should be installed.
- Ensure VGBA grates are secured prior to start of 2026 season.



Perimeter Pool Coping

- Replace coping concrete. New coping should be properly reinforced, sloped for drainage, and detailed to accommodate differential movement between materials.
- Caulk gaps between pool deck and coping stone and coping stone and gutter. These joints should be cleaned, fitted with appropriate backer rod, and sealed with a flexible, pool-grade sealant designed to accommodate thermal expansion and contraction.



Pool Mechanical

- Replace rusted pipe supports. These supports should be replaced to ensure proper alignment, reduce stress on piping, and prevent future leaks or failures.
- Plan for separation of chemical storage spaces.
- Follow proper winterization protocols for Aquatic Park pool components.
- Install variable frequency drives on the recirculation system and feature system.



Recommendations Summary

Category / Area	Recommendation	Priority / Timeframe	Cost
Overall Facility / Pre-Opening	Perform static water-tightness test of pool shell.	Prior to 2026 season	N/A
	Investigate and address source of water accumulation in pump pit.	Prior to 2026 season	N/A
	Perform structural assessment of pool shell.	Short Term (1-3 Years)	\$8,000-\$10,000
Pool Shell / Surface	Patch spalling and deteriorated concrete on entry stairs.	Prior to 2026 Season	\$2,500
	Fill and repair cracks, voids, and gaps in pool surface prior to repainting.	Prior to 2026 Season	General maintenance budget
	Monitor areas of cracking and continue patching as required.	Ongoing	General maintenance budget
Perimeter Overflow System	Replace broken and bowing gutter grating sections ensuring no gaps are present.	Prior to 2026 season	\$3,000
	Continue welding leaking stainless-steel gutter joints as needed.	Ongoing	General maintenance budget
Depth Markers	Replace missing depth markers around pool perimeter.	Prior to 2026 season	\$5,000
	Add intermediate depth markers at 2-foot increments in deep areas.	Prior to 2026 season	\$5,000
	Repaint faded depth markers.	Prior to 2026 season	

Recommendations Summary

Category / Area	Recommendation	Priority / Timeframe	Cost
Waterslide Tower	Refurbish waterslide tower stairs and cracked treads.	Short Term (1-3 Years)	\$80,000
	Address corrosion at stairs, ladders, platforms, and handrail bases.	Short Term (1-3 Years)	General maintenance budget
	Replace corroded waterslide equipment (strainers, valves, pumps).	Short Term (1-3 Years)	\$25,000
Aquatic Play Feature	Replace existing SCS play structure with a modern interactive feature (e.g., Splashtacular ST50/ST100 or Vortex Elevations unit).	Long Term (3–5 Years)	\$150,000-\$200,000
Splashpad	No action recommended; splashpad is decommissioned.	N/A	
Diving Boards	Repair damaged rubberized landing pad at 3-meter board.	Prior to 2026 season	General maintenance budget
ADA Compliance	Install one additional ADA-compliant pool lift to meet accessibility requirements.	Prior to 2026 Season	\$12,000
VGB Compliance	Ensure all VGBA drain covers are properly secured prior to the 2026 season.	Prior to 2026 season	N/A

Recommendations Summary

Category / Area	Recommendation	Priority / Timeframe	Cost
Overall Facility / Pre-Opening	Perform static water-tightness test of pool shell.	Prior to 2026 season	N/A
Pool Deck & Coping	Replace deteriorated and failing coping concrete.	Prior to 2026 Season	\$10,000
	Re-caulk joints between pool deck, coping stone, and gutter system.	Prior to 2026 season	\$2,500
	Continue to observe deck settlement near drop slide and consider mudjacking if appropriate.	As Required	N/A
Mechanical Systems	Replace rusted and corroded pipe supports.	Short Term (1-3 Years)	\$1,500
	Separation and ventilation of existing chemical storage rooms.	Long Term (3–5 Years)	\$50,000
	Install variable frequency drives (VFDs) on recirculation and feature systems.	Long Term (3–5 Years)	\$30,000
	Follow and document proper winterization procedures annually.	Ongoing	N/A



Possible Scenarios



Repair (Time span of 5 to 10 years – based on results of structural analysis)

Pool structure repairs
Waterslide stair replacement
Coping and deck repairs



Renovation (Time span of 10 to 15 years – based on results of structural analysis)

Pool structure repairs
Waterslide stair replacement + New waterslides
Coping and deck repairs
Children's play feature replacement
Construction of mechanical space to isolate pool chemicals



Replacement (Time span of 30 years)

Construction of new outdoor recreation pool
Renovations to support building

Bonner Springs Aquatic Park Swimming Pool Assessment City Council Presentation March 9, 2026



Memorandum

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

Subject: Minutes of the February 23, 2026 City Council Meeting

Recommendation:

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

Background:

Discussion:

Financial Impact:



City of Bonner Springs

KANSAS

City Council Meeting Minutes February 23, 2026

WORKSHOP – 6:30 P.M.

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

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Carrie Handy, Assistant City Manager; Megan Gilliland, Economic Development Manager; Tillie LaPlante, Finance Director; Mark Lee, Community Development Director; Billy Naff, Police Chief; Matt Beets, Public Works Director; James Zeeb, Fire Chief; Justine Spease, Recreation Manager;

1. **Centennial Park Expansion** - The economic development manager presented information about the proposed extension to Centennial Park. The developer hopes to start work in April 2026 and complete the project within six months.

The economic development manager also presented possibilities for a sound system in the park extension and on Oak St

CITY COUNCIL MEETING - 7:30 P.M.

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

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Carrie Handy, Assistant City Manager; Mark Lee, Community Development Director; James Zeeb, Fire Chief and Michael Kelling, Police Captain

The mayor led the Pledge of allegiance.

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA –

- Bobby Hodge, 111 E. Kump, was concerned about vandalism and graffiti in the area. Staff asked Mr. Hodge to follow up with the police department.
- Greg Gibson, 13116 Heritage Dr., was concerned about Old Dominion trucks using Kansas Ave. and 129th St. He is concerned about safety and the wear and tear on city streets. Gibson stated the Bonner Springs Code Chapter 15, Article 2.15-202 restricts the weight load on city streets and 129th is not listed as one of the exceptions.

PRESENTATIONS –

1. **District Attorney Mark DuPree** – The District Attorney presented information about the statutory understanding of the DA's office and their procedures, and answered questions.

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

1. Minutes of the February 9, 2026 City Council Meeting
2. Claims for City Operations
3. Appointments to Boards and Commissions

OLD BUSINESS - None presented

NEW BUSINESS -

1. **Resolution for Legal Services Agreement Related to the AFFF Product Liability Litigation** - Gurley moved and Shannon seconded to adopt a resolution authorizing the City Manager to execute the legal services agreement with Stag Liuzza, LLC, and Perry & Trent LLC, for services related to action or claims in the Aqueous Film-Forming Foams product liability litigation. Unanimous approval.
Assigned resolution No. 2026-01.
2. **BSCP-02-24 - Comprehensive Plan Amendment - Future Land Use Map Amendment** - Shannon moved and Blanks seconded, to adopt an ordinance amending the Future Land Use Map of the Comprehensive Plan of Bonner Springs and its planning area. Unanimous approval.
Assigned Ordinance No. 2609.
3. **BSRZ-03-25 - Rezoning - Bungalows at Bonner Springs** - Shannon moved to adopt an ordinance approving the rezoning request for the Bungalows at Bonner Springs. The motion failed from lack of a second. Gurley moved, and Wood seconded, to remand the item back to the Planning Commission for further discussion and consideration of the traffic study and accept public comment again, at the next Planning Commission meeting, and return the application with a recommendation to the Council. The motion passed on a 7-1 vote. McMahan dissented and Shannon abstained.
4. **MC-02-26 - Municipal Code Amendment - Floodplain Regulation Update** - Blanks moved and Reeves seconded to approve an ordinance adopting the Floodplain Management Regulations - 2025 Edition, for the City and the Unincorporated Area of Wyandotte County and Repeal Ordinance No. 2402 adopted on July 13, 2015. Unanimous approval.
Assigned Ordinance No. 2611.
5. **Acceptance of Pool Painting Bid** - McMahan moved and Shannon seconded to accept the bid for pool painting from Dayco Painting Inc. in the amount of \$69,500. Unanimous approval.
6. **Center Park Shelter Purchase** - Shannon moved and Wood seconded to approve the purchase of a shelter from Icon Shelter Systems for \$45,277.90. Unanimous approval.
7. **North Park Playground Purchase** - Long moved and Blanks seconded to approve the purchase of a Natural Landscapes playground from Fry & Associates, Inc. in an amount not to exceed \$275,000. Unanimous approval.
8. **Intergovernmental Service Agreement with Lenexa** - Gurley moved and Long seconded to authorize the mayor to sign an intergovernmental service agreement with Lenexa for joint trips. Unanimous approval.
9. **Final Payment to Atmos Energy** - 138th Street Gas Main Relocation - Shannon moved and Reeves seconded to approve final payment for relocation of natural gas facilities associated with the 138th Street Improvements Project to Atmos Energy Corporation in the amount of \$704,709.23. Unanimous approval.
10. **Elect Council President** - Blanks moved and Long seconded to elect Councilmember Dani Gurley to the Council President position. Unanimous approval. Gurley abstained.

REPORTS

City Manager's Report – The City manager reported she went to the Associated General Contractors of America Award luncheon to receive the award of honor for the water treatment plant on behalf of the city.

City Council Items

- Shannon thanked Gurley.
- Kipp thanked Shannon for his service as Council President and congratulated Gurley on her appointment as the next Council President.
- Gurley thanked the council for their vote of confidence.
- Wood stated that Bonner is a great place to be.

- McMahan encouraged everyone to continue to support local businesses. Let's figure out how to do all the Centennial Park extension to improve downtown. He appreciates the Shiners' investment in the community. Density is going to be an issue.
- Blanks stated she appreciates City staff acting professionally.
- Reeves stated he is happy to be here.

Mayor's Report – The Mayor thanked Councilmember Shannon for filling in while he was absent for the birth of his grandchild. He also reminded council members to turn in their city manager evaluations and feedback to the city clerk in time for an executive session at the March 9th meeting.

ADJOURNMENT – Gurley moved and Blanks seconded to adjourn the City Council meeting at 10:21 p.m.
Unanimous
approval.

_____ Christina Brake, City Clerk

Memorandum

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

Subject: Claims for City Operations

Recommendation: Staff recommends approval.

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

Background: Staff enclosed the supplement claims for City operations in the amount of \$3,628.53 and the regular claims in the amount of \$935,203.52.

Discussion:

Financial Impact:



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
11698	AT&T	02/25/2026	Regular	0.00	602.64	158276
2470	ATMOS ENERGY	02/25/2026	Regular	0.00	1,613.96	158277
10964	EVERGY FKA KCP&L	02/25/2026	Regular	0.00	486.93	158278
12835	LEAF CAPITAL FUNDING LLC	02/25/2026	Regular	0.00	80.00	158279
9879	MAINSTREET CREDIT UNION	02/25/2026	Regular	0.00	845.00	158280

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	5	0.00	3,628.53
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	10	5	0.00	3,628.53

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2026	3,628.53
			3,628.53



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11698 - AT&T				
AT&T	9444431110	02/25/2026	FIBER OPTICS SERVICE	200.88
AT&T	9444431110	02/25/2026	FIBER OPTICS SERVICE	200.88
AT&T	9444431110	02/25/2026	FIBER OPTICS SERVICE	200.88
Vendor 11698 - AT&T Total:				602.64
Vendor: 2470 - ATMOS ENERGY				
ATMOS ENERGY	3066672954-Mar	02/25/2026	GAS SERVICE 1/21/26 - 2/17/26	1,523.46
ATMOS ENERGY	4007868157- Mar	02/25/2026	GAS SERVICE 1/21/26 - 2/17/26	90.50
Vendor 2470 - ATMOS ENERGY Total:				1,613.96
Vendor: 10964 - EVERGY FKA KCP&L				
EVERGY FKA KCP&L	2483172149-Feb	02/25/2026	949 N 142ND ST 2/16/23 - 3/16/23	19.89
EVERGY FKA KCP&L	5302265559-Feb	02/25/2026	SIREN 631 N 126TH ST 4/17/23 - 5/16/23	27.29
EVERGY FKA KCP&L	6437732313-Feb	02/25/2026	12730 STATE 2/16/23 ...	280.44
EVERGY FKA KCP&L	7104262614-Feb	02/25/2026	ELECTRIC SERVICE AT SANDSTONE01/15/26-02/17/26	132.90
EVERGY FKA KCP&L	9359442971-Feb	02/25/2026	SIREN 708 S 122ND ST 4/17/23 - 5/16/23	26.41
Vendor 10964 - EVERGY FKA KCP&L Total:				486.93
Vendor: 12835 - LEAF CAPITAL FUNDING LLC				
LEAF CAPITAL FUNDING LLC	19806381	02/25/2026	Accent Water Unit - FD Due 3/10	80.00
Vendor 12835 - LEAF CAPITAL FUNDING LLC Total:				80.00
Vendor: 9879 - MAINSTREET CREDIT UNION				
MAINSTREET CREDIT UNION	02-27-2026	02/25/2026	PAYROLL FOR 02/27/2026	845.00
Vendor 9879 - MAINSTREET CREDIT UNION Total:				845.00
Grand Total:				3,628.53



Bonner Springs, KS

Check Register

Packet: APPKT01091 - 03-03-2026 Main Check Run

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
11750	AIR CLEANING TECHNOLOGIES, INC	03/03/2026	Regular	0.00	742.50	158281
10078	AMAZON CAPITAL SERVICES INC	03/03/2026	Regular	0.00	1,108.44	158282
	Void	03/03/2026	Regular	0.00	0.00	158283
7169	AMERICAN RED CROSS	03/03/2026	Regular	0.00	210.00	158284
7449	APEX ENVIROTECH, INC.	03/03/2026	Regular	0.00	2,971.00	158285
12731	ARLAN CO INC	03/03/2026	Regular	0.00	1,274.60	158286
13183	ATMOS ENERGY CORP	03/03/2026	Regular	0.00	704,709.23	158287
1461	AUGUSTINE EXTERMINATORS INC	03/03/2026	Regular	0.00	87.81	158288
9842	AUTOZONE	03/03/2026	Regular	0.00	26.59	158289
12165	BLUE CARDINAL CHEMICAL LLC	03/03/2026	Regular	0.00	792.03	158290
12688	BOARD OF PUBLIC UTILITIES	03/03/2026	Regular	0.00	30.27	158291
2798	BONNER SPRINGS AUTO REPAIR LLC	03/03/2026	Regular	0.00	1,146.27	158292
12146	BONNER SPRINGS ROTARY CLUB	03/03/2026	Regular	0.00	180.00	158293
4172	BOUND TREE MEDICAL LLC	03/03/2026	Regular	0.00	113.70	158294
13184	BRADY RIDER	03/03/2026	Regular	0.00	158.00	158295
13178	BRENNTAG SOUTHWEST INC	03/03/2026	Regular	0.00	2,433.00	158296
13173	BRIAN CHILES	03/03/2026	Regular	0.00	100.00	158297
13172	CAROLYN MEYER	03/03/2026	Regular	0.00	100.00	158298
10027	CINTAS	03/03/2026	Regular	0.00	518.79	158299
11908	CMRS-FP	03/03/2026	Regular	0.00	800.00	158300
7888	COGENT INC	03/03/2026	Regular	0.00	3,893.00	158301
12681	COLEMAN EQUIPMENT INC	03/03/2026	Regular	0.00	345.00	158302
10622	COMPASS GROUP USA INC	03/03/2026	Regular	0.00	336.11	158303
12689	CORE & MAIN LP	03/03/2026	Regular	0.00	13,411.74	158304
1739	CUSTOM WELDING & STEEL FABRIC/	03/03/2026	Regular	0.00	371.25	158305
12018	CYNTOX LLC	03/03/2026	Regular	0.00	56.00	158306
12684	DEFFENBAUGH INDUSTRIES INC	03/03/2026	Regular	0.00	1,840.14	158307
13006	DESIREE MACKE	03/03/2026	Regular	0.00	124.92	158308
13176	DESTINY KOPPA	03/03/2026	Regular	0.00	100.00	158309
12668	DIANE PICKNICK	03/03/2026	Regular	0.00	46.00	158310
10609	DLS TIRE CENTERS INC	03/03/2026	Regular	0.00	5,219.50	158311
10263	ED M FELD EQUIPMENT COMPANY,	03/03/2026	Regular	0.00	143.13	158312
11557	ELECTRONIC CONTRACTING COMPA	03/03/2026	Regular	0.00	1,110.00	158313
11417	EQUIPMENTSHARE.COM INC	03/03/2026	Regular	0.00	167.08	158314
13175	ESMERALDA DE SALDIVAR	03/03/2026	Regular	0.00	100.00	158315
4342	FELDMANS	03/03/2026	Regular	0.00	2,469.67	158316
12886	FRIEDMANS' PREMIER SYSTEM, INC	03/03/2026	Regular	0.00	3,997.17	158317
1532	GT DISTRIBUTORS INC	03/03/2026	Regular	0.00	605.87	158318
1089	HAWKINS INC	03/03/2026	Regular	0.00	26,664.28	158319
4275	HAYNES EQUIPMENT CO INC	03/03/2026	Regular	0.00	13,994.51	158320
10009	HD FENCE, LLC	03/03/2026	Regular	0.00	2,810.42	158321
3078	HD SUPPLY INC	03/03/2026	Regular	0.00	742.69	158322
12771	HEATHER LANDON	03/03/2026	Regular	0.00	1,783.33	158323
7242	HELGET GAS PRODUCTS INC	03/03/2026	Regular	0.00	29.91	158324
12690	HOLLIDAY SAND AND GRAVEL CO	03/03/2026	Regular	0.00	854.98	158325
12459	JENNIFER CAIHARR-STOCKTON	03/03/2026	Regular	0.00	100.00	158326
0843	KANSAS ASSOCIATION OF CITY/COU	03/03/2026	Regular	0.00	200.00	158327
12758	KANSAS FIBER NETWORK LLC	03/03/2026	Regular	0.00	875.00	158328
12949	KCJP	03/03/2026	Regular	0.00	1,480.00	158329
13084	KELLER FIRE & SAFETY, INC	03/03/2026	Regular	0.00	1,309.36	158330
13174	KENZLEY SARGENT	03/03/2026	Regular	0.00	100.00	158331
8009	LIFE-ASSIST, INC	03/03/2026	Regular	0.00	331.00	158332
1836	LOWE'S CREDIT SERVICES	03/03/2026	Regular	0.00	106.93	158333
3373	LUKE HEATING & AIR CONDITIONINC	03/03/2026	Regular	0.00	1,056.00	158334

Check Register

Packet: APPKT01091-03-03-2026 Main Check Run

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
13032	MAPS INC	03/03/2026	Regular	0.00	73.58	158335
6137	METRO COURIER INC	03/03/2026	Regular	0.00	31.19	158336
5912	MID-AMERICA REGIONAL COUNCIL	03/03/2026	Regular	0.00	1,272.00	158337
11389	MISSION COMMUNICATIONS, LLC	03/03/2026	Regular	0.00	707.40	158338
13182	NATIONAL CREATIVE ENTERPRISES	03/03/2026	Regular	0.00	1,440.00	158339
3094	NORRIS EQUIPMENT CO LLC	03/03/2026	Regular	0.00	1,204.28	158340
12692	OLATHE WINWATER WORKS CO	03/03/2026	Regular	0.00	1,500.00	158341
12682	O'REILLY AUTOMOTIVE INC	03/03/2026	Regular	0.00	578.76	158342
11541	PEREGRINE CORPORATION	03/03/2026	Regular	0.00	639.19	158343
10030	QUALITY SPEAKS LLC	03/03/2026	Regular	0.00	181.36	158344
11773	RONALD TILDEN	03/03/2026	Regular	0.00	119.90	158345
13171	SCOTT STARLING	03/03/2026	Regular	0.00	500.00	158346
7850	SIERRA DRYDALE	03/03/2026	Regular	0.00	200.00	158347
7934	SITONE LANDSCAPE SUPPLY HOLDI	03/03/2026	Regular	0.00	1,865.66	158348
11869	SOUTHWEST ANSWERING SERVICE II	03/03/2026	Regular	0.00	150.30	158349
7894	TBS ELECTRONICS INC	03/03/2026	Regular	0.00	3,562.47	158350
12744	T-MOBILE	03/03/2026	Regular	0.00	1,148.52	158351
6802	TOTAL ELECTRIC CONTRACTORS INC	03/03/2026	Regular	0.00	852.70	158352
1186	UNIFIED GOVERNMENT OF WYANDC	03/03/2026	Regular	0.00	641.52	158353
11386	UNIFIED GOVERNMENT TREASURER	03/03/2026	Regular	0.00	2,744.00	158354
12931	Unified Government Treasurer - Pub	03/03/2026	Regular	0.00	295.00	158355
12392	UNION BANK & TRUST	03/03/2026	Regular	0.00	103,943.97	158356
4137	UNIVERSITY OF KANSAS HOSPITAL A	03/03/2026	Regular	0.00	1,190.00	158357
12683	W W GRAINGER INC	03/03/2026	Regular	0.00	442.12	158358
2043	WEIS FIRE & SAFETY EQUIPMENT	03/03/2026	Regular	0.00	4,714.04	158359
1321	WESTLAKE HARDWARE	03/03/2026	Regular	0.00	911.44	158360
13181	WOOD'S LIQUOR	03/03/2026	Regular	0.00	16.90	158361

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	140	80	0.00	935,203.52
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	140	81	0.00	935,203.52

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2026	935,203.52
			<u>935,203.52</u>



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11750 - AIR CLEANING TECHNOLOGIES, INC				
AIR CLEANING TECHNOLOGIES...	116873	03/03/2026	Plymovement New Eng 91	742.50
Vendor 11750 - AIR CLEANING TECHNOLOGIES, INC Total:				742.50
Vendor: 10078 - AMAZON CAPITAL SERVICES INC				
AMAZON CAPITAL SERVICES I...	117F-KVFAQ3-MHWL	03/03/2026	4PK Chafing pan set- WTP Conf Rm Events	121.99
AMAZON CAPITAL SERVICES I...	12DV-9YGC-1H7H	03/03/2026	Personal Wildland Supplies	79.80
AMAZON CAPITAL SERVICES I...	16QP-L6TQ-NC7D	03/03/2026	File storage boxes- PW Main Bldg	19.47
AMAZON CAPITAL SERVICES I...	16QP-L6TQ-NC7D	03/03/2026	Ligth bulbs-Library	40.13
AMAZON CAPITAL SERVICES I...	1JQC-P96R-39NP	03/03/2026	Personal Wildland Supplies	164.45
AMAZON CAPITAL SERVICES I...	1MKC-96CN-HY9C	03/03/2026	Toilet paper station supplies	113.73
AMAZON CAPITAL SERVICES I...	1MY9-6XX4-1QVQ	03/03/2026	Padfolio & Dividers	38.63
AMAZON CAPITAL SERVICES I...	1QDP-KNJV-1FDQ	03/03/2026	Personal Wildland Supplies	353.87
AMAZON CAPITAL SERVICES I...	1X97-LC11-1MTX	03/03/2026	Bic Lighters Wildland	11.50
AMAZON CAPITAL SERVICES I...	1YRH-1JQK-V9KQ	03/03/2026	Office Supplies	262.30
AMAZON CAPITAL SERVICES I...	CM0000539	03/03/2026	Credit for I# 14YF-YRCH-DTKM Valengram Supplies	-14.99
AMAZON CAPITAL SERVICES I...	CM0000541	03/03/2026	Credit for I# 14YF-YRCH-DTKM Valengram Supplies	-14.99
AMAZON CAPITAL SERVICES I...	CM0000542	03/03/2026	Credit for I# 14YF-YRCH-DTKM Valengram Supplies	-11.99
AMAZON CAPITAL SERVICES I...	CM0000543	03/03/2026	Credit for I# 14YF-YRCH-DTKM Valengram Supplies	-11.99
AMAZON CAPITAL SERVICES I...	CM0000544	03/03/2026	Credit for I# 14YF-YRCH-DTKM Valengram Supplies	-46.99
AMAZON CAPITAL SERVICES I...	CM0000545	03/03/2026	Credit for I# 14YF-YRCH-DTKM Valengram Supplies	-46.99
AMAZON CAPITAL SERVICES I...	CM0000546	03/03/2026	Credit for I# 14YF-YRCH-DTKM Valengram Supplies	-46.99
AMAZON CAPITAL SERVICES I...	IMPD-9X9R-INWV	03/03/2026	Paper clips, tweezers, notebooks, mem card, marker	97.50
Vendor 10078 - AMAZON CAPITAL SERVICES INC Total:				1,108.44
Vendor: 7169 - AMERICAN RED CROSS				
AMERICAN RED CROSS	23128009	03/03/2026	5 CPR/AED Certs Ag Hall	210.00
Vendor 7169 - AMERICAN RED CROSS Total:				210.00
Vendor: 7449 - APEX ENVIROTECH, INC.				
APEX ENVIROTECH, INC.	CSM03.001 Jan 2026	03/03/2026	Rise Bakery Sampling - Jan 2026	2,971.00
Vendor 7449 - APEX ENVIROTECH, INC. Total:				2,971.00
Vendor: 12731 - ARLAN CO INC				
ARLAN CO INC	166990	03/03/2026	12 White Paint for Soccer	955.95
ARLAN CO INC	166990	03/03/2026	4 white paint for baseball	318.65
Vendor 12731 - ARLAN CO INC Total:				1,274.60
Vendor: 13183 - ATMOS ENERGY CORP				
ATMOS ENERGY CORP	361213	03/03/2026	138th Street Gas Line Relocation	704,709.23
Vendor 13183 - ATMOS ENERGY CORP Total:				704,709.23
Vendor: 1461 - AUGUSTINE EXTERMINATORS INC				
AUGUSTINE EXTERMINATORS ...	2535782	03/03/2026	Qtrly Pest Treatment 2/24/26	87.81
Vendor 1461 - AUGUSTINE EXTERMINATORS INC Total:				87.81

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 9842 - AUTOZONE				
AUTOZONE	3784194651	03/03/2026	Cabin Air Filter C91 Truck	26.59
Vendor 9842 - AUTOZONE Total:				26.59
Vendor: 12165 - BLUE CARDINAL CHEMICAL LLC				
BLUE CARDINAL CHEMICAL LLC 20608		03/03/2026	Pads for lab counter tops	242.01
BLUE CARDINAL CHEMICAL LLC 20608		03/03/2026	Lift Station deoderizers	550.02
Vendor 12165 - BLUE CARDINAL CHEMICAL LLC Total:				792.03
Vendor: 12688 - BOARD OF PUBLIC UTILITIES				
BOARD OF PUBLIC UTILITIES 2357618-Mar		03/03/2026	Monthly Service 1/10/26-2/10/26	30.27
Vendor 12688 - BOARD OF PUBLIC UTILITIES Total:				30.27
Vendor: 2798 - BONNER SPRINGS AUTO REPAIR LLC				
BONNER SPRINGS AUTO REPA... 32137		03/03/2026	Oil & Filter change, replace RR Axle shaft LF stru	1,146.27
Vendor 2798 - BONNER SPRINGS AUTO REPAIR LLC Total:				1,146.27
Vendor: 12146 - BONNER SPRINGS ROTARY CLUB				
BONNER SPRINGS ROTARY CL... 2026-1 Bartels		03/03/2026	Lunches - Bartels 1/5/26-6/15/26	180.00
Vendor 12146 - BONNER SPRINGS ROTARY CLUB Total:				180.00
Vendor: 4172 - BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC 86104903		03/03/2026	Medical Supplies	113.70
Vendor 4172 - BOUND TREE MEDICAL LLC Total:				113.70
Vendor: 13184 - BRADY RIDER				
BRADY RIDER 124734		03/03/2026	Bond Partial Refund - Rider, Brady	158.00
Vendor 13184 - BRADY RIDER Total:				158.00
Vendor: 13178 - BRENNTAG SOUTHWEST INC				
BRENNTAG SOUTHWEST INC BSW680809		03/03/2026	2 Totes Sodium Hyrdoxid	2,433.00
Vendor 13178 - BRENNTAG SOUTHWEST INC Total:				2,433.00
Vendor: 13173 - BRIAN CHILES				
BRIAN CHILES 99174969		03/03/2026	Refund Deposit - Sunflower Room 2/14/26	100.00
Vendor 13173 - BRIAN CHILES Total:				100.00
Vendor: 13172 - CAROLYN MEYER				
CAROLYN MEYER 100233985		03/03/2026	Refund Deposit - Honeybee Room 2/14/26	100.00
Vendor 13172 - CAROLYN MEYER Total:				100.00
Vendor: 10027 - CINTAS				
CINTAS 4259465170		03/03/2026	Misc Supplies	287.42
CINTAS 4260275930		03/03/2026	Floor & Scraper Mats- WTP	108.82
CINTAS 4260275937		03/03/2026	Floor & Scraper Mats- - PW Main Bldg	73.41
CINTAS 4260276002		03/03/2026	Floor & Scraper Mats- WWTP	49.14
Vendor 10027 - CINTAS Total:				518.79
Vendor: 11908 - CMRS-FP				
CMRS-FP 03-01-2026		03/03/2026	POSTAGE FOR METER	800.00
Vendor 11908 - CMRS-FP Total:				800.00
Vendor: 7888 - COGENT INC				
COGENT INC 5652136		03/03/2026	Rental trailer mounted diesel pump, hoses/strainer	3,448.00
COGENT INC 5652908		03/03/2026	Monthly PM - LS#2	445.00
Vendor 7888 - COGENT INC Total:				3,893.00
Vendor: 12681 - COLEMAN EQUIPMENT INC				
COLEMAN EQUIPMENT INC 100-41734		03/03/2026	Rental - 30" Stand on Aerator Parks Ground Maint	345.00
Vendor 12681 - COLEMAN EQUIPMENT INC Total:				345.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10622 - COMPASS GROUP USA INC				
COMPASS GROUP USA INC	MCI43112	03/03/2026	Coffee, sugar, creamer	224.07
COMPASS GROUP USA INC	MCI43112	03/03/2026	Coffee, sugar, creamer	112.04
Vendor 10622 - COMPASS GROUP USA INC Total:				336.11
Vendor: 12689 - CORE & MAIN LP				
CORE & MAIN LP	Y357249	03/03/2026	2 Fire Hydrants	6,984.00
CORE & MAIN LP	Y442336	03/03/2026	Dist Maint Parts	2,335.18
CORE & MAIN LP	Y489611	03/03/2026	Water tap machine	3,795.00
CORE & MAIN LP	Y515402	03/03/2026	Parts for flush hydrant replacements	297.56
Vendor 12689 - CORE & MAIN LP Total:				13,411.74
Vendor: 1739 - CUSTOM WELDING & STEEL FABRICATION INC				
CUSTOM WELDING & STEEL F...	0006509	03/03/2026	Modify Shelving NE91	371.25
Vendor 1739 - CUSTOM WELDING & STEEL FABRICATION INC Total:				371.25
Vendor: 12018 - CYNTOX LLC				
CYNTOX LLC	330211	03/03/2026	Hazardous Waste	56.00
Vendor 12018 - CYNTOX LLC Total:				56.00
Vendor: 12684 - DEFFENBAUGH INDUSTRIES INC				
DEFFENBAUGH INDUSTRIES I...	26391-4861-4	03/03/2026	Sludge Hauling 2/1/26-2/15/26	1,840.14
Vendor 12684 - DEFFENBAUGH INDUSTRIES INC Total:				1,840.14
Vendor: 13006 - DESIREE MACKE				
DESIREE MACKE	0006510	03/03/2026	Reimbursement - KRPA COnf 01/26/26-01/29/26	124.92
Vendor 13006 - DESIREE MACKE Total:				124.92
Vendor: 13176 - DESTINY KOPPA				
DESTINY KOPPA	100156787	03/03/2026	Refund Deposit - Sunflower Room 2/121/26	100.00
Vendor 13176 - DESTINY KOPPA Total:				100.00
Vendor: 12668 - DIANE PICKNICK				
DIANE PICKNICK	101311564	03/03/2026	Refund-Canceled Quilt Town drip- conflict schedule	46.00
Vendor 12668 - DIANE PICKNICK Total:				46.00
Vendor: 10609 - DLS TIRE CENTERS INC				
DLS TIRE CENTERS INC	6950113599	10/21/2025	5 tires - Case 521E Loader VID#550	5,219.50
Vendor 10609 - DLS TIRE CENTERS INC Total:				5,219.50
Vendor: 10263 - ED M FELD EQUIPMENT COMPANY, INC				
ED M FELD EQUIPMENT COM...	19517	03/03/2026	SCBA Repair	143.13
Vendor 10263 - ED M FELD EQUIPMENT COMPANY, INC Total:				143.13
Vendor: 11557 - ELECTRONIC CONTRACTING COMPANY				
ELECTRONIC CONTRACTING C...	83370	03/03/2026	Partial inspection of WTP Fire Alarm 2/3/26	525.00
ELECTRONIC CONTRACTING C...	83374	03/03/2026	Troubleshoot CO2 sensors WTP Chem Room	585.00
Vendor 11557 - ELECTRONIC CONTRACTING COMPANY Total:				1,110.00
Vendor: 11417 - EQUIPMENTSHARE.COM INC				
EQUIPMENTSHARE.COM INC	6500753-000	03/03/2026	2 gs struct Cae uni-loader VID#513	167.08
Vendor 11417 - EQUIPMENTSHARE.COM INC Total:				167.08
Vendor: 13175 - ESMERALDA DE SALDIVAR				
ESMERALDA DE SALDIVAR	99556614	03/03/2026	Refund Deposit - Sunflower Room 2/22/26	100.00
Vendor 13175 - ESMERALDA DE SALDIVAR Total:				100.00
Vendor: 4342 - FELDMANS				
FELDMANS	326816	03/03/2026	Chainsaw blades	22.49
FELDMANS	326839	03/03/2026	Hitch adapter, pins & clip VID#536	47.98

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
FELDMANS	326844	03/03/2026	7 pairs waterproof work boots- Dist Maint staff	1,239.51
FELDMANS	326848	03/03/2026	8 prs waterproof boots- Sts & Prks Maint	936.23
FELDMANS	326862	03/03/2026	8" shank waterproof work boots	130.50
FELDMANS	326863	03/03/2026	Chainsaw blades, bar & chain oil	92.96
Vendor 4342 - FELDMANS Total:				2,469.67
Vendor: 12886 - FRIEDMANS' PREMIER SYSTEM, INC				
FRIEDMANS' PREMIER SYSTEM...	26081 - 44163	03/03/2026	One Pill Kill Promo Items	3,997.17
Vendor 12886 - FRIEDMANS' PREMIER SYSTEM, INC Total:				3,997.17
Vendor: 1532 - GT DISTRIBUTORS INC				
GT DISTRIBUTORS INC	INV1076865	03/03/2026	ASP Handcuffs X3	234.87
GT DISTRIBUTORS INC	INV1077451	03/03/2026	Firrearm Flashlights	361.00
GT DISTRIBUTORS INC	UNIV0091537	03/03/2026	Hem Pants	10.00
Vendor 1532 - GT DISTRIBUTORS INC Total:				605.87
Vendor: 1089 - HAWKINS INC				
HAWKINS INC	7332598	03/03/2026	WTP treatment chemicals	4,988.38
HAWKINS INC	7332599	03/03/2026	WTP treatment chemicals	4,976.29
HAWKINS INC	7332600	03/03/2026	WTP treatment chemicals	638.40
HAWKINS INC	7333735	03/03/2026	WTP Treatment chemicals	6,489.05
HAWKINS INC	7343341	03/03/2026	WWTP treatement chemicals	4,786.08
HAWKINS INC	7343343	03/03/2026	WWTP treatment chemicals	4,786.08
Vendor 1089 - HAWKINS INC Total:				26,664.28
Vendor: 4275 - HAYNES EQUIPMENT CO INC				
HAYNES EQUIPMENT CO INC	29655H	03/03/2026	Repalcement parts for Sludge Pump failure-WWTP	7,538.54
HAYNES EQUIPMENT CO INC	29656H	03/03/2026	Replacement parts Sludge Pump failure- WWTP	2,898.88
HAYNES EQUIPMENT CO INC	29657H	03/03/2026	Repalcement parts for Sludge Pump failure-WWTP	809.38
HAYNES EQUIPMENT CO INC	31166E	03/03/2026	Repair GP @ 123512 Heritage Dr	1,508.04
HAYNES EQUIPMENT CO INC	31441E	03/03/2026	Repair GP @ 824 S 135th St.	1,239.67
Vendor 4275 - HAYNES EQUIPMENT CO INC Total:				13,994.51
Vendor: 10009 - HD FENCE, LLC				
HD FENCE, LLC	1941	03/03/2026	Repalce fence around LS#3	2,810.42
Vendor 10009 - HD FENCE, LLC Total:				2,810.42
Vendor: 3078 - HD SUPPLY INC				
HD SUPPLY INC	INV00970786	03/03/2026	Lab Supplies- WWTP	742.69
Vendor 3078 - HD SUPPLY INC Total:				742.69
Vendor: 12771 - HEATHER LANDON				
HEATHER LANDON	03-01-2026	03/01/2026	MUNICIPAL COURT JUDGE SERVICES	1,783.33
Vendor 12771 - HEATHER LANDON Total:				1,783.33
Vendor: 7242 - HELGET GAS PRODUCTS INC				
HELGET GAS PRODUCTS INC	3105415	03/03/2026	D W/GO Valve	29.91
Vendor 7242 - HELGET GAS PRODUCTS INC Total:				29.91
Vendor: 12690 - HOLLIDAY SAND AND GRAVEL CO				
HOLLIDAY SAND AND GRAVEL...	1500852606	03/03/2026	Rip rap & gravel Kerry Roberts Park	252.98
HOLLIDAY SAND AND GRAVEL...	1500852834	03/03/2026	Rip rap & gravel Kerry Roberts Park	602.00
Vendor 12690 - HOLLIDAY SAND AND GRAVEL CO Total:				854.98
Vendor: 12459 - JENNIFER CAIHARR-STOCKTON				
JENNIFER CAIHARR-STOCKTON	99569644	03/03/2026	Refund Deposit - Gym	100.00
Vendor 12459 - JENNIFER CAIHARR-STOCKTON Total:				100.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 0843 - KANSAS ASSOCIATION OF CITY/COUNTY MANAGEMENT				
KANSAS ASSOCIATION OF CITY...	1668	03/03/2026	KACM Membership Dues	200.00
Vendor 0843 - KANSAS ASSOCIATION OF CITY/COUNTY MANAGEMENT Total:				200.00
Vendor: 12758 - KANSAS FIBER NETWORK LLC				
KANSAS FIBER NETWORK LLC	0930000248-Mar	03/03/2026	FIBER INTERNET SERVICES 03/01/26-03/31/2026	437.50
KANSAS FIBER NETWORK LLC	0930000248-Mar	03/03/2026	FIBER INTERNET SERVICES 03/01/26-03/31/2026	437.50
Vendor 12758 - KANSAS FIBER NETWORK LLC Total:				875.00
Vendor: 12949 - KCJP				
KCJP	INV301776	03/03/2026	Janitorial Services - CC 03/01/26-303/31/26	1,480.00
Vendor 12949 - KCJP Total:				1,480.00
Vendor: 13084 - KELLER FIRE & SAFETY, INC				
KELLER FIRE & SAFETY, INC	387322	03/03/2026	Annual Inspection/Water Cans	1,309.36
Vendor 13084 - KELLER FIRE & SAFETY, INC Total:				1,309.36
Vendor: 13174 - KENZLEY SARGENT				
KENZLEY SARGENT	99565286	03/03/2026	Refund Deposit - Honeybee Room 2/15/26	100.00
Vendor 13174 - KENZLEY SARGENT Total:				100.00
Vendor: 8009 - LIFE-ASSIST, INC				
LIFE-ASSIST, INC	2068992	03/03/2026	Medical Supplies	331.00
Vendor 8009 - LIFE-ASSIST, INC Total:				331.00
Vendor: 1836 - LOWE'S CREDIT SERVICES				
LOWE'S CREDIT SERVICES	71501	03/03/2026	Replacement pickets & fastner 3rd & Cedar Landsc	106.93
Vendor 1836 - LOWE'S CREDIT SERVICES Total:				106.93
Vendor: 3373 - LUKE HEATING & AIR CONDITIONING LLC				
LUKE HEATING & AIR CONDIT...	11497	03/03/2026	Replaced fan motor in electric unit heater	1,056.00
Vendor 3373 - LUKE HEATING & AIR CONDITIONING LLC Total:				1,056.00
Vendor: 13032 - MAPS INC				
MAPS INC	589297	03/03/2026	Printer Cost 1/13/26-2/12/26	73.58
Vendor 13032 - MAPS INC Total:				73.58
Vendor: 6137 - METRO COURIER INC				
METRO COURIER INC	80682	03/03/2026	Sample Delivery- 2/11/2026	31.19
Vendor 6137 - METRO COURIER INC Total:				31.19
Vendor: 5912 - MID-AMERICA REGIONAL COUNCIL				
MID-AMERICA REGIONAL CO...	G-I-0019602	03/03/2026	Operation Green Light Advanced Traf Mgmt System	1,272.00
Vendor 5912 - MID-AMERICA REGIONAL COUNCIL Total:				1,272.00
Vendor: 11389 - MISSION COMMUNICATIONS, LLC				
MISSION COMMUNICATIONS, ...	2018089	03/03/2026	Annual Comm Service-Lake Forest Booster SCADA	707.40
Vendor 11389 - MISSION COMMUNICATIONS, LLC Total:				707.40
Vendor: 13182 - NATIONAL CREATIVE ENTERPRISES				
NATIONAL CREATIVE ENTERPR...	55928	03/03/2026	Universal Mount Base	720.00
NATIONAL CREATIVE ENTERPR...	55928	03/03/2026	Universal Mount Base	720.00
Vendor 13182 - NATIONAL CREATIVE ENTERPRISES Total:				1,440.00
Vendor: 3094 - NORRIS EQUIPMENT CO LLC				
NORRIS EQUIPMENT CO LLC	86576	03/03/2026	Annual service of Grasshopper VID#546	323.41
NORRIS EQUIPMENT CO LLC	86577	03/03/2026	Annual service Grasshopper VID#545	880.87
Vendor 3094 - NORRIS EQUIPMENT CO LLC Total:				1,204.28
Vendor: 12692 - OLATHE WINWATER WORKS CO				
OLATHE WINWATER WORKS ...	211593-01	03/03/2026	2-Metersettings & 4 couplings	4,500.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
OLATHE WINWATER WORKS ...	CM0000540- 208386-02	03/03/2026	Credit - Returned floor drain system for VSB	-3,000.00
Vendor 12692 - OLATHE WINWATER WORKS CO Total:				1,500.00
Vendor: 12682 - O'REILLY AUTOMOTIVE INC				
O'REILLY AUTOMOTIVE INC	0264-448517	03/03/2026	Battery for scissor lift VID# 702	533.80
O'REILLY AUTOMOTIVE INC	0264-448733	03/03/2026	Spray paint to cover graffiti on City Properties	44.96
Vendor 12682 - O'REILLY AUTOMOTIVE INC Total:				578.76
Vendor: 11541 - PEREGRINE CORPORATION				
PEREGRINE CORPORATION	0079150	03/03/2026	Sect 2 February Util Bills (902/868)	639.19
Vendor 11541 - PEREGRINE CORPORATION Total:				639.19
Vendor: 10030 - QUALITY SPEAKS LLC				
QUALITY SPEAKS LLC	187714-Mar	03/03/2026	Monthly Office Phone Service 2/27/26-3/27/26	181.36
Vendor 10030 - QUALITY SPEAKS LLC Total:				181.36
Vendor: 11773 - RONALD TILDEN				
RONALD TILDEN	119763	03/03/2026	#72 Oil change, tire rotation	89.90
RONALD TILDEN	119784	03/03/2026	Flat Repair VID# 562	30.00
Vendor 11773 - RONALD TILDEN Total:				119.90
Vendor: 13171 - SCOTT STARLING				
SCOTT STARLING	1816	03/03/2026	Fix BBall Backstop & Pulley System	500.00
Vendor 13171 - SCOTT STARLING Total:				500.00
Vendor: 7850 - SIERRA DRYDALE				
SIERRA DRYDALE	99607987	03/03/2026	Refund Deposit - Sunflower Room 2/15/26	200.00
Vendor 7850 - SIERRA DRYDALE Total:				200.00
Vendor: 7934 - SITEONE LANDSCAPE SUPPLY HOLDING,LLC				
SITEONE LANDSCAPE SUPPLY ...	162609773-001	03/03/2026	Grass seed parks & preemergent landscape beds	1,658.88
SITEONE LANDSCAPE SUPPLY ...	162654667-001	03/03/2026	Grass seed for parks	206.78
Vendor 7934 - SITEONE LANDSCAPE SUPPLY HOLDING,LLC Total:				1,865.66
Vendor: 11869 - SOUTHWEST ANSWERING SERVICE INC				
SOUTHWEST ANSWERING SE...	287102202026	03/03/2026	After hours answering service 1/23/26-2/19/26	150.30
Vendor 11869 - SOUTHWEST ANSWERING SERVICE INC Total:				150.30
Vendor: 7894 - TBS ELECTRONICS INC				
TBS ELECTRONICS INC	00135604	03/03/2026	Radio Equip New Medic 91	3,562.47
Vendor 7894 - TBS ELECTRONICS INC Total:				3,562.47
Vendor: 12744 - T-MOBILE				
T-MOBILE	201314314-Mar	03/03/2026	Monthly Bill (Cell Phone) - PD	634.12
T-MOBILE	201731959-Mar	03/03/2026	Monthly Bill (Data) - PD 01/21/26-02/20/26	514.40
Vendor 12744 - T-MOBILE Total:				1,148.52
Vendor: 6802 - TOTAL ELECTRIC CONTRACTORS INC				
TOTAL ELECTRIC CONTRACTO...	260087	03/03/2026	Electrical locates fence installation @ LS#3	370.30
TOTAL ELECTRIC CONTRACTO...	260090	03/03/2026	Traffic signal repair @ K7 & Speaker Rd	482.40
Vendor 6802 - TOTAL ELECTRIC CONTRACTORS INC Total:				852.70
Vendor: 1186 - UNIFIED GOVERNMENT OF WYANDOTTE CO/KCK				
UNIFIED GOVERNMENT OF W...	CI-26-33794	03/03/2026	HHW, Dumpster Days, Recycling & Yard Waste Svcs	641.52
Vendor 1186 - UNIFIED GOVERNMENT OF WYANDOTTE CO/KCK Total:				641.52

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 12931 - Unified Government Treasurer - Public Health Dept - Environmental Health Division				
Unified Government Treasurer...	2026 Child Care Licensing	03/03/2026	WYCO Fee for Camp Licences	295.00
Vendor 12931 - Unified Government Treasurer - Public Health Dept - Environmental Health Division Total:				295.00
Vendor: 11386 - UNIFIED GOVERNMENT TREASURER				
UNIFIED GOVERNMENT TREA...	January	03/03/2026	WYCO Jail Housing - Jan 2025	2,744.00
Vendor 11386 - UNIFIED GOVERNMENT TREASURER Total:				2,744.00
Vendor: 12392 - UNION BANK & TRUST				
UNION BANK & TRUST	2630535-March 2026	03/03/2026	Aerial Lease Purchase	103,943.97
Vendor 12392 - UNION BANK & TRUST Total:				103,943.97
Vendor: 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY				
UNIVERSITY OF KANSAS HOSP...	76500213	03/03/2026	Misc Services - Brunner, D	360.00
UNIVERSITY OF KANSAS HOSP...	76500213	03/03/2026	Misc Services Alderson, T	360.00
UNIVERSITY OF KANSAS HOSP...	76500213	03/03/2026	Misc Services - Obershaw, T	275.00
UNIVERSITY OF KANSAS HOSP...	76500213	03/03/2026	Misc Services - Allen, L	170.00
UNIVERSITY OF KANSAS HOSP...	76500213	03/03/2026	Misc Services - Madrigal-Gallardo, A	25.00
Vendor 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY Total:				1,190.00
Vendor: 12683 - W W GRAINGER INC				
W W GRAINGER INC	9812690759	03/03/2026	9 cases- trash bags for all Parks	442.12
Vendor 12683 - W W GRAINGER INC Total:				442.12
Vendor: 2043 - WEIS FIRE & SAFETY EQUIPMENT				
WEIS FIRE & SAFETY EQUIPM...	199493	03/03/2026	Mounting new E91	437.39
WEIS FIRE & SAFETY EQUIPM...	199594	03/03/2026	Wildland Gear	3,440.00
WEIS FIRE & SAFETY EQUIPM...	199605	03/03/2026	Stortz Spanner Wrenches New E91	401.65
WEIS FIRE & SAFETY EQUIPM...	199616	03/03/2026	Spanner Wrenches NE91	336.00
WEIS FIRE & SAFETY EQUIPM...	199632	03/03/2026	Fire Gloves - GD	99.00
Vendor 2043 - WEIS FIRE & SAFETY EQUIPMENT Total:				4,714.04
Vendor: 1321 - WESTLAKE HARDWARE				
WESTLAKE HARDWARE	14008775	03/03/2026	Hardware Booster Pump #2 @ South Tower	15.36
WESTLAKE HARDWARE	14008782	03/03/2026	Fasteners fro NE91 Equipment	73.41
WESTLAKE HARDWARE	14008804	03/03/2026	Concrete & hardware for street signs	64.34
WESTLAKE HARDWARE	14008807	03/03/2026	Grinder & tool bag- VID#517 Dist Maint	246.99
WESTLAKE HARDWARE	14008813	03/03/2026	Keys for Dist Maint facilit...	254.49
WESTLAKE HARDWARE	14008825	03/03/2026	2 sprayer asphalt work & hardware for signs	121.97
WESTLAKE HARDWARE	14008831	03/03/2026	Silicone water pump repair	12.99
WESTLAKE HARDWARE	14008838	03/03/2026	Buckets for NE91	89.90
WESTLAKE HARDWARE	14008845	03/03/2026	Oil mixture small gas motors	31.99
Vendor 1321 - WESTLAKE HARDWARE Total:				911.44
Vendor: 13181 - WOOD'S LIQUOR				
WOOD'S LIQUOR	130481	03/03/2026	Restitution- Graham, Thomas	16.90
Vendor 13181 - WOOD'S LIQUOR Total:				16.90
Grand Total:				935,203.52

Memorandum

Date: March 9, 2026
To: Mayor and City Council
From: Justine Spease

Subject: Bid Award - Lions Park Ballfields Lighting

Recommendation: Staff recommends approval.

Action: Make a motion to award the bid for the Lion's Park Ballfield Lighting to Third Generation Electric, in the amount of \$258,852.

Background: The project went out to bid on January 15th, 2026 with a bid opening on March 3rd, 2026. The City received 6 bids in total, all within the anticipated budget amount. Staff reviewed each of the bids extensively and ranked each bid based on total price, warranty value, average warranty value and cost, lead time, average foot candle request met for each field, and reference checks from recent projects. Three of the six bidders scored fairly high. However, staff is recommending TGE over the other bidders, please see scoring guide for more detail.

Discussion: Lead time is approximately 4 weeks. Summer ball practice is scheduled to begin on May 4th, given that, the best course is to wait until *after* the summer ball season ends, around July 3rd, for construction to take place.

Financial Impact: There is \$390,000 approved for this project in the Capital Improvement Reserve Fund.

Budget of \$390,000

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Lions Park F1 & F3 Lighting Budget:		\$	390,000.00		
Total Pts.	Company	Base Bid	Additions	Total	Warranty
5	Capital Electric	\$ 382,095.00	\$ 8,060.00	\$ 382,095.00	0 25 year warranty on labor & materials
1	Hellas	\$ 349,100.00	\$ -	\$ 349,100.00	0 10 year manufacturers warranty + 10 years of cloud service
7	TGE	\$ 258,852.00	\$ -	\$ 258,852.00	1 10 year warranty
4	GameDay Lighting	\$ 307,145.00	\$ -	\$ 307,145.00	1 10 year standard warranty + 1 year labor & materials
2	Wesco	\$ 323,946.00	\$ -	\$ 323,946.00	0 10 year limited warranty
5	Ikio	\$ 291,527.60	\$ -	\$ 291,527.60	1 10 year warranty on products and 1 year on labor

Our Summer ball program runs from May 4th - July 3rd, 2026

Need to have supplies arrive and work start after July 3rd

JS Scoring : using the conditional formatting, those in green get 1 point and yellow, orange, and red receive 0 points.

Warranty Value		Avg of Warranty Value & Cost			Lead Time (wks)		FC Avg F1	FC Avg F3	
\$	15,283.80	1	\$	198,689.40	0	10	0 50/30	1 50/30	1
\$	34,910.00	0	\$	192,005.00	0	emailed 3/4	0 50/29	0 57/36	1
\$	25,885.20	1	\$	142,368.60	1	4	1 51/30	1 53/30	1
\$	30,714.50	0	\$	168,929.75	1	10	0 50/36	1 55/41	1
\$	32,394.60	0	\$	178,170.30	0	8	1 50/28	0 51/38	1
\$	29,152.76	1	\$	160,340.18	1	12	0 50/30	1 50/34	1

Notes**References Say**

Noted possible wiring issues w/ F2 being connected to F3	1 Lawrence, KS	1
F1 Outfield FC lower than requested	0 St George, KS	0
Partnering with Techline Lighting	0 Carl Junction, MO	1
email provided is bad - same one on their website	0 No References Listed	0
F1 Outfield FC lower than requested	0 No References Listed	0
No site visit	0 Arlington, TN	0

*gave 1 point for Notes section as it may be an issue the others may/may not have noticed

Reference Notes

They love it - scheduling is on website/app and works great - outfield reading bal

No response

Lights work great - they love the web based scheduling software

Could not reach references for verification (email kicked back twice)

Memorandum

Date: March 9, 2026
To: Mayor and City Council
From: Justine Spease

Subject: Pre-Season Pool Maintenance Expenditures

Recommendation: Staff recommends approval.

Action: Make a motion to approve the re-allocation of funds to cover the needed pre-season pool maintenance as recommended in the Bonner Springs Aquatic Park Aquatics Assessment by Councilman-Hunsaker.

Background: The Bonner Springs Aquatic Park Assessment completed by Councilman-Hunsaker recommends that certain fixes to the aquatic park happen before we open for the 2026 season. The total cost for these fixes is estimated to be \$40,000. These are not currently budgeted expenses. Staff met with the Finance and Admin departments, and it was proposed that the funds come from the following two line items to cover the expenses: Pool Conditions Assessment & Gel Coat Slides.

The Pool Conditions report was presented to City Council as a workshop item on March 9th, 2026.

Discussion: \$50,000 was budgeted for the gel coating of the two water slides; the selected bid to complete the work came in at \$22,355 leaving \$27,645.

\$30,000 was budgeted for the pool conditions assessment; this project is being paid for by the 2025 community center windows project, leaving the full \$30,000. The total from the two line items is \$57,645.

Staff must begin filling the pool no later than May 11th, 2026. Due to this tight window, staff has already begun contacting contractors for quotes.

Financial Impact: Reallocate \$30,000 from the Pool Conditions Assessment budgeted out of the Special Parks Fund to cover pre-season maintenance fixes.

Reallocate \$27,645 from the Gel Coating Water Slides budgeted out of the Special Parks Fund to cover pre-season maintenance fixes.



Subject: Bonner Springs Aquatic Park Aquatics Assessment

By: Counsilman-Hunsaker, George Deines

Date of Site Visit: December 10, 2025

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Executive Summary

The City of Bonner Springs, Kansas commissioned Counsilman-Hunsaker to provide a facility assessment for the Bonner Springs Outdoor Aquatic Park located in Bonner Springs, Kansas. The purpose of the aquatic park assessment is to identify items that are substandard in the pools, identify items not to current industry swimming pool design standards, or equipment not operating as designed, to assist in defining a course of action regarding the future of the aquatic park.

The Aquatic Park opened in 2006 and has continued in operation since that time on a seasonal basis for the summer season. The facility has undergone general, routine repairs and maintenance, a filtration replacement, and a deep water drop slide addition.

There are, however, many areas that need an update and/or renovation to keep the aquatic park operating at a sustainable level. The Aquatic Park still consists of key elements of an outdoor family aquatic center, including a zero-depth beach entry, interactive children's play feature, dual waterslide tower, 6, lap lanes and 1-meter and 3-meter diving.

The Aquatic Park is open to the public from late May/early June through Labor Day and is primarily used for recreational swimming for the summer season. Average daily attendance is 167 people. The pool supports a wide range of activities, including recreation swimming and diving, swim team training and meets, fitness lap swimming and classes, and group and private swimming lessons.

The pool's underground piping infrastructure, whether from mechanical room to pool, gutter to mechanical room, or main drain piping, has not been replaced since original construction. The main drain covers have been updated to meet the requirements of the Virginia Graeme Baker Pool and Spa Safety Act with new drain covers installed in 2023. Ongoing issues have been observed with failing concrete around the perimeter of the pool and past issues with sand loss from the filter system which staff report has been partially resolved. Water loss is estimated at 1–3 inches per day.

Significant repairs have been completed at the Aquatic Park over the past several years that included the following:

- 2016: Caulking and backer rod installation on deck, cargo net repair
- 2018: Sandblasting and repainting of the entire shell, diving board safety pad for 3-meter board
- 2021: Diving boards resurfaced and inspected
- 2022 – Filter replacement
- 2023: New chemical controller installation, new VGBA drain covers
- 2024: New slide pump, flow meter, play feature pump, and main recirculation pump replacements

Review Existing Information	Facility Drawings
	Prior Studies/Reports
	Observations/Goals of City
Conduct On-Site Audit of Facility	Pools and All Equipment
	Support Facilities
	Code Compliance including ADA Review
Review Findings with City	Recommendations for Physical Issue Corrections
	Recommendations for Addressing Functional Issues
	Cost Implications of Identified Action Plan
	Forecasting Remaining Life of Systems
	Identification of “fatal flaws” or Major Concerns

- 2025: purple slide landing pad

Budgeted repairs for 2026 include new gelcoat for the 2 waterslides, add sand to the high-rate sand filter, fix rusted and corroded areas in the filter, replace 3 of the umbrella shades and paint the pool shell.

Several physical components of the Aquatic Park show clear signs of age and deterioration. Coping stone throughout the facility is crumbling and in need of replacement, while previous concrete repairs have proven unsuccessful, with patches failing within a year of installation. The waterslide tower requires maintenance due to general wear and tear, and visible has occurred in portions of the pool structure, particularly in the deep end where the gutter has experiences flooding when the shallow areas of the pool are at a normal operating level.

A drop slide added in 2014 revealed deteriorating subsurface during construction, which raised questions about underlying soil conditions and whether the pool may have been constructed over a natural spring, an issue that may contribute to the observed settlement.

As pools reach the age of 20 years, they tend to require more regular care to remain open. Due to restricted budgets, pool operators are often required to keep the pool operational with small to medium repairs over the course of several years. The City's goal is to keep the Aquatic Park operating at a condition that allows for reliable operation for the next 20 years. The findings of this assessment will inform both the Recreation and Outdoor Spaces Advisory Committee and City Council as they consider future capital planning decisions. With a Capital Improvement Program (CIP) deadline in April 2026 and a final report targeted for March 2026, this evaluation will play a critical role in determining reinvestment priorities and long-term strategies for the Bonner Springs Aquatic Park.

Councilman-Hunsaker would put the lifespan of an outdoor aquatic facility in the range of 30-40 years, depending on a variety of factors including quality of construction, the presence of a preventative maintenance plan, weather climate and the amount of usage. It's common for an aquatic facility to undergo a mechanical renovation and facility upgrades about halfway through this lifespan. This report will identify any areas where the Aquatic Park does not meet industry standards and areas that require repair or renovation to help it meet its expected lifespan of 35 to 40 years.

Overall, the Aquatic Park appears to be in good condition and about halfway through its expected lifespan. The items in the report detail the items that need to be addressed along with their associated costs to keep the Aquatic Park functional and up to current industry codes and standards. The following are the primary items that need to be addressed at the Aquatic Park.

Summary of Recommendations

Category / Area	Recommendation	Priority / Timeframe	Cost
Overall Facility / Pre-Opening	Perform static water-tightness test of pool shell.	Prior to 2026 season	N/A
	Investigate and address source of water accumulation in pump pit.	Prior to 2026 season	N/A
	Perform structural assessment of pool shell.	Short Term (1-3 Years)	\$8,000-\$10,000
Pool Shell / Surface	Patch spalling and deteriorated concrete on entry stairs.	Prior to 2026 Season	\$2,500
	Fill and repair cracks, voids, and gaps in pool surface prior to repainting.	Prior to 2026 Season	General maintenance budget
	Monitor areas of cracking and continue patching as required.	Ongoing	General maintenance budget
Perimeter Overflow System	Replace broken and bowing gutter grating sections ensuring no gaps are present.	Prior to 2026 season	\$3,000
	Continue welding leaking stainless-steel gutter joints as needed.	Ongoing	General maintenance budget
Depth Markers	Replace missing depth markers around pool perimeter.	Prior to 2026 season	\$5,000
	Add intermediate depth markers at 2-foot increments in deep areas.	Prior to 2026 season	\$5,000

Category / Area	Recommendation	Priority / Timeframe	Cost
	Repaint faded depth markers.	Prior to 2026 season	
Waterslide Tower	Refurbish waterslide tower stairs and cracked treads.	Short Term (1-3 Years)	\$80,000
	Address corrosion at stairs, ladders, platforms, and handrail bases.	Short Term (1-3 Years)	General maintenance budget
	Replace corroded waterslide equipment (strainers, valves, pumps).	Short Term (1-3 Years)	\$25,000
Aquatic Play Feature	Replace existing SCS play structure with a modern interactive feature (e.g., Splashtacular ST50/ST100 or Vortex Elevations unit).	Long Term (3-5 Years)	\$150,000-\$200,000
Splashpad	No action recommended; splashpad is decommissioned.	N/A	
Diving Boards	Repair damaged rubberized landing pad at 3-meter board.	Prior to 2026 season	General maintenance budget
	Move 3-meter diving board to be compliant with distance from the pool's sidewall	Prior to 2026 season	General maintenance budget
ADA Compliance	Install one additional ADA-compliant pool lift to meet accessibility requirements.	Prior to 2026 Season	\$12,000
VGB Compliance	Ensure all VGBA drain covers are properly secured prior to the 2026 season.	Prior to 2026 season	N/A
Pool Deck & Coping	Replace deteriorated and failing coping concrete.	Prior to 2026 Season	\$10,000

Category / Area	Recommendation	Priority / Timeframe	Cost
Mechanical Systems	Re-caulk joints between pool deck, coping stone, and gutter system.	Prior to 2026 season	\$2,500
	Continue to observe deck settlement near drop slide and consider mudjacking if appropriate.	As Required	N/A
	Replace rusted and corroded pipe supports.	Short Term (1-3 Years)	\$1,500
	Separation and ventilation of existing chemical storage rooms.	Long Term (3–5 Years)	\$50,000
	Install variable frequency drives (VFDs) on recirculation and feature systems.	Long Term (3–5 Years)	\$30,000
	Follow and document proper winterization procedures annually.	Ongoing	N/A

Bonner Springs Aquatic Park Information

Aquatic Park Opening	2006
Surface Area	10,789 square feet
Pool Deck	21,572 square feet
Lanes	6, 25-yard lanes
Water Depth	Zero-depth ' to 3'6" (shallow water section) 11'6" to 12'0" (diving well)
Pool Volume	323,526 gallons
Turnover:	1,236 GPM (Designed flow rate – 4.36 hours divided by zones) 2-hour turnover - Zero- depth entry, Waterslide plunge area 6-hour turnover - Lap lanes, Diving area



Administrative Code

The administrative swimming pool codes utilized in the development of this report are as follows:

Wyandotte County

Sec. 33-10. - General standards and requirements.

https://library.municode.com/ks/wyandotte_county_-_unified_government/codes/code_of_ordinances?nodeId=CH33SWPO_ARTIINGE_S33-2APCH

Applicable Federal Code Section:

Virginia Graeme Baker Pool and Spa Safety Act (VGB)

ASME/ANSI A112.19.81

Signed into Law on December 19, 2007

CPSC Staff Interpretation of Section 1404 issued on June 18, 2008

Americans with Disabilities Act (ADA)

U.S.C. 12101 et seq.

Signed into Law on July 26, 1990

https://www.ada.gov/2010ADASTandards_index.htm

Bonner Springs Aquatic Park Overview

The Bonner Springs Aquatic Park is 10,789 square feet in size and contains four distinct areas with depths ranging from zero-depth to 12'0". There are several distinct areas with the zero-depth beach entry/shallow area, the lap lanes, diving/deep area and the waterslide plunge area.

1. Pool Surface | Pool Shell (Fig. 11-24)

- a. The pool shell is concrete with a painted finish. Staff report the pool was last painted in 2018 with a full sandblast that removed the existing layers of paint. Currently there are one to three layers of paint on the shell with the plan to repaint the pool in 2026. Areas do exist where the paint is flaking which exposing portions of the concrete shell (Fig. 15-17). These areas can be patched before next season, and the next repainting. The surface should be properly prepped and resurfaced prior to it being painted. Tnemec Series 218 mortar clad is typically recommended to be used for resurfacing in a large area.
- b. Cracking and spalling concrete were in the pool surface was observed in several areas including the shallow end, the bench seating area, the lap pool and deep end. The area with the most significant concern is the stair entry nearest to the bathhouse where concrete was exposed, spalling and crumbling on the steps (Fig. 13-14). This occurs where chemical reactions or water intrusion cause the concrete to expand, crack, flake, and crumble, often revealing rust or creating hollow areas, leading to structural failure and leaks. It's typically caused by poor concrete mixes, water penetrating the steel rebar, or chemical damage. Patching materials or tile mortar (Seka or Xypex products) should be utilized to patch this area by following manufacturers' specifications by a qualified concrete contractor.
- c. The lap pool zone exhibits movement with individual cracks exceeding one-quarter (1/4) inch in width and extending over four (4) feet in length. One section, between lanes four (4) and five (5), has experienced partial concrete loss, with the pool surface in lane five (5) revealing exposed concrete due to coating failure.
- d. Spider cracking was prevalent in the bench seating area of the shallow end and the center island area (Fig. 11-12). Other areas of the pool exhibited signs of cracking larger than spider cracking. Cracking in the pool's surface can be created by many factors and will continue until the issue is addressed. Furthermore, cracking and failure (particularly if it is structural) allows water (pool or hydrostatic ground water) to penetrate the concrete and reach the embedded rebar. The result is corroded and eventual failed rebar which will weaken the pool structure.
- e. The wall near the Otter Slide exhibits visible bulging, raising concerns about water pressure behind the shell or soil movement beneath the deck.
- f. While staff did not report any significant water loss, this should be observed during the summer season to ensure the pool has not developed any leaks since the 2026 season. A static water tightness test could be completed prior to the replacement of pool finishes or before the summer season. The static test isolates the pool structure from the piping system and tests the pool shell for water tightness. If water loss is found, a dye test can be completed to determine the location(s) in the pool structure of the water loss. Divers inject dye into common leak points to observe where the colored dye is being pulled into the cracks or joints. It is not uncommon for pools to leak overtime at structural joints if they are not maintained correctly. Other common

leak sources include the main drains, floor or wall inlets, skimmers, and any other major penetrations into the pool shell. The water tightness test is recommended to be done or repeated a final time when the finish layer is removed and any cracks, joints, etc. have been sealed.

g. Recommendations

- i. **Patch areas of spalling concrete on the entry stairs by removing loose material, treating exposed reinforcing steel as required, and patching with a manufacturer-approved repair mortar or cementitious repair product. Repairs should be completed by a qualified contractor following product specifications to restore structural integrity and reduce further deterioration.**
- ii. **Prior to repainting the pool shell, all visible cracks, voids, and gaps in the pool surface should be identified and filled. Proper surface preparation—including crack repair, joint sealing, and surface leveling—will improve coating adhesion and extend the lifespan of the new paint system.**
- iii. **Conduct a static water tightness test. This test involves isolating the pool from mechanical piping and monitoring water loss over a defined period. If abnormal water loss is observed, dye testing should be performed at cracks, penetrations, joints, and fittings to identify leak locations. Conducting this test prior to resurfacing allows deficiencies to be addressed before additional finishes are applied.**
- iv. **Monitor areas of cracking, filling and patching areas on an as-needed basis. Any progression in crack width, length, or frequency should be documented, and repairs should be performed as needed to prevent water intrusion and corrosion of reinforcing steel.**

2. Perimeter Overflow System (Fig. 37-38)

- a. The Aquatic Park's overflow system consists of stainless-steel gutter with PVC grating. Per County Code, "Overflow gutters shall be provided for pools more than 2,000 square feet in surface area and shall extend completely around the pool." Portions of the overflow grates have grate sections with gaps that are upwards of 1" and numerous grates are bowing that do not allow them to sit flush on the gutter base. As these can cause a toe-catch or trip hazard, they need to be repaired before the 2026 season.
- b. The return line for the recirculated water is located within the gutter system in a pressure tube. Of the two inlet systems (floor and wall), the floor inlets are usually recommended over wall inlet systems for larger pools. The reason is that a relatively equidistant location of the floor inlets provides a more uniform distribution of filtered water over the floor. This situation affects, in a positive way, the subsurface turbulence created by the swimmers overhead. The floor system also provides a "sweep and clean" movement of the water across the pool floor, picking up small dirt and debris.
- c. Areas of the gutter system had been repaired via welding due to joints that were leaking. Staff report that welding these areas would fix the leaking in one area, but that other areas would subsequently fail and the water leaking continued.
- d. Typical lifespans of stainless-steel gutter systems can exceed 20 years.
- e. **Recommendation:**
 - i. **Replace broken and bowing gutter grating. All damaged or deformed grating sections should be replaced to ensure they sit flush within the**

gutter system. Replacement grates should meet current safety standards and be properly secured to restore safe deck conditions and effective overflow operation.

- ii. Continue to weld leaking joints as needed. While spot repairs may be effective in the short term, continued monitoring is necessary as adjacent joints may fail over time due to age and/or corrosion. Welding repairs should be performed by qualified personnel experienced with stainless-steel aquatic systems.**

3. Depth Markers (Fig. 29, 31, 36)

- a. The pool has several depth markers that are either faded or missing around the pool's perimeter. The pool is also missing intermediate depth markers at 2' increments in the deep end. While markings with "deep water" are present, the depth of the pool in feet and inches should be added to these areas to ensure guests know the exact depth of the water.
- b. Recommendation: Replace missing depth markers, add intermediate depth markers, and repaint faded depth markers.**

4. Waterslide Tower (Fig. 4, 43-49)

- a. The Aquatic Park's waterslide tower is a dual flume slide tower with two open flume slides, one speed slide and one traditional slide. Surface wear and structural fatigue were present on the slide tower. Multiple stair treads are cracked, and rust was noted at the base of the stairs and ladders. These conditions reflect long-term exposure to weather and chlorinated water, which can accelerate the degradation of steel components. The platform at the top of the slide tower displays signs of cracking, with rust at handrail bases and along the slide's framing. The waterslides mechanical components are located beneath the slide tower in a pit with grating on top. While some elements—such as the slide pump motor—have been replaced in recent years, other components like strainers, valves, and older pumps exhibit signs of advanced corrosion. Since the equipment is not fully exposed, it is subject to the weather elements year-round. The slide strainer is rusted and has significant corrosion. Staff reported that flow meters for the slide system are not currently being used, which limits the ability to confirm the designed flow rates during operation.
- b. The family slide (also called an otter slide (Fig. 5)), a smaller stand-alone slide for younger children, was added in 2006. The feature provides an additional play element to the shallow end. There is a cushioned landing pad at the base of the slide plunge area that gets replaced every few years. The waterslide is in good working condition and staff do not report any reoccurring maintenance issues with the slide itself.
- c. Recommendation:**
 - i. Refurbish waterslide tower stairs and treads.**
 - ii. Replace waterslide mechanical equipment with corrosion, including the pump, motor and strainer.**

5. Aquatic Play Feature (Fig. 3, 39-42)

- a. The SCS aquatic play structure is central to the facility's programming. Originally installed with a variety of interactive features, including spray buckets, arching jets, and rotating sprayers—the structure now has multiple inoperative components. The goal of the play feature is to be an interactive element for aquatic park guests. It is a play feature that has numerous sprays, interactive elements, pullies, and waterslides for the purpose of entertaining young children and providing an area to accommodate a large number of guests. Seeing that the structure has elements that

are meant to be touched by guests, the condition of those features must be kept in working condition. As the play structure ages, many of the elements are no longer replaceable, or the wear and tear over 20 years of use makes them at the end of their lifespan, so it is no longer possible to modify the existing structure or remove pieces that aren't within current standards and replace them with new features.

- b. Since SCS is no longer in business, parts and features are not available for replacement. This leads to open areas, anchors or protruding parts on the play unit that can cause hazards for guests as they climb on the unit and interact with its features.
- c. The piping and pumps for the play features is located in an underground vault adjacent to the shallow end of the pool. The pump, motor and strainer are in fair/poor condition, and staff report multiple valves requiring annual. The PVC Schedule 40 piping appears to be in good condition. Energy efficiency is another concern. Without variable frequency drives (VFDs) the system likely operates with higher-than-necessary electric demand.
- d. The deteriorated condition of the play structure directly reduces the recreational value for families with younger children, who are a key demographic for zero-depth aquatic play areas. Play structure manufacturers typically assign a lifespan of 12-15 years before a renovation or replacement is necessary. Due to the age and current condition of the children's interactive play structure, a complete replacement is recommended given the age of the structure has exceeded the expected lifespan stipulated by the manufacturer, the fact that this structure is no longer on the market, replacement parts are difficult for staff to acquire, and the structure does not meet current expectations for this type of interactive play unit.
- e. From a programming standpoint, the play features' condition limits its attractiveness and reduces the aquatic park's appeal to families with small children which can affect the overall revenue generation of the facility.
- f. **Recommendation**
 - i. **Replace the aquatic play unit with a newer feature like a Splashtacular ST50 or ST100, or a Vortex Elevation unit.**

6. Splashpad (Fig. 10)

- a. The splash pad is constructed within the footprint of the swimming pool and intended to support water play for toddlers and pre-school aged children. It is currently non-functional. Staff have attempted to repair the splashpad, but the spray jets are clogged and water will not flow through the jets.
- b. **Recommendation:**
 - i. **No recommendation (splashpad already decommissioned).**

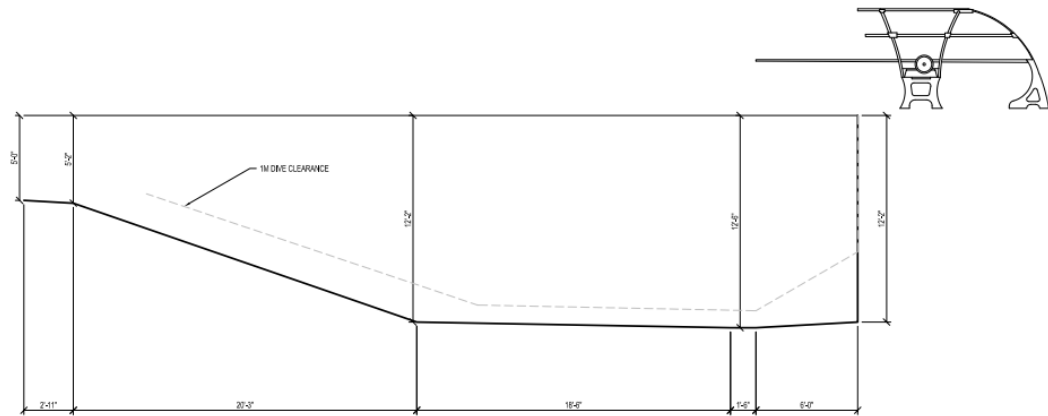
7. Shade Structures (Fig. 70)

- a. The Aquatic park has several shade structures that are original to the facility. Staff report they are budgeted to replace the fabric on three of the structures prior to the 2026 season.

8. Diving Boards (Fig. 9, 62-64)

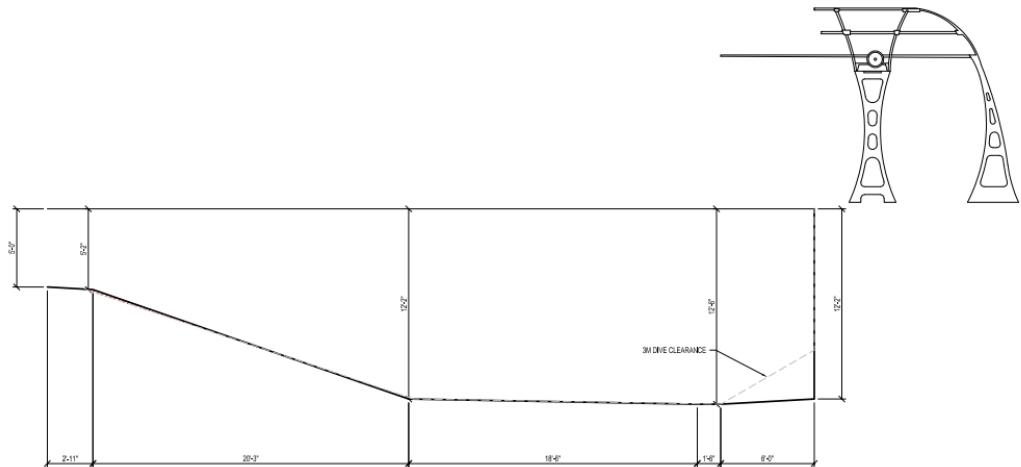
- a. The pool contains two diving boards, 1-meter and 3-meter springboards on steel frames. Both base supports have some corrosion. A rubberized surface landing pad was installed beneath the base of the 3-meter board stairs based on input from an annual inspection. The pad has some missing sections where the surface has come up.

- b. The depth of the diving area ranges from 11'6" to 12'6". Counsilman-Hunsaker has reviewed the code requirements for the depth and slope of the diving area with the USA Diving requirements, as the State of Kansas does not have a specific code requirement, and the Wyandotte County code does not stipulate the required depth for diving. The below graphics utilize the original construction drawings to compare current codes versus the existing construction. The solid black line represents the current pool shell, and the dotted line indicates the required depth. Based on this evaluation, the pool is compliant for the 1-meter diving board and the 3-meter board.



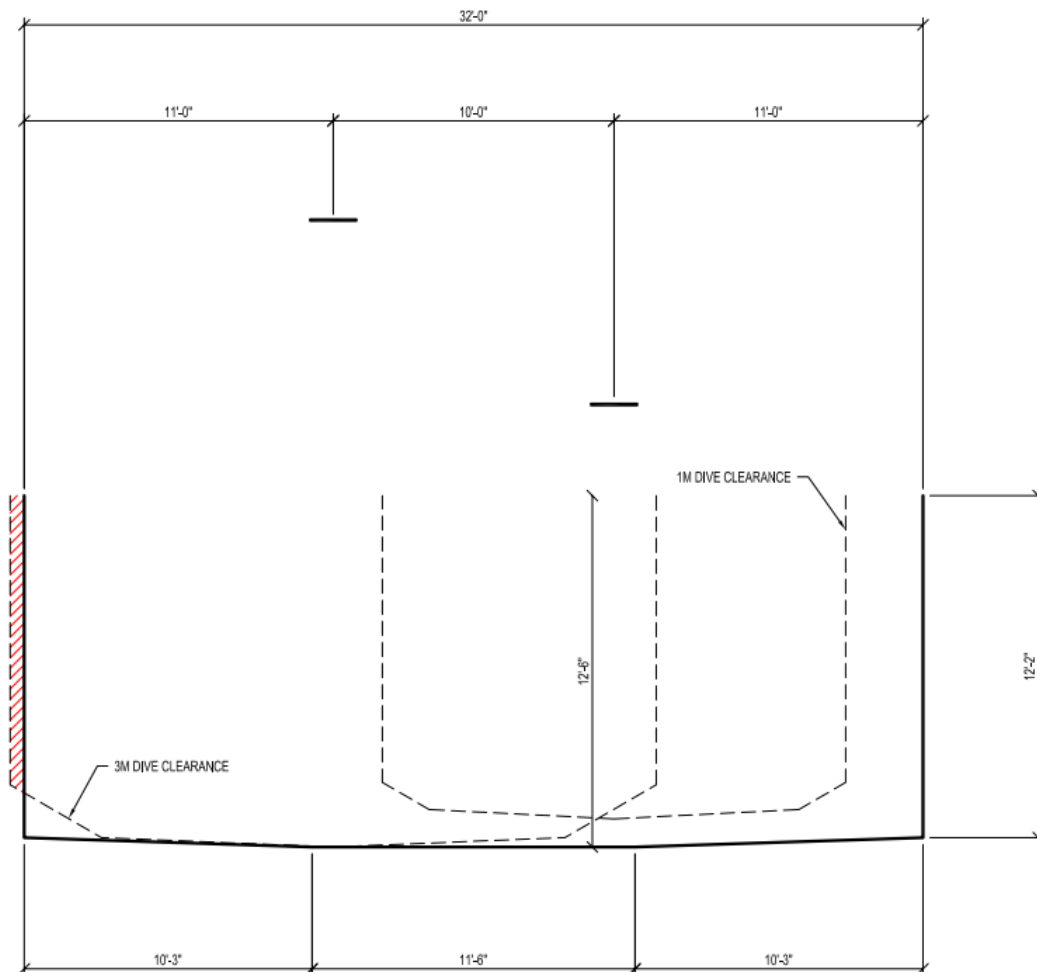
1M DIVE SECTION

c.



3M DIVE SECTION

- d.
e. However, the 3-meter board does not meet the required distance from the side wall (red area below). It is currently 6" too close to the wall.



f. Recommendation:

- i. **Repair landing pad.** This pad should be repaired or replaced to provide a continuous, slip-resistant surface and reduce the risk of impact injuries. Repairs should comply with diving safety standards and manufacturer recommendations.
- ii. **The City should ensure that the diving board surface is maintained in a non-skid, slip-resistant condition to reduce the risk of falls and injuries.** If the existing board surface shows signs of wear, delamination, or reduced traction, the City should repair or replace the board to meet current safety expectations and support safe use during all operating conditions.
- iii. **Move the location of the 3-meter dive stand to be in compliance with required distance from the sidewall.**

9. Americans with Disabilities Act (Fig. 66)

- a. In 2010, the Department of Justice implemented the Americans with Disabilities Act (ADA) requiring compliant accessibility to all pools, including those in operation at the time the law was enacted. The ADA Act requires that a swimming pool with a perimeter that is more than 300' to have at least two accessible means of entry,

provided that the primary accessible means of entry is an ADA compliant swimming pool lift or ADA compliant swimming pool ramp with handrails. An ADA compliant pool lift should be installed to meet the standard.

- i. The pool contains 5 grab rails, 3 stair entries, a zero-depth entry and one ADA lift.
- ii. The swimming pool's perimeter size necessitates two means of accessible entry.
- iii. The zero-depth entry does not qualify for a compliant entry due to the lack of handrails.
- iv. One additional ADA compliant lifts should be installed before the 2026 summer season to meet the ADA standard.

b. Recommendation:

- i. **To comply with ADA accessibility requirements, an additional ADA-compliant pool lift should be installed.**

10. Virginia Graeme Baker Pool and Spa Safety Act (Fig. 49-50)

- a. All main drains with dimensions 18" x 23" or smaller are classified as "blockable" and must have a VGB stamped and certified "unblockable" grate cover with tamper proof screws. The federal regulations of VGB were passed by Congress in 2008 and are designed to reduce the potential for suction and hair entrapment in commercial swimming pools at all suction outlets (e.g. main drains, skimmer equalizer lines, etc.). The Consumer Product Safety Commission (CPSC) is tasked with federally enforcing all VGB regulations, but due to the vast number of commercial swimming pools in the United States, enforcement most commonly is the responsibility of the local governing agencies (e.g. public health departments, building departments, etc.). The Aquatic Park consists of three main drains in the deep end of the pool that serve as suction outlets to the surge tank in the mechanical room, and two wall suction inlets beneath the waterslide tower that serve as the supply line for the waterslides. Staff report the pool contains VGBA main drain covers that were installed in 2023 since the previous covers had met the lifespan/expiration date on the cover, and all 5 covers were observed to be in place during the site visit.

b. Recommendation:

- i. **Ensure VGBA grates are secured prior to start of 2026 season. Fasteners should be intact, tamper-resistant, and installed per manufacturer specifications to reduce the risk of entrapment and maintain compliance with federal safety requirements.**

11. Pool Deck | Coping Stone (Fig. 25-34)

- a. Throughout the pool deck and perimeter concrete coping area there was observed cracking, spalling, and delamination. The concrete around the facility exhibits a mix of settlement-related cracking and weathering, though most of the areas of concern are within the coping concrete adjacent to the pool's stainless-steel gutter system.
- b. Crumbling concrete was observed on the coping joints throughout the deck edge and have been either patched or are in varying states of failure. A full coping replacement has occurred in some sections, but the repairs have resulted in an uneven appearance and varied performance as some of the areas have subsequently spalled after patching and replacement.
- c. Gaps between the coping and gutter in multiple zones are consistent with age-related settlement and failure of backer rod and caulking installation. These gaps

could allow chlorinated water to infiltrate and accelerate deterioration of both the gutter flange and deck anchoring components.

- d. From the site visit observation the concrete in the deep area by the diving boards is too thin, and there appears to be no structural steel (wire mesh or rebar). This concrete needs to be at least 3" thick with wire mesh. It also appears that there is no seal between the concrete and stainless-steel gutter. They are differential materials and will expand and contract at different rates. This gap will also allow water to penetrate the area below the concrete. Freeze-thaw cycles will cause the concrete in this area to crumble within a few seasons after replacement. A caulk joint should be present between the concrete and stainless-steel gutters as well.
- e. The deck in this general areas underneath the deep water drop slide is also heaving and settling. Staff report when the waterslide was installed there were areas of voids beneath the deck that were discovered. If the deck keeps settling, apart from removing the deck and addressing the soils, considering the depth of the dive pool, mud jacking could be considered as an option. Mudjacking (or slab jacking) is a concrete repair method that lifts sunken slabs by drilling holes and pumping a cement-based slurry underneath to fill voids and raise the concrete back to its original level, offering a cheaper, faster alternative to replacement for driveways, patios, and sidewalks. The process involves injecting a mixture of water, soil, sand, and cement under pressure, which stabilizes the soil and restores the concrete's position, with minimal disruption and quick return to use. Verification would be needed from the mud jacking contractor to verify the pool walls would not be compromised during this process.
- f. The deck contains deck drains whereby the water drains from the deck. Staff did not report any issues with the deck drains and no ponding water was observed on the deck.
- g. **Recommendation:**
 - i. **Replace coping concrete. New coping should be properly reinforced, sloped for drainage, and detailed to accommodate differential movement between materials.**
 - ii. **Caulk gaps between pool deck and coping stone and coping stone and gutter. These joints should be cleaned, fitted with appropriate backer rod, and sealed with a flexible, pool-grade sealant designed to accommodate thermal expansion and contraction.**

12. Pool Mechanical Systems

- a. The main drains are under suction through a 12-inch Schedule 40 PVC pipe that is rated for 2,093 gallons per minute (GPM) at 6 feet per second. The flow rate of 1,236 GPM is within this rating and the main drains are capable of handling 100% of the circulation rate. At 3' per second of gravity flow, the gutters can handle 1,047 GPM, just under 100% capacity. The current standard is for pools to be able to handle 100% of the flow rate through both the main drains and perimeter overflow system.
- b. The Aquatic Park contains a single Paddock high-rate sand vertical filter. The filter contains 66.4 square feet of filter area at 18.6 GPM per square foot which exceeds the industry standard of 15 GPM/SF. The filters are rated for 1,234 GPM which is just below the pool's designed flow rate of 1,236 GPM. The filter was installed in 2022 and replaced the original gravity sand filter bed. At that time the previous filter was converted to the pool's surge pit. The filter's sand should be changed approximately every 5 to 7 years. When filter sand remains in the filter for a lengthy about of time

without the system operational, channels can be formed in the sand which can be detrimental to the filtration process. Monitoring water quality and pressure gauges will help determine when the sand should be replaced over the next several years.

- c. County Code requires the pool to meet a 6-hour turnover rate for the recirculation system. With the flow rate of 1,236, this requirement is met with the existing system.
- d. The pool mechanical system contains a BecSys-3 automated chemical controller. The chemical controller automatically calls for feed of chlorine and the pH buffer as necessary minimizing the peaks and valleys common when the chemical feed is controlled manually. This controller is within current industry standards for this type of swimming pool and was installed in 2023.
- e. Staff report water chemistry becomes difficult to manage with a sudden influx of swimmers, prompting staff to make adjustments during operating hours. This suggests marginal capacity in the filtration or chemical control systems during peak loads.
- f. According to County Code, “A satisfactory recirculation system for the swimming pool shall be installed consisting of circulation pumps, chemical dosing equipment (alum and alkali) or surge tank, float valve control on water supply, hair and lint catcher, chlorinator, indicator, recording and totalizing instrument, flow meters, pressure gauges, and piping connections to inlets and outlets, and all other necessary fixtures and connections.” The Aquatic Park meets these requirements.
- g. The recirculation systems’ piping consists of Schedule 40 PVC with an 8” pressure line and suction lines transitioning from two 12” to 8” in diameter. The 8” pressure line is rated for 1,559 GPM at 10’ per second. The pool’s flow rate of 1,236 falls within this GPM rating. Visual inspection revealed corrosion on pipe supports and signs of leakage from the motor and pump box.
- h. The chemical feed system is automated, with liquid chlorine and sulfuric acid dosed through Stenner pumps. Additionally, the chemical feed room contains one eye wash station.
- i. The pool’s sanitizer (sodium hypochlorite) and pH buffer (acid) are stored in a room adjacent to the pool mechanical room with exterior access. While there is exterior access, the interior access to this space is through a door from the main mechanical area. Furthermore, the pool chemicals are stored in the same room, though a block wall separates the tanks for each of them. A separate dedicated and ventilated chemical storage room for both the sanitizer and pH buffer is recommended and is the current industry standard. These spaces are strongly recommended to be exhausted independently to the exterior, typically at rates around 15-20 air changes per hour, depending on specific code requirements. These dedicated spaces should be planned for in a future renovation. These chemicals have caused some rust and corrosion in the mechanical space, particularly on pipe supports.
- j. A variable frequency drive is not installed on the recirculation system. A variable-frequency drive (VFD) is a system for controlling the rotational speed of an alternating current (AC) electric motor by controlling the frequency of the electrical power supplied to the motor. Consideration should be made to install a VFD on the recirculation system during a mechanical renovation.
- k. The pool’s recirculation system contains a flow meter, and the typical standard is to install the flow meter with at least ten pipe diameters downstream and five pipe diameters upstream on a straight run of piping. According to manufacturer

guidelines this will achieve the most accurate readings. The current location of the flow meter meets this standard.

- l. The Aquatic Park is drained after the summer operating season which is the typical standard for an outdoor pool in a freezing climate. It is important to have all water removed from its pipes before a hard freeze occurs since water can expand up to 25% of its original volume while freezing. If not properly winterized in a freezing climate, a pool can sustain catastrophic damage due to broken pipes under the pool, underground and in the filter room. Water trapped in a 45 or 90 deg fitting will break first as compared to straight pipe because the ice is constructed when it begins to expand. If the pumps, hair and lint pot, filter, and heater are not drained, they can freeze, crack, and have to be replaced. Winterize all the lines with a compressor and antifreeze, and pump the main outlet pipes dry with a sump pump in the outlet sumps. All lines should be plugged with expandable rubber plugs and confirm that the hydrostatic valve is operable. All the filters, pumps, heater, hair and lint strainers, and chemical feeders should also be drained.

m. Recommendations

- i. **Replace rusted pipe supports. These supports should be replaced to ensure proper alignment, reduce stress on piping, and prevent future leaks or failures. Replacement supports should be corrosion-resistant and appropriately anchored.**
- ii. **Plan for separation of chemical storage spaces.**
- iii. **Follow proper winterization protocols for Aquatic Park pool components.**
- iv. **Install variable frequency drives on the recirculation system and feature system.**

Bonner Springs Aquatic Park Pictures



Figure 1 Bonner Springs Aquatic Park



Figure 2 Zero-depth beach entry



Figure 3 Children's play feature



Figure 4 Waterslide tower



Figure 5 Children's slide



Figure 6 Seating area (therapy pool)



Figure 7 Deep end



Figure 8 Deep area waterslide



Figure 9 1-meter and 3-meter diving boards



Figure 10 Former splashpad



Figure 11 Cracking on therapy pool island



Figure 12 Cracking on underwater seating bench



Figure 13 Cracking, heaving and settling in pool stair entry



Figure 14 Concrete failure and delamination in pool stair entry



Figure 15 Concrete chipping under pool gutter



Figure 16 Exposed concrete under pool gutter



Figure 17 Gaps between pool wall and gutter



Figure 18 Vertical cracking on shallow end pool wall



Figure 19 Cracking beneath pool gutter



Figure 20 Concrete pitting around pool wall lane target



Figure 21 Vertical wall cracking in pool corner



Figure 22 Surface cracking on pool floor



Figure 23 Swimming pool expansion joint



Figure 24 Exposed concrete wall at base of pool wall



Figure 25 Pool gutter edge and deck



Figure 26 Shrinking caulking and cracking in deck to gutter transition area

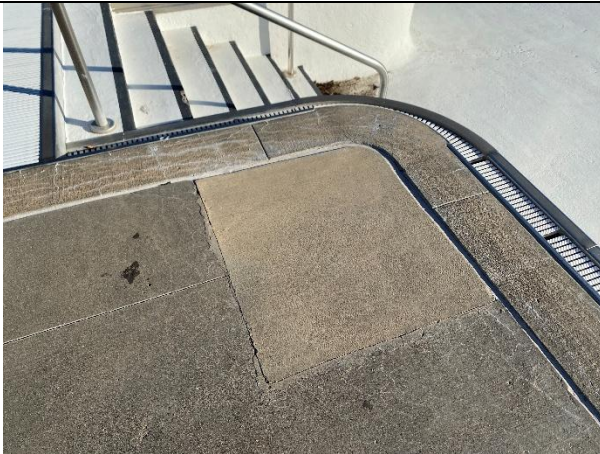


Figure 27 Area of piping and deck repair



Figure 28 Missing caulking in transition to pool



Figure 29 Faded depth marking on deck



Figure 30 Area of deck to pool concrete transition



Figure 31 Cracking through deck edge and deep water markings



Figure 32 Cracking and corrosion on pool deck by ladder railings

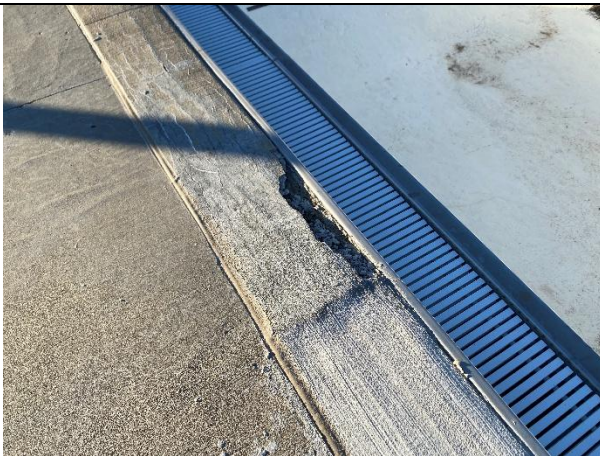


Figure 33 Missing concrete at deck edge to gutter



Figure 34 Concrete failure at deck edge to gutter



Figure 35 Sinking pool deck beneath deep slide



Figure 36 Missing depth markers in 3'6" area



Figure 37 Gap in gutter grating



Figure 38 Gaps and bowing in gutter grating



Figure 39 Children's SCS play feature



Figure 40 Corrosion on play feature bolt, missing steering wheel feature

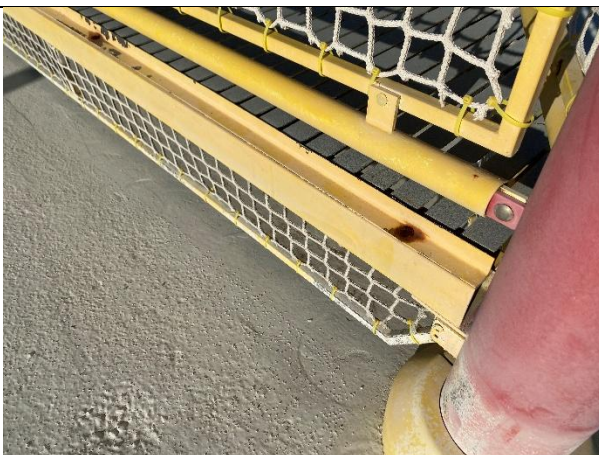


Figure 41 Corrosion on play feature base

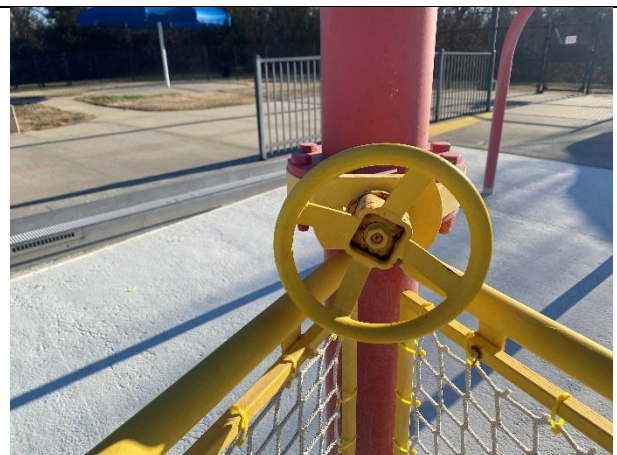


Figure 42 Steering wheel interactive feature



Figure 43 Waterslide pump pit



Figure 44 Concrete failing on waterslide pump support base



Figure 45 Waterslide pump, motor, strainer



Figure 46 Corrosion on waterslide tower stairs



Figure 47 Delaminating non-skid surfacing tape



Figure 48 Corrosion on underside of waterslide tower



Figure 49 Waterslide suction inlets



Figure 50 Main drains



Figure 51 Pool mechanical room



Figure 52 Chlorine room



Figure 53 Acid storage room



Figure 54 Chemical controller



Figure 55 Flow meter



Figure 56 High-rate sand filtration



Figure 57 Recirculation piping



Figure 58 Pool recirculation pump



Figure 59 Pool surge pit (previous sand filter)



Figure 60 Pool pressure piping



Figure 61 Play feature pump, motor, and strainer



Figure 62 1-meter diving board



Figure 63 3-meter diving board



Figure 64 Diving board safety surface



Figure 65 Stair entry



Figure 66 ADA lift



Figure 67 Separation of deck and gutter



Figure 68 Crossing activity



Figure 69 Crossing activity mat



Figure 70 Shade structure

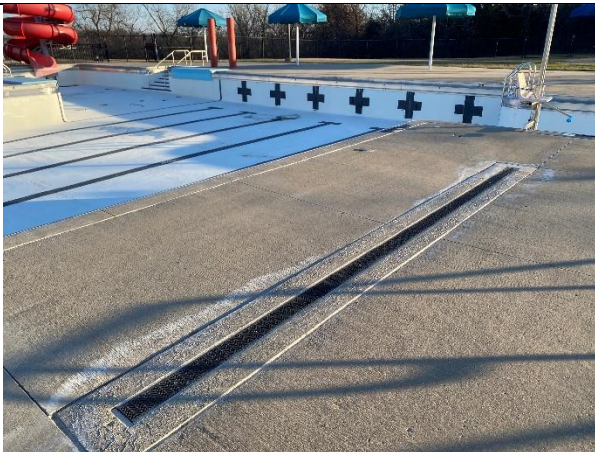


Figure 71 Deck drain

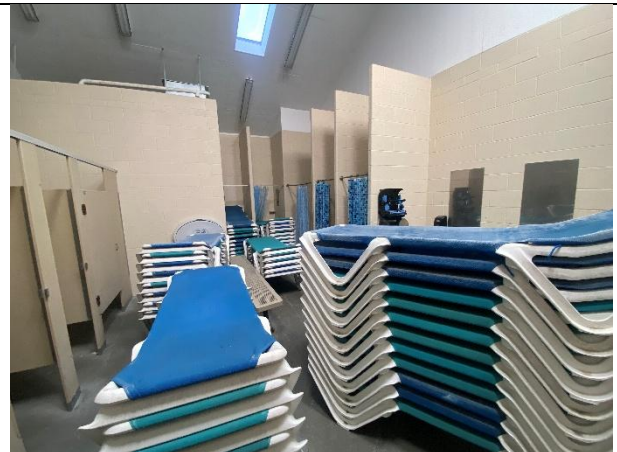


Figure 72 Locker rooms

Appendix



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Memorandum

Date: March 9, 2026
To: Mayor and City Council
From: Mark Lee

Subject: Acceptance of the Sandstone Townhomes Sanitary Sewer Lift Station, Sanitary Sewer and Public Water Supply Infrastructure.

Recommendation: Staff recommends approval.

Action: Make a motion to accept certain public improvements within the Sandstone Pointe Townhome development.

Background: These improvements were constructed as part of the Sandstone Pointe Townhomes development. The improvements being accepted at this time include the construction of the sanitary sewer piping system and associated lift station, as well as the water mains. As construction is ongoing within the subdivision, the city shall not accept the associated storm water management system and interior street network until the project is completed. With residents living within some of the units though, staff felt it necessary to accept the installation and construction of the public infrastructure listed above.

Discussion: City staff and the City Engineer have reviewed the improvements and have found them to be substantially completed.

Financial Impact:

City of Bonner Springs City Council Staff Report

SANDSTONE POINTE TOWNHOME PUBLIC IMPROVEMENT ACCEPTANCE

Topic: Acceptance of the Sandstone Townhomes public improvements.

Narrative: The final inspection was performed by the City Engineer and the City Inspector from Wilson & Company in August of 2025.

The Performance/Maintenance Bond issued by Merchants National Bonding, Inc. in the amount of \$1,617,457.50.

Presented by: Mark Lee – Community Development Director

Staff Recommendation:

Staff recommends the Governing Body accept the Public Improvements as listed for “Sandstone Pointe Townhomes”. The Public Improvements were installed in conformance with the approved Construction Documents and the requirements of the Subdivision Regulations under the observation of the City Inspector. At this time, we are accepting the following improvements:

- Sanitary Sewer Lift Station
- Sanitary Sewer Mains
- Water Mains

At this time the city will not accept the streets, nor the storm water conveyance systems as there is still active construction occurring on the site.

Attached to the original Bond document is a “Rider” issued by the bond company, this Rider is an explanation regarding the issuance of duplicate bond numbers and the correction of said bond number to 101622139. The City Clerk and Community Development Director are in possession of the bond and rider and shall file accordingly.

Upon acceptance, recommend activating the Maintenance Bond issued to Site Rite Construction, bound unto and callable to the City of Bonner Springs for a period of two (2) years from the date of acceptance subject to (1) condition:

1. Provide the Community Development Director a copy of the “Contractor’s Final Release and Waiver of Lien” to ensure that all bills have been paid.

DRT Review Comments:

Attachments:

Memorandum

Date: March 9, 2026
To: Mayor and City Council
From: Mark Lee

Subject: BSZO-01-26 Unified Development Ordinance Amendment - Short-term Rental Regulations

Recommendation: Staff and the Planning Commission recommend approval.

Action: Make a motion to adopt an ordinance amending the Unified Development Ordinance establishing regulations and requirements for short-term rentals.

Background: Staff has recognized the growing popularity of short-term rentals, both locally and nationally. In an effort to provide guidance on the permitting and regulation of short-term rentals within the City of Bonner Springs, staff has created a conditional use standard – Short-term Rental – to be added to the Unified Development Ordinance (UDO).

The proposed regulations were derived from short-term rental regulations adopted by municipalities within the surrounding Kansas City Metro. Especially the regulations adopted by municipalities that have similar demographic information and housing stock vacancy rates as Bonner Springs.

Discussions between the Community Development Department, Economic Development, the City Manager, City Clerk, the Fire Department, and the Police Department were held to coordinate the requested requirements from each department. Additionally, two (2) workshop sessions were held to discuss the proposed regulations. The first was held by the Planning Commission on December 16th, 2025. The second workshop session was a joint session between the Planning Commission and City Council which was held on January 15, 2026.

The attachments indicate the regulations and requirements in the Conditional Development Standards section of the UDO, the Zoning Table of Allowed Uses with Short-term Rentals uses listed, updated General Definitions and Land Use Definitions, and the proposed Neighborhood Information document.

Staff has made the appropriate changes that were derived from the work session held on January 15, 2026.

Discussion: A Public Hearing was held on February 17th, 2026 at which, by a 5-1 vote the Planning Commission recommended approval to the Council.

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 4
BSZO-01-26

Topic: **PUBLIC HEARING – BSZO-01-26 – Unified Development Ordinance Amendment** - Consider the creation of a conditional development standard – Short-term Rental – the regulations being proposed were derived from regulations adopted in several municipalities in the Kansas City Metro Area.

Narrative:

Staff has recognized the growing popularity of short-term rentals, both locally and nationally, in an effort to provide guidance on the permitting and regulation of short-term rentals within the City of Bonner Springs, staff has created a conditional use standard – Short-term Rental – to be added to the Unified Development Ordinance (UDO).

The proposed regulations were derived from short-term rental regulations adopted by municipalities within the surrounding Kansas City Metro. Especially the regulations adopted by municipalities that have similar demographic information and housing stock vacancy rates as Bonner Springs.

Discussions between the Community Development Department, Economic Development, the City Manager, City Clerk, the Fire Department, and the Police Department were held to coordinate the requested requirements from each department. Additionally, two (2) workshop sessions were held to discuss the proposed regulations. The first was held by the Planning Commission on December 16th, 2025. The second workshop session was a joint session between the Planning Commission and City Council which was held on January 15, 2026.

The attachments indicate the regulations and requirements in the Conditional Development Standards section of the UDO, the Zoning Table of Allowed Uses with Short-term Rentals uses listed, updated General Definitions and Land Use Definitions, and the proposed Neighborhood Information document. Staff has made the appropriate changes that were derived from the work session held on January 15, 2026.

Presented by: Mark Lee – Community Development Director

Prepared by: Kiley Meierarend – City Planner

Staff Recommendation: Staff recommends the Planning Commissions approve the regulations as written.

Attachments:

Zoning Table with applicable use

Recommended Short-term Rental Conditional Development Standards(2pgs)

Updated Definitions

Neighborhood Information Document (1pg)

Table Legend		Official Zoning Districts														Parking Space Requirements
P	Use is permitted in the district indicated	LA, Loring Agricultural District	LR, Loring Residential District	RR, Rural Residential District	ER, Estate Residential District	GR, General Residential District	CC, Central Commercial District	LC, Local Commercial District	GC, General Commercial District	HC, Highway Commercial District	LI, Light Industrial District	HI, Heavy Industrial District	MR, Mixed-Residential District	MC, Mixed-Use Commercial District	ENT, Entertainment / Amusement Park District	
	Use is prohibited in the district indicated															
S	Use is permitted in the district indicated following approval of a Special Use Permit															
#	Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note															
Land Uses																

Residential Land Uses																
Assisted Living or Nursing Facility				S	S			P					S	S		2 + 1: 500 SF
Bed & Breakfast			S	S	S								S			2 + 1: unit
Boarding or Lodging House			S	S	S								S			1: unit
Dwelling, Manufactured Home	P-13	P-13	P-13													2: dwelling
Dwelling, Mobile Home																2: dwelling
Dwelling, Modular Home	S-14	S-14	S-14	S-14	S-14											2: dwelling
Dwelling, Multi-Family							P						P	P		1.5: unit
Dwelling, Single-Family Attached					P-15								P-15			2: dwelling
Dwelling, Single-Family Detached	P	P	P	P	P	P	P						P			2: dwelling
Dwelling, Single-Family Duplex					P	P							P			2: dwelling
Group Home			P	P	P		S						P			1.5: bed
Manufactured Home Park	S-16	S-16	S-16	S-16												2: dwelling
Rehabilitation Home			S	S												1: 400 SF
Short-term Rental	S-30	S-30	S-30	S-30	S-30	S-30	S-30						S-30			2: unit
Civic, Institutional, and Special Land Uses																
Airport or Helistop	S	S	S									S				1: 200 SF
Cemetery	S	S	S	S	S								S			1: unit
Club, Private			S	S	S											1: 400 SF
Community Garden	P	P	P	P	P	P	P						P			1: 400 SF accessible area
Community Gathering, Private	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	1: 3 attendees
Community Gathering, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P		1: 3 anticipated attendees
Day Care Center			S-18	S-18	S-18		S-18						S-18		S-18	1: 250 SF
Day Care Residence		S-19	S-19	S-19	S-19								S-19			None
Farmer's Market	S-20				S-20	S-20	S-20						S-20	S-20		4: booth
Library						P	P	P	P	S			P			1: 300 SF

28. Utility Distribution

Utility Distribution areas shall be screened from public view using a vantage point six (6) feet in height from Grade.

- a. Public view shall be considered the visibility of ground equipment areas from a public Right-of-Way or other public space, including but not limited to a dedicated or reserved park, plaza, mutual Access Easement, or other area intended for public gathering or use.
- b. Screening mechanisms shall meet the general requirements listed in **Section 4.05.C**.

29. Vehicle Tow or Storage Lot

Areas used for the storage of vehicles shall be screened from public view using a vantage point six (6) feet in height from Grade.

- a. Public view shall be considered the visibility of ground equipment areas from a public Right-of-Way or other public space, including but not limited to a dedicated or reserved park, plaza, mutual Access Easement, or other area intended for public gathering or use.
- b. Screening mechanisms shall meet the general requirements listed in **Section 4.05.C**.

30. Short-term Rental

"Short-term rental" for the purposes of this section is defined as the leasing of single-family dwellings, two-family dwellings, attached dwellings, accessory dwelling units, and dwelling units in commercial buildings, or a portion thereof, for not more than twenty-eight (28) consecutive days.

- a. It shall be unlawful for a property or dwelling unit to be leased to any person for dwelling purposes without first obtaining a Special Use Permit for a short-term rental.
- b. Each short-term rental shall obtain a business license through the City Clerk, and it shall be maintained in accordance with Chapter 5 of the Bonner Springs Municipal Code.
- c. General Requirements
 1. The duration of each rental must be for a minimum of two (2) consecutive nights.
 2. There may be no more than two (2) adults per bedroom with a maximum of seven (7) total overnight guests.
 3. The short-term rental must be registered with a booking service.
 4. A Special Use Permit for a short-term rental will not be issued if the application is for a property that is within 1,000 feet of an existing short-term rental.
 - a. The 1,000 feet will be measured at the closest point between the property line of the newly requested Special Use Permit and the property line of any property with an existing Special Use Permit for a short-term rental.
 - b. For short-term rentals in the Central Commercial district, no more than one (1) parcel shall be granted a special use permit within a street block face.
 - c. Only one (1) short-term rental shall be issued per addressed dwelling.
 5. Two (2) off-street parking spaces shall be provided, except for short-term rentals in the Central Commercial district one (1) space shall be provided.
 6. No more than two (2) short-term rental permits can be held by the same owner at any given time in the City of Bonner Springs.
 7. Short-term rentals shall not be permitted on parcels in which the use is prohibited by deed or plat.

8. The property owner shall display a current "Neighborhood Information" document. The Neighborhood Information document will be provided by the City and shall inform the guests of the maximum overnight occupancy, the phone number for the Community Development Department and the Code Enforcement Officer, and explain that all guests of any short-term rental are required to comply with all relevant City ordinances and State Statutes.
 9. The property owner shall be responsible for the collection of all lodging/transient guest taxes duly owed under state and local law.
 10. Occupants of a short-term rental shall obey all applicable municipal codes, ordinances, and laws of the county and state.
- d. Application Requirements – The application materials for a Special Use Permit as listed in **Section 2.03B** above shall be required in addition to the following requirements.
1. A letter of consent from the property owner acknowledging the application for the property to be used as a short-term rental.
 2. A management plan for the property consisting of:
 - a. Contact information for the responsible party who will run and maintain the short-term rental, the responsible party shall be available 24 hours a day, seven days a week during any rental period to address complaints;
 - i. It shall include the person's name, phone number, and address within a 30-minute drive of the subject property. A post office box is not acceptable as a mailing address for any such person.
 - ii. If the responsible party is a part of a management company, the State of Kansas Business ID for the company shall be provided.
 - b. The proposed percentage of the year that the property will be used as a short-term rental.
 - c. The booking service that the short-term rental will be listed through; and
 - d. A copy of the listing materials and rules for the short-term rental and the posted safety plan.
 3. An accurate floor plan, including all exits for fire safety purposes, the number of bedrooms used, and number of beds proposed to be used.
 4. Proof of an insurance liability policy covering the entire subject property.
 5. The report from an interior inspection performed by the City or their designee, shall confirm that the property has:
 - a. A working fire extinguisher on each floor of the residence used for short-term rental that is maintained according to State requirements and properly displays the inspection history of the device; and
 - b. Interconnected and functional smoke alarms installed in every room used for sleeping with an additional alarm installed on every level of the short-term rental space in non-sleeping areas. Each short-term rental shall have a functioning carbon monoxide alarm.
 6. A parking plan, indicating the dedicated off-street parking spaces on the subject property.

7. Proof of registration with a booking service.
8. Additional site plans and other related materials, at the discretion of the Community Development Director

The City shall have authority to exercise its licensing powers under **Section 2.03B** including the power to revoke a Special Use Permit for a property found to be in violation of this Code.

Chapter 5. Definitions

Section 5.01. General Definitions

This **Section 5.01** defines general terms used throughout these regulations:

1. **Abutting**
Adjacent, adjoining, and contiguous to.
2. **Access**
A means of approaching and entering a Parcel or structure, or the ability to traverse a Parcel or structure.
3. **Alley**
A secondary means of Access to Abutting Parcels constructed within a dedicated Right-of-Way which is used primarily for vehicular service Access to the back or sides of Parcels otherwise Abutting on a street.
4. **Alteration**
A physical change in, or to, a Building or site.
5. **Applicant**
The person responsible for the submission of an application as, or on behalf of, the property owner
6. **Attached**
A method of construction in which one object, structure, or other feature is dependent on another in order to remain structurally sound, operational, and suitable for human and natural interaction.
7. **Automatic Irrigation**
A permanent automated irrigation system designed to start and stop the transport and distribution of water through a supply channel.
8. **Bedroom**
Any room or space used or intended to be used for sleeping purposes in a dwelling unit. The room or space must include a closet and a window that meets egress requirements.
9. **Berm**
An earthen mound designed to provide visual interest, screening, or buffer.
10. **Block**
A Parcel of land or a group of Parcels bounded by thoroughfare Right-of-Ways.
11. **Board of Zoning Appeals**
The Board of Zoning Appeals of the City of Bonner Springs, Kansas.
12. **Booking Service**
One or more online, computer, or application-based platforms that specialize in short-term rental travel bookings that individually or collectively can be used to list or advertise offers, and either accept such offers, or reserve pay for such rentals.
13. **Building Code**
The officially adopted Building Code of the City of Bonner Springs, Kansas, as amended.

85. *Nonconforming*

A condition that occurs when, on the effective date of adoption of this code or a previous ordinance or on the effective date of an ordinance, text amendment, or rezoning, an existing Lot, structure, Development, or use of an existing Lot or structure does not conform to one or more of the regulations currently applicable to the district in which the Lot, structure, Development, or use is located.

86. *Nonconforming Lot*

See **Section 2.07.C.**

87. *Nonconforming Structure*

See **Section 2.07.D.**

88. *Nonconforming Use*

See **Section 2.07.E.**

89. *Occupant*

Any individual who lives or sleeps in a building or has possession of a space within a building.

90. *Occupied*

The use or intended use of land or Buildings by proprietors or tenants.

91. *Official Zoning Districts*

*Sections of the City of Bonner Springs, Kansas, as depicted on the Official Zoning Map established in **Section 2.04.A.***

92. *Off-Site*

Outside the limits of the area encompassed by a subject Parcel, or the limits of a Development.

93. *On-Site*

Within the limits of the area encompassed by a subject Parcel, or the limits of a Development.

94. *Open Space*

Any public or private land or area intended for preservation, recreation, amenities, buffering, or Landscaping.

95. *Orientation*

The direction in which a structure's primary Façade is facing.

96. *Oversizing*

The designing of Infrastructure to handle an excess of the maximum needed to serve a Development.

97. *Owner*

Any person, agent, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the State, County or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

98. *Parcel*

A contiguous quantity of land in the possession of, owned by, or recorded as the property of the same owner or owners, and which includes the terms "Tract" and "Lot".

99. *Parking Space*

Stalls, including but not limited to those within a garage, reserved exclusively for the parking of a vehicle.

100. Person

An individual, corporation, partnership or any other group that acts as a unit.

101. Pitched Roof

See Roof, Pitched.

102. Phase

A designated portion of a Development that is intended to be constructed prior to other designated portions of the Project.

103. Planning Commission

The Planning Commission of the City of Bonner Springs, Kansas.

104. Plat

A document made to a measurable scale upon which a description and definition of real property is made, and indicates the way in which the requirements of these regulations are to be met.

105. Premises

A lot, plot or parcel of land, easement or public way, to include any structures thereon.

106. Primary Building

The Building(s) on a Parcel that are Occupied by the primary use.

107. Professional Engineer

A person licensed as a Professional Engineer in the State of Kansas.

108. Project

A submission, or series of submissions, intended to develop or redevelop land within the City.

109. Protected Tree

An Existing Tree in excess of two inches in Diameter at Breast Height that is designated to remain On-Site during and after Development.

110. Rear Lot Line

See Lot Line, Rear.

111. Recreational Vehicle

Any type of vehicle used primarily for recreational pleasure, which is either self-propelled, mounted on, or pulled by another vehicle.

112. Rehabilitation

The act or process of returning a property to a state of utility through repair or Alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

113. Responsible Party

An individual or entity designated by the property owner to manage the short-term rental and respond to complaints or emergencies, ensure compliance with applicable regulations, and maintain communication with the guests and authorities.

157. Street block face

All the lots fronting one side of any street segment intersected by two other streets.

158. Street, Collector

A collector thoroughfare, either existing or planned, as depicted on the City's most recent Transportation Plan Map.

159. Street, Cul-de-sac

A type of dead-end street having one vehicular Access to another street, and terminated on the opposite end by a vehicular turnaround.

160. Street, Dead-end

A street, other than a cul-de-sac, with only one outlet.

161. Street, Interior

Streets that are generally located within a Development boundary.

162. Structure

Anything above three (3) feet in height constructed or erected that is secured to the ground or something else secured to the ground, or is placed on the ground and intended for human activity, including but not limited to Buildings and Signs, but excluding Fences, Retaining Walls, Sidewalks, and curbs.

163. Subdivider

Any person or authorized agent thereof that divides or proposes to divide land to constitute a Subdivision.

164. Subdivision

The division of a tract of land into two or more Lots for the purpose, whether immediate or future, of sale or building Development or transfer of ownership except for transfer to heirs of an estate, and shall include re-Subdivision.

165. Submittal Date

The day or date on which an application is submitted.

166. Surveyor

A person licensed as a surveyor in the State of Kansas.

167. Tangent Line

The line formed by continuing the trajectory of a straight line that meets a curve end or start point.

168. Tenant

A person who owns or is entitled to occupy a Dwelling Unit, Parcel, or other Structure.

169. These Regulations

The Unified Development Code of the City of Bonner Springs.

170. Topography

The physical terrain elevation and slope of a Parcel.

171. Tract

A Parcel recorded with the County by means of metes and bounds, conveyance, or other instrument, excluding a Plat.

265. Salvage Operation or Junk Yard

An establishment engaged in the storing, selling, dismantling, shredding, compressing, or salvaging of materials, equipment, or motor vehicles for the purposes of selling, recycling, or discarding said items, and which may include Improvements such as Fences, machinery for recycling or moving said items, and offices for the operation of such establishment.

266. School, College or University

A public or private institution providing post-secondary education and degree issuance for studies involving the arts, humanities, sciences, or other advance fields of study, but excluding technical skills or trades.

267. School, High

A public or private institution providing education to students in grades 9 through 12.

268. School, Kindergarten through Intermediate

A public or private institution providing education to students in kindergarten through grade 8

269. School, Trade

A public or private institution providing courses of study wholly within an Enclosed Building leading to credentialing in a recognized profession, including but not limited to information technology, dental assistance, medical assistance, and mechanical services,

270. Seasonal Sales

A temporary Retail establishment relating to or varying in occurrence according to the season, including but not limited to farmer's markets, exclusive sales of Christmas trees, pumpkins, firewood, or other seasonal items, or semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows.

271. Self-storage, Indoor

An establishment located wholly within an Enclosed Building providing individual units for rent or lease solely for the storage of personal items of the lessee.

272. Self-storage, Outdoor

An establishment providing individual units for rent or lease solely for the storage of personal items of the lessee, wherein Access to the units is achieved via outdoor Driveways internal to the site.

273. Shooting Range

An establishment wholly Enclosed within a Building engaged in the planned discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any similar firearm for training or recreational purposes.

274. Short-term Rental

The leasing of single-family dwellings, two-family dwellings, attached dwellings, accessory dwelling units, and dwelling units in commercial buildings, or a portion thereof, for not more than twenty-eight (28) consecutive days.

275. Sports Court or Field

An accessory area designed for recreational purposes, including but not limited to basketball courts, tennis courts, volleyball courts or pits, or other field sports, and which may include necessary fencing and lighting features.

276. Stable, Commercial

An establishment offering the boarding, breeding, training, or raising of horses for a fee, including but not limited to the rental of horses for riding or other equestrian activities.

Neighborhood Information

SHORT-TERM RENTAL GUIDELINES

Occupants of a short-term rental shall obey all applicable municipal codes, ordinances, and laws of the county and state.

Overnight Occupancy

The maximum overnight occupancy is seven (7) total guests

Noise Ordinance

It is unlawful for any person to make or allow to be made within the city limits of the City of Bonner Springs, Kansas, any excessive, unnecessary, unusual, disturbing, or loud noise which creates a nuisance or injures, annoys, disturbs, or endangers the comfort, health, peace, or safety of others, or interferes with the use or enjoyment of property of any other person, unless the making of such noise is necessary for the protection and preservation of property or the health and safety of individuals in the City.

Parking Requirements

Vehicles shall be parked on a paved driveway.



For Emergencies Contact 911

Bonner Springs Police
Department, Non-Emergency
Dispatch: 913-596-3000

Bonner Springs Code
Enforcement: 913-298-3195

Community Development
Department: 913-667-1710

City of Bonner Springs
200 E. 3rd Street, Bonner Springs, KS
913-422-1020 | www.bonnerrsprings.org



Table Legend		Official Zoning Districts														Parking Space Requirements
P	Use is permitted in the district indicated	LA, Loring Agricultural District	LR, Loring Residential District	RR, Rural Residential District	ER, Estate Residential District	GR, General Residential District	CC, Central Commercial District	LC, Local Commercial District	GC, General Commercial District	HC, Highway Commercial District	LI, Light Industrial District	HI, Heavy Industrial District	MR, Mixed-Residential District	MC, Mixed-Use Commercial District	ENT, Entertainment / Amusement Park District	
	Use is prohibited in the district indicated															
S	Use is permitted in the district indicated following approval of a Special Use Permit															
#	Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note															
Land Uses																

Residential Land Uses																
Assisted Living or Nursing Facility				S	S			P					S	S		2 + 1: 500 SF
Bed & Breakfast			S	S	S								S			2 + 1: unit
Boarding or Lodging House			S	S	S								S			1: unit
Dwelling, Manufactured Home	P-13	P-13	P-13													2: dwelling
Dwelling, Mobile Home																2: dwelling
Dwelling, Modular Home	S-14	S-14	S-14	S-14	S-14											2: dwelling
Dwelling, Multi-Family							P						P	P		1.5: unit
Dwelling, Single-Family Attached					P-15								P-15			2: dwelling
Dwelling, Single-Family Detached	P	P	P	P	P	P	P						P			2: dwelling
Dwelling, Single-Family Duplex					P	P							P			2: dwelling
Group Home			P	P	P		S						P			1.5: bed
Manufactured Home Park	S-16	S-16	S-16	S-16												2: dwelling
Rehabilitation Home			S	S												1: 400 SF
Short-term Rental	S-30	S-30	S-30	S-30	S-30	S-30	S-30						S-30			2: unit
Civic, Institutional, and Special Land Uses																
Airport or Helistop	S	S	S									S				1: 200 SF
Cemetery	S	S	S	S	S								S			1: unit
Club, Private			S	S	S											1: 400 SF
Community Garden	P	P	P	P	P	P	P						P			1: 400 SF accessible area
Community Gathering, Private	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	1: 3 attendees
Community Gathering, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P		1: 3 anticipated attendees
Day Care Center			S-18	S-18	S-18		S-18						S-18		S-18	1: 250 SF
Day Care Residence		S-19	S-19	S-19	S-19								S-19			None
Farmer's Market	S-20				S-20	S-20	S-20						S-20	S-20		4: booth
Library						P	P	P	P	S				P		1: 300 SF

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Utility Distribution areas shall be screened from public view using a vantage point six (6) feet in height from Grade.

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- b. Each short-term rental shall obtain a business license through the City Clerk, and it shall be maintained in accordance with Chapter 5 of the Bonner Springs Municipal Code.
- c. General Requirements
 1. The duration of each rental must be for a minimum of two (2) consecutive nights.
 2. There may be no more than two (2) adults per bedroom with a maximum of seven (7) total overnight guests.
 3. The short-term rental must be registered with a booking service.
 4. A Special Use Permit for a short-term rental will not be issued if the application is for a property that is within 1,000 feet of an existing short-term rental.
 - a. The 1,000 feet will be measured at the closest point between the property line of the newly requested Special Use Permit and the property line of any property with an existing Special Use Permit for a short-term rental.
 - b. For short-term rentals in the Central Commercial district, no more than one (1) parcel shall be granted a special use permit within a street block face.
 - c. Only one (1) short-term rental shall be issued per addressed dwelling.
 5. Two (2) off-street parking spaces shall be provided, except for short-term rentals in the Central Commercial district one (1) space shall be provided.
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 - ii. If the responsible party is a part of a management company, the State of Kansas Business ID for the company shall be provided.
 - b. The proposed percentage of the year that the property will be used as a short-term rental.
 - c. The booking service that the short-term rental will be listed through; and
 - d. A copy of the listing materials and rules for the short-term rental and the posted safety plan.
 3. An accurate floor plan, including all exits for fire safety purposes, the number of bedrooms used, and number of beds proposed to be used.
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 5. The report from an interior inspection performed by the City or their designee, shall confirm that the property has:
 - a. A working fire extinguisher on each floor of the residence used for short-term rental that is maintained according to State requirements and properly displays the inspection history of the device; and
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A lot, plot or parcel of land, easement or public way, to include any structures thereon.

106. Primary Building

The Building(s) on a Parcel that are Occupied by the primary use.

107. Professional Engineer

A person licensed as a Professional Engineer in the State of Kansas.

108. Project

A submission, or series of submissions, intended to develop or redevelop land within the City.

109. Protected Tree

An Existing Tree in excess of two inches in Diameter at Breast Height that is designated to remain On-Site during and after Development.

110. Rear Lot Line

See Lot Line, Rear.

111. Recreational Vehicle

Any type of vehicle used primarily for recreational pleasure, which is either self-propelled, mounted on, or pulled by another vehicle.

112. Rehabilitation

The act or process of returning a property to a state of utility through repair or Alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

113. Responsible Party

An individual or entity designated by the property owner to manage the short-term rental and respond to complaints or emergencies, ensure compliance with applicable regulations, and maintain communication with the guests and authorities.

157. Street block face

All the lots fronting one side of any street segment intersected by two other streets.

158. Street, Collector

A collector thoroughfare, either existing or planned, as depicted on the City's most recent Transportation Plan Map.

159. Street, Cul-de-sac

A type of dead-end street having one vehicular Access to another street, and terminated on the opposite end by a vehicular turnaround.

160. Street, Dead-end

A street, other than a cul-de-sac, with only one outlet.

161. Street, Interior

Streets that are generally located within a Development boundary.

162. Structure

Anything above three (3) feet in height constructed or erected that is secured to the ground or something else secured to the ground, or is placed on the ground and intended for human activity, including but not limited to Buildings and Signs, but excluding Fences, Retaining Walls, Sidewalks, and curbs.

163. Subdivider

Any person or authorized agent thereof that divides or proposes to divide land to constitute a Subdivision.

164. Subdivision

The division of a tract of land into two or more Lots for the purpose, whether immediate or future, of sale or building Development or transfer of ownership except for transfer to heirs of an estate, and shall include re-Subdivision.

165. Submittal Date

The day or date on which an application is submitted.

166. Surveyor

A person licensed as a surveyor in the State of Kansas.

167. Tangent Line

The line formed by continuing the trajectory of a straight line that meets a curve end or start point.

168. Tenant

A person who owns or is entitled to occupy a Dwelling Unit, Parcel, or other Structure.

169. These Regulations

The Unified Development Code of the City of Bonner Springs.

170. Topography

The physical terrain elevation and slope of a Parcel.

171. Tract

A Parcel recorded with the County by means of metes and bounds, conveyance, or other instrument, excluding a Plat.

265. Salvage Operation or Junk Yard

An establishment engaged in the storing, selling, dismantling, shredding, compressing, or salvaging of materials, equipment, or motor vehicles for the purposes of selling, recycling, or discarding said items, and which may include Improvements such as Fences, machinery for recycling or moving said items, and offices for the operation of such establishment.

266. School, College or University

A public or private institution providing post-secondary education and degree issuance for studies involving the arts, humanities, sciences, or other advance fields of study, but excluding technical skills or trades.

267. School, High

A public or private institution providing education to students in grades 9 through 12.

268. School, Kindergarten through Intermediate

A public or private institution providing education to students in kindergarten through grade 8

269. School, Trade

A public or private institution providing courses of study wholly within an Enclosed Building leading to credentialing in a recognized profession, including but not limited to information technology, dental assistance, medical assistance, and mechanical services,

270. Seasonal Sales

A temporary Retail establishment relating to or varying in occurrence according to the season, including but not limited to farmer's markets, exclusive sales of Christmas trees, pumpkins, firewood, or other seasonal items, or semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows.

271. Self-storage, Indoor

An establishment located wholly within an Enclosed Building providing individual units for rent or lease solely for the storage of personal items of the lessee.

272. Self-storage, Outdoor

An establishment providing individual units for rent or lease solely for the storage of personal items of the lessee, wherein Access to the units is achieved via outdoor Driveways internal to the site.

273. Shooting Range

An establishment wholly Enclosed within a Building engaged in the planned discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any similar firearm for training or recreational purposes.

274. Short-term Rental

The leasing of single-family dwellings, two-family dwellings, attached dwellings, accessory dwelling units, and dwelling units in commercial buildings, or a portion thereof, for not more than twenty-eight (28) consecutive days.

275. Sports Court or Field

An accessory area designed for recreational purposes, including but not limited to basketball courts, tennis courts, volleyball courts or pits, or other field sports, and which may include necessary fencing and lighting features.

276. Stable, Commercial

An establishment offering the boarding, breeding, training, or raising of horses for a fee, including but not limited to the rental of horses for riding or other equestrian activities.

Neighborhood Information

SHORT-TERM RENTAL GUIDELINES

Occupants of a short-term rental shall obey all applicable municipal codes, ordinances, and laws of the county and state.

Overnight Occupancy

The maximum overnight occupancy is seven (7) total guests

Noise Ordinance

It is unlawful for any person to make or allow to be made within the city limits of the City of Bonner Springs, Kansas, any excessive, unnecessary, unusual, disturbing, or loud noise which creates a nuisance or injures, annoys, disturbs, or endangers the comfort, health, peace, or safety of others, or interferes with the use or enjoyment of property of any other person, unless the making of such noise is necessary for the protection and preservation of property or the health and safety of individuals in the City.

Parking Requirements

Vehicles shall be parked on a paved driveway.



For Emergencies Contact 911

Bonner Springs Police
Department, Non-Emergency
Dispatch: 913-596-3000

Bonner Springs Code
Enforcement: 913-298-3195

Community Development
Department: 913-667-1710

City of Bonner Springs
200 E. 3rd Street, Bonner Springs, KS
913-422-1020 | www.bonnerrsprings.org



SPECIAL USE PERMIT (SUP) APPLICATION
Short-term Rental Application

Staff Use Only

SUP - _____

PC Date: _____

CC Date: _____

Date Rec'd: _____

Rec'd by: _____

Date: _____

Subject Property Address: _____

Applicant Name: _____ Phone: _____

Address: _____

E-mail (required): _____

Record Property Owner: _____ Phone: _____

Parcel No.: _____ Quarter Section: _____ Section/Township/Range: _____

Legal Description of the Tract: _____

Tract Acreage: _____ General Location/Cross-streets: _____

Zoning: _____ Present Use: _____ Requested Use: _____

I hereby certify that the information herein submitted is complete, true, and accurate. That I have been reviewed the development procedures and guidelines required, and I hereby grant the City permission to post a public notice sign on the subject property.

Applicant Signature: _____ Date: _____

Applicant Name (Printed): _____

Does Applicant have Permission from the Owner(s) to Apply for an SUP and Authorize Permission to Post?

Yes ____ No ____

=====

Special Use Permit (SUP) Application Process

A pre-application meeting with the Community Development Director is required prior to application submittal.
Call or email to set an appointment -- 913-667-1708

Applicants are encouraged to communicate with all adjacent property owners prior to beginning the special use permit process.

Submittal Requirements

_____ Completed and signed application – Signature of applicant and property owner’s consent are required

_____ Letter of Consent from the property owner(s)

_____ Management plan for the subject property

The management plan must include:

- Contact information for the responsible party
 - Name, Phone Number, Address, and State of Kansas Business ID if applicable,
- Percentage of the year that the property will be used as a short-term rental,
- The booking service(s) that the property will be listed on, and
- A copy of the listing materials, the rules for the short-term rental, and the posted safety plan.

_____ Floor plan

The floor plan must include:

- All exits,
- the number of bedrooms, and
- the dimensions of each room proposed to be used.

_____ Proof of an insurance liability policy covering the entire subject property

_____ Report from a completed and recent interior inspection performed by the City or their designee

_____ Parking plan

_____ Proof of registration with a booking service

_____ Check for \$300.00 – made payable to the City of Bonner Springs for application fee

_____ PDF copy of all drawings must be emailed to the Community Development Director

Additional fees

City staff generates a list of property owners within the 200’ radius of the exterior of the subject property and creates and mails notification of a public hearing for a Special Use Permit application.

- *Applicants will be billed \$12 for each unique property owner on the 200’ mailing list.*

City staff submits the required notification to the City newspaper for publication not less than 20 days prior to the public hearing.

- *Applicants will be billed for the publishing costs.*

City staff will prepare and post a Notice of Public Hearing sign.

- *Applicants will be billed \$25 for the first sign and \$10 for each additional sign, if applicable.*

Meetings

The Planning Commission holds a public meeting and votes to recommend approval or denial of the application.

- *Planning Commission meetings are typically on the third (3rd) Tuesday of each month at 6:30 PM*

The Governing Body will review the application for consideration and action at a regular City Council meeting.

- *The City Council typically meets on the second (2nd) and fourth (4th) Monday of each month at 7:30 PM.*

Reference

Lists of all Special Uses are in the Unified Development Ordinance Section 2.05 – Table of Allowed Uses

Additional information on Special Uses is located in the Unified Development Ordinance Section 2.06 – Conditional Development Standards

https://www.bonnerrsprings.org/DocumentCenter/View/92/zoning_ordinance?bidId=

Questions? -- Contact the Community Development Director at 913-667-1708

=====

FEES

Application Fee: \$300	\$ _____
Notification: _____ x \$12 =	\$ _____
Publication:	\$ _____
Sign (first): \$25	\$ _____
Add'l Signs _____ x \$10 =	\$ _____

=====

Total Due: \$ _____

Ordinance No. ____ Summary

On _____, 2026, the City of Bonner Springs, Kansas, adopted Ordinance No. ____, to implement regulations for short-term rentals with the City of Bonner Springs. A complete copy of this Ordinance is available at www.bonnerrsprings.org or at the Bonner Springs City Clerk's Office, 200 East Third Street.

This summary certified by Danny C. Trent, City Attorney.

DRAFT

Ordinance No. ____

An Ordinance of the Governing Body Amending the Unified Development Ordinance of Bonner Springs by establishing the standards and regulations for Short-term Rentals in Section 2.06.B.30 – Short-term Rental.

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

Section I: Definitions.

Unless otherwise expressly stated or the context clearly indicates a different intention, the following terms shall, for the purpose of the Unified Development Ordinance, have the meanings indicated in this Section.

- a. Bedroom means any room or space used or intended to be used for sleeping purposes in a dwelling unit. The room or space must include a closet and a window that meets egress requirements.
- b. Booking Service means one (1) or more online, computer, or application-based platforms that specialize in short-term rental travel bookings that individually or collectively can be used to list or advertise offers, and either accept such offers, or reserve pay for such rentals.
- c. Occupant means any individual who lives or sleeps in a building or has possession of a space within a building.
- d. Owner means any person, agent, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the State, County or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.
- e. Person means an individual, corporation, partnership or any other group that acts as a unit.
- f. Premises means a lot, plot or parcel of land, easement or public way, to include any structures thereon.
- g. Responsible Party means an individual or entity designated by the property owner to manage the short-term rental and respond to complaints or emergencies, ensure compliance with applicable regulations, and maintain communication with the guests and authorities.
- h. Short-term Rental means the leasing of single-family dwellings, two-family dwellings, attached dwellings, accessory dwelling units, and dwelling units in commercial buildings, or a portion thereof, for not more than twenty-eight (28) consecutive days.
- i. Street block face means all the lots fronting one side of any street segment intersected by two other streets.

Section II: The Unified Development Ordinance shall be amended by adding Section 2.06.B.30 – Short-term Rental for the regulation of short-term rentals. Section 2.06.B.30 shall read as follows:

30. Short-term Rental

- a. “Short-term rental” for the purposes of this section is defined as the leasing of single-family dwellings, two-family dwellings, attached dwellings, accessory dwelling units, and dwelling units in commercial buildings, or a portion thereof, for not more than twenty-eight (28) consecutive days.

- b. It shall be unlawful for a property or dwelling unit to be leased to any person for dwelling purposes without first obtaining a Special Use Permit for a short-term rental.
- c. Each short-term rental shall obtain a business license through the City Clerk, and it shall be maintained in accordance with Chapter 5 of the Bonner Springs Municipal Code.
- d. General Requirements
 - 1. The duration of each rental must be for a minimum of two (2) consecutive nights.
 - 2. There may be no more than two (2) adults per bedroom with a maximum of seven (7) total overnight guests.
 - 3. The short-term rental must be registered with a booking service.
 - 4. A Special Use Permit for a short-term rental will not be issued if the application is for a property that is within 1,000 feet of an existing short-term rental.
 - a. The 1,000 feet will be measured at the closest point between the property line of the newly requested Special Use Permit and the property line of any property with an existing Special Use Permit for a short-term rental.
 - b. For short-term rentals in the Central Commercial district, no more than one (1) parcel shall be granted a special use permit within a street block face.
 - c. Only one (1) short-term rental shall be issued per addressed dwelling.
 - 5. Two (2) off-street parking spaces shall be provided, except for short-term rentals in the Central Commercial district one (1) space shall be provided.
 - 6. No more than two (2) short-term rental permits can be held by the same owner at any given time in the City of Bonner Springs.
 - 7. Short-term rentals shall not be permitted on parcels in which the use is prohibited by deed or plat.
 - 8. The property owner shall display a current "Neighborhood Information" document. The Neighborhood Information document will be provided by the City and shall inform the guests of the maximum overnight occupancy, the phone number for the Community Development Department and the Code Enforcement Officer, and explain that all guests of any short-term rental are required to comply with all relevant City ordinances and State Statutes.
 - 9. The property owner shall be responsible for the collection of all lodging/transient guest taxes duly owed under state and local law.
 - 10. Occupants of a short-term rental shall obey all applicable municipal codes, ordinances, and laws of the county and state.
- e. Application Requirements – The application materials for a Special Use Permit as listed in **Section 2.03B** above shall be required in addition to the following requirements.
 - 1. A letter of consent from the property owner acknowledging the application for the property to be used as a short-term rental.
 - 2. A management plan for the property consisting of:
 - a. Contact information for the responsible party who will run and maintain the short-term rental, the responsible party shall be available 24 hours a day, seven days a week during any rental period to address complaints;
 - i. It shall include the person's name, phone number, and address within a 30-minute drive of the subject property. A post office box is not acceptable as a mailing address for any such person.
 - ii. If the responsible party is a part of a management company, the State of Kansas Business ID for the company shall be provided.

- b. The proposed percentage of the year that the property will be used as a short-term rental.
 - c. The booking service that the short-term rental will be listed through; and
 - d. A copy of the listing materials and rules for the short-term rental and the posted safety plan.
3. An accurate floor plan, including all exits for fire safety purposes, the number of bedrooms used, and number of beds proposed to be used.
4. Proof of an insurance liability policy covering the entire subject property.
5. The report from an interior inspection performed by the City or their designee, shall confirm that the property has:
 - a. A working fire extinguisher on each floor of the residence used for short-term rental that is maintained according to State requirements and properly displays the inspection history of the device; and
 - b. Interconnected and functional smoke alarms installed in every room used for sleeping with an additional alarm installed on every level of the short-term rental space in non-sleeping areas. Each short-term rental shall have a functioning carbon monoxide alarm.
6. A parking plan, indicating the dedicated off-street parking spaces on the subject property.
7. Proof of registration with a booking service.
8. Additional site plans and other related materials, at the discretion of the Community Development Director
- f. The City shall have authority to exercise its licensing powers under **Section 2.03B** including the power to revoke a Special Use Permit for a property found to be in violation of this Code.

Section III: This ordinance shall be in full force and effect after passage and publication in the official city newspaper through July 31st, 2027.

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

Attest:

Thomas A. Stephens, Mayor

Christina Brake, City Clerk

(Seal)

Memorandum

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

Subject: Resolution to Terminate the City's Industrial Revenue Bonds for the Guy B. Tiner Project (Series 2015)

Recommendation: The City's Bond Counsel and staff recommend approval.

Action: Make a motion to adopt a resolution authorizing the City to execute a special warranty deed, a release of real estate, and other release documents and to take certain other actions to effect the option to purchase the project pursuant to the lease in connection with the City's aggregate principal amount of \$1,285,000 industrial revenue bonds series 2015.

Background: On May 1, 2015, the City issued Industrial Revenue Bonds in the amount of \$1,285,000 for Guy B. Tiner Project for property tax abatement and sales tax exemption to acquire, construct, and improve a multifamily housing facility located within the City, including buildings and improvements.

The Guy B. Tiner Series 2015 Industrial Revenue Bonds were paid off on or about January 1, 2026. At the end of the bond issuance, the company is able to execute the purchase option documents to have the property reconveyed to the company.

Discussion:

Financial Impact: With the Industrial Revenue Bonds reaching maturity, the property tax abatement on the property will end. Full property tax will be realized for 2026 (collected in 2027) and future years.

RESOLUTION NO. 2026-__

A RESOLUTION AUTHORIZING THE CITY OF BONNER SPRINGS, KANSAS, TO EXECUTE A SPECIAL WARRANTY DEED, A RELEASE OF REAL ESTATE, AND OTHER RELEASE DOCUMENTS AND TO TAKE CERTAIN OTHER ACTIONS TO EFFECT THE OPTION TO PURCHASE THE PROJECT PURSUANT TO THE LEASE IN CONNECTION WITH THE CITY'S AGGREGATE PRINCIPAL AMOUNT OF \$1,285,000 INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW), SERIES 2015 (GUY B. TINER PROJECT).

WHEREAS, the City of Bonner Springs, Kansas (the "City"), is authorized pursuant to the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the "Act"), to acquire, purchase, construct and equip certain facilities (as defined in the Act), and to issue industrial revenue bonds for the purpose of paying the cost of such facilities, and to lease such facilities to private persons, firms or corporations;

WHEREAS, the City passed Ordinance No. 2400 on May 11, 2015, authorizing the issuance of its Industrial Revenue Bonds (Taxable Under Federal Law), Series 2015 (Guy B. Tiner Project), in the aggregate principal amount of \$1,285,000 (the "Bonds"), pursuant to a Trust Indenture dated as of May 1, 2015 (the "Indenture"), between the City and Security Bank of Kansas City, Kansas City, Kansas, as trustee (the "Trustee"), for the purpose of paying the costs to acquire, construct and improve a multifamily housing facility located within the City, including buildings and improvements (the "Project");

WHEREAS, the City leased the Project to Guy B. Tiner, an individual (the "Tenant"), pursuant to the terms of a Lease dated as of May 1, 2015 (the "Lease"), between the City and the Tenant;

WHEREAS, the Bonds were paid off on or about January 1, 2026, and there are no Bonds currently outstanding;

WHEREAS, pursuant to Section 17.1 of the Lease, the Tenant has the right and option to purchase the Project by giving written notice to the City and the Trustee of the Tenant's election to exercise his option and specifying the date (the "Closing Date"), which date must neither be earlier than thirty (30) days nor later than one hundred eighty (180) days after the notice is given;

WHEREAS, pursuant to the Lease, the City is required to convey the Project to the Tenant upon adequate notice once the Bonds have been fully paid and all other obligations and duties of the Tenant under the Lease have been performed and satisfied;

WHEREAS, the Tenant has requested that the City waive the notice period and be permitted to exercise his option to purchase the Project at a date agreed by the parties;

WHEREAS, the City is willing to waive the notice specified in the Lease, and the Trustee has indicated it is also willing to waive such notice; and

WHEREAS, the Governing Body of the City finds and determines that it is necessary and

desirable for the City to approve the execution of certain documents and take certain other actions as herein provided to convey to the Tenant the Project once the City receives certification by the Trustee that the Bonds have been fully paid and all other requirements of the Lease relating to the exercise of the purchase option have been satisfied.

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

Section 1. Acknowledgment and Approval. The City hereby acknowledges and approves the Tenant's request to exercise his option to purchase the Project pursuant to the Lease, and agrees to waive the notice provisions of **Section 17.1** of the Lease and to set the Closing Date at such date as agreed by the parties.

Section 2. Conveyance. The City hereby approves the sale and conveyance of the Project, as provided in the Lease; provided, however, that prior to such sale and conveyance, the City shall have received the \$1,000 purchase price and the certificate of the Trustee that the Bonds have been paid in full.

Section 3. Authorization and Execution of Documents. The Mayor is hereby authorized and directed to execute and deliver a special warranty deed, a release of real estate, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution (the "Release Documents") (copies of said documents shall be filed in the records of the City) for and on behalf of and as the act and deed of the City, subject to the confirmation by Kutak Rock LLP, the City's Bond Counsel, that the conditions set forth herein have been satisfied, including, but not limited to, payment of any fees and expenses of the City's Bond Counsel in connection with the transaction. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the Release Documents and, as applicable, to file the same of record in Wyandotte County, Kansas.

Section 4. Further Authority. The City shall, and the officers and agents of the City are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the City with respect to the Release Documents.

Section 5. Effective Date. This Resolution shall take effect and be in full force from and after its adoption by the Governing Body of the City.

[Remainder of Page Intentionally Left Blank]

ADOPTED by the City Council of the City of Bonner Springs, Kansas, on March 9, 2026.

CITY OF BONNER SPRINGS, KANSAS

(Seal)

By _____
Thomas A. Stephens, Mayor

ATTEST:

Christina Brake, City Clerk

When Recorded Return To:
Bridget Morris
Kutak Rock LLP
2405 Grand Boulevard, Suite 600
Kansas City, MO 64108

(Space above reserved for the Register of Deeds' recording information)

Title of Document: RELEASE OF REAL ESTATE

Date of Document: MARCH [], 2026

Grantor: CITY OF BONNER SPRINGS, KANSAS

Grantee: GUY B. TINER

Grantee's Address: 13125 RICHLAND AVENUE
BONNER SPRINGS, KANSAS 66012

Legal Description: SEE **EXHIBIT A** ATTACHED HERETO

Reference Instrument No.: 2015R-06535
2015R-06536

RELEASE OF REAL ESTATE

FOR VALUE RECEIVED, the **CITY OF BONNER SPRINGS, KANSAS** (the “Issuer” and “Grantor”), **GUY B. TINER**, an individual (the “Tenant” and “Grantee”), and **SECURITY BANK OF KANSAS CITY**, Kansas City, Kansas (the “Trustee”), under that certain Trust Indenture dated as of May 1, 2015, between the Issuer and the Trustee, as trustee (the “Indenture”), hereby release, terminate, and discharge the property attached hereto as **Exhibit A** (the “Land”) and all Improvements (as defined in the Indenture) thereon from the following documents, including all liens described therein or held by the undersigned thereon, all recorded in the office of the Register of Deeds of Wyandotte County, Kansas:

1. Lease dated as of May 1, 2015 (the “Lease”), as memorialized by a Memorandum of Lease dated as of May 1, 2015, by and between the Issuer and the Tenant and recorded as Document No. 2015R-06535, on May 20, 2015.
2. Assignment of Lease dated as of May 1, 2015 (the “Assignment of Lease”) between the Issuer and the Trustee and recorded as Document No. 2015R-06536, on May 20, 2015.

The Lease and the Assignment of Lease are terminated effective as of the date of this document.

This Release of Real Estate is dated as of March [], 2026.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the **CITY OF BONNER SPRINGS, KANSAS**, has hereunto caused this **RELEASE OF REAL ESTATE** to be signed on its behalf as of the date first above written.

CITY OF BONNER SPRINGS, KANSAS

By: _____
Thomas A. Stephens
Mayor

(SEAL)

ATTEST:

Christina Brake
City Clerk

“ISSUER”

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS.
COUNTY OF WYANDOTTE)

The foregoing instrument was acknowledged before me on March ____, 2026, by Thomas A. Stephens, Mayor, and Christina Brake, City Clerk, respectively, of the **CITY OF BONNER SPRINGS, KANSAS**, a municipal corporation and political subdivision of the State of Kansas.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public
Printed Name: _____

My Commission Expires: _____

Guy B. Tiner

Page 118 of 140

EXHIBIT A
DESCRIPTION OF PROPERTY

The following described real estate in Wyandotte County, Kansas:

Lot 10, TIBLOW CENTRE, a subdivision in the City of Bonner Springs, Wyandotte County, Kansas.

When Recorded Return To:
Bridget Morris
Kutak Rock LLP
2405 Grand Boulevard, Suite 600
Kansas City, MO 64108

(Space above reserved for the Register of Deeds' recording information)

Title of Document: SPECIAL WARRANTY DEED

Date of Document: MARCH [], 2026

Grantor(s): CITY OF BONNER SPRINGS, KANSAS

Grantee(s): GUY B. TINER AND SHERYL JOY TINER

Grantee Address: 13125 RICHLAND AVENUE
BONNER SPRINGS, KANSAS 66012

Legal Description: See **Exhibit A** Attached Hereto

**PURSUANT TO K.S.A. 79-1437(c), A REAL ESTATE SALES VALIDATION
QUESTIONNAIRE IS NOT REQUIRED DUE TO EXCEPTION #2**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on March [], 2026, by and between the **CITY OF BONNER SPRINGS, KANSAS**, a city of the second class duly organized and existing under the laws of the State of Kansas (the “Grantor”), and **GUY B. TINER** and **SHERYL JOY TINER**, husband and wife (the “Grantees”), whose mailing address is 13125 Richland Avenue, Bonner Springs, Kansas 66012;

WITNESSETH, that Grantor, in consideration of the sum TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee (the receipt of which is hereby acknowledged), does by these presents, sell and convey and confirm unto Grantee, its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situated in the County of Wyandotte and the State of Kansas, to-wit:

All that real estate described on **Exhibit A** attached hereto and incorporated herein by this reference as though fully set forth.

SUBJECT TO: (a) liens and encumbrances, if any, to which title to the property was subject when conveyed to the Grantor; (b) liens and encumbrances created by the Grantee or to the creation or suffering of which the Grantee consented; (c) liens and encumbrances resulting from the failure of the Grantee to perform or observe any of the agreements on its part contained in the Lease between the Grantor and the Grantee dated as of May 1, 2015; (d) outstanding taxes and assessments, general and special, if any; (e) easements, restrictions and reservations now of record; and (f) the rights of any party having condemned or who is attempting to condemn title to, or the use for a limited period of, all or any part of the property.

Grantor, for Grantor and Grantor’s heirs and personal representatives, covenants that Grantor is lawfully seized of Grantor's interest in the property and has good right to convey Grantor’s interest in the property and guarantees the quiet possession of the property against the claims of those claiming any right, interest or title through Grantor, except as may be described above, and further covenants that the property is free from all encumbrances created by Grantor, except as may be described above, and Grantor will warrant and defend the property against all lawful claims of those claiming any right, interest or title through Grantor, except as may be described above; but Grantor does not warrant title against those claiming a right, interest or title that arose prior to, or separate from, Grantor's interest in the property.

[Remainder of Page Intentionally Left Blank]

THIS SPECIAL WARRANTY DEED is executed as of the date first hereinabove written.

CITY OF BONNER SPRINGS, KANSAS

By: _____
Thomas A. Stephens
Mayor

(SEAL)

ATTEST:

Christina Brake
City Clerk

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS.
COUNTY OF WYANDOTTE)

The foregoing instrument was acknowledged before me on March ____, 2026, by Thomas A. Stephens, Mayor, and Christina Brake, City Clerk, respectively, of the **CITY OF BONNER SPRINGS, KANSAS**, a municipal corporation and political subdivision of the State of Kansas.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public
Printed Name: _____

My commission expires: _____

EXHIBIT A

The following described real estate in Wyandotte County, Kansas:

Lot 10, TIBLOW CENTRE, a subdivision in the City of Bonner Springs, Wyandotte County, Kansas.

Memorandum

Date: March 9, 2026
To: Mayor and City Council
From: Megan Gilliland

Subject: Centennial Park Extension Project Memorandum of Understanding

Recommendation: Staff recommends approval.

Action: Make a motion to authorize the city manager to sign a memorandum of understanding (MOU) for the Centennial Park Extension Project

Background:

Discussion: For the past several weeks, the City Council has heard proposals to create a public park in a vacant lot on Oak Street. The project is a public-private partnership with a private entity completing the project and the city purchasing the park and land, once the development is complete. A Memorandum of Understanding (MOU) has been developed to provide the private entity with assurances the City will fund this project and complete the sale once finished.

Financial Impact: The City has the cash flow to purchase the park land and improvements, once complete. The funding is provided through the Capital Improvement Reserve Fund, which has allocated \$864,600 toward public restrooms and a splash pad during the fiscal years of 2026, 2027 and 2028. The remaining funds would be provided through excess carryover in the General Fund from FY2025.

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (this “Memorandum”), dated March 9, 2026 between **Shiner Holding Company, LLC, or assignees, (“Developer”)** and **City of Bonner Springs, Kansas (“City”)**, describes the intent of the parties with respect to a development located at 121-123 Oak Street, Bonner Springs, Kansas, as more particularly described in Exhibit A (the “**Property**”).

Recitals

The following recitals are a material part of this Memorandum:

1. Developer owns or is under contract to acquire the Property. (to be defined - subject to survey), which is currently comprised of two parcels.
2. Developer intends to re-subdivide the Property into two new parcels in accordance with a subdivision plat (the “**Plat**”). One parcel will include the existing buildings (the “**SE Parcel**”) and the second parcel will include the existing vacant land (the “**NW Parcel**”).
3. In addition, the Developer intends to re-plat the two parcels (**NW Parcel and Plat**) into one parcel and develop the new parcel into a public park, including restrooms and accessory structures (the “**Park Project**”).
4. The City will assist Developer in (i) securing permits and approvals (collectively, “**Approvals**”) for the Plat and the development of the Park Project, and (ii) secure funding for the Park Project, as more fully described herein in **Exhibit B**.
5. Developer and City desire and commit to work together to provide further benefits to the downtown corridor, and overall community, in which the Project is located.
6. The City will purchase the Park Project, upon completion, from Shiner Holdings, LLC or their assignee, subject to review and approval of itemized financial receipts for expenditures.
7. Representatives of the parties hereto have negotiated very general initial business terms of this Memorandum as an expression of intent to proceed with further negotiations, and the parties shall not be legally bound hereby. Any legal rights or obligations of the parties shall arise solely out of subsequent negotiation and documentation, in one or more agreements executed by Developer and the County, upon corporate approval by Developer and all necessary legislative Approvals by the County.

NOW, THEREFORE, the parties intend to negotiate toward legally binding agreements, as follows:

1. **STATEMENT OF OVERALL INTENT.** Developer intends to undertake the **Park Project** in consideration of (i) Developer’s receipt of the Approvals and (ii) the City’s commitment to purchase the parcel upon completion. City shall seek the approval of the City Council and any other public entities required for (i) granting the Approvals and the Incentives, if any, and, (ii) all in a reasonable time period from the date of this Memorandum.
2. **INVESTMENTS.** It is anticipated that Developer will make the following commitments in connection with the Project:

- a. **Park Project.** The Developer expects to develop the Park Project substantially in accordance with the plans attached hereto as **Exhibit B**. THE PARTIES ACKNOWLEDGE AND AGREE THAT THE PLANS (I) ARE CONCEPTUAL AND SUBJECT TO CHANGE AND (II) SHALL NOT BE DEEMED A REPRESENTATION OR GUARANTEE OF THE FINAL LAYOUT OR THE AMENITIES THEREIN. The Developer shall advance all costs in connection with the Park Project. The estimated cost of the **Park Project**, including land and improvements, is not to exceed \$2.0 million. The Park Project will be owned by the Developer until such time the city completes the purchase of the completed Park Project.
 - b. The **Park Project** shall be constructed in compliance with all applicable Federal, State and local laws and regulations.
3. **DOWNPAYMENT.** In consideration of the construction of the **Park Project** and the other commitments by Developer set forth above, the City agrees to provide a downpayment of \$400,000 by March 25, 2026, which is applied against the purchase price of the **Park Project**.
 - a. **Fee Reductions.** The City shall collaborate with Developer to waive the costs of all city-collected fees concerning the Approvals.
4. **CORPORATE AND LEGISLATIVE APPROVALS.** The mutual statements of intent herein are subject to negotiation of the terms, legislative approval of the City, approvals by other legislative bodies as required by law, and approval by Developer.
5. **COOPERATION.** The parties will cooperate with each other in securing the Incentives and the Approvals.
6. **GENERAL.** This Memorandum shall be interpreted in accordance with the laws of the State of Kansas, and shall comply with those laws, including the Kansas Cash Basis Law It may be executed manually or by electronic signature, in any number of counterparts, each of which shall be effective as an original and all of which shall be considered one instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first written above.

Developer: Shiner Holding Company, LLC

By: Name: _____
 Title: _____
 Signature:_____

City: City of Bonner Springs, Kansas

By: Name: _____
 Title: _____
 Signature:_____

Attest:

By: Name: _____
 Title: _____
 Signature:_____

Exhibit A

Property

Commencing at a point 25 feet Northward from the Southwest corner of Lot 2 in Block 7 on the East side of Oak Street in the town of Tiblow, now a part of Bonner Springs, running thence along the East line of Oak Street Northward 25 feet, thence Eastward at right angles 137 1/2 feet, thence Southward at right angles 25 feet, thence Westward 137 1/2 feet to beginning of said lot, being a part of Lot 2, Block 7, TIBLOW, now a part of Bonner Springs, Wyandotte County, Kansas, also the following piece of land in said Lot 2, Block 7 as aforesaid; Commencing at the Southeast corner of Lot 2, as above described, running thence Westward along the South line of said Lot 2, 47 1/2 feet, thence Northward 25 feet, thence Eastward parallel with the South line 47 1/2 feet, thence Southward 25 feet to beginning corner, all in the town of Tiblow, now a part of Bonner Springs.

The Northwesterly 100 feet of Lot 2, Block 7, in TIBLOW, now a part of Bonner Springs, Kansas, also described as follows: Commencing at the Northwest corner of Lot 2, Block 7, in TIBLOW, now a part of Bonner Springs, Kansas, thence Southward along the Easterly line of Oak Street 100 feet; thence Easterly at right angles with Oak Street 137 1/2 feet; thence Northwesterly on a line parallel with the East line of Oak Street 100 feet; thence Southwesterly along the line between Lots 1 and 2, in Block 7, 137 1/2 feet to point of beginning, Bonner Springs, Wyandotte County, Kansas.

Developer intends to re-subdivide this land into two new parcels.

Exhibit B

Concept

THIS DRAWING IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THE PLANS ARE PRELIMINARY AND EXPECTED TO CHANGE BASED ON FURTHER ENGINEERING, ARCHITECTURAL, OR FEASIBILITY REVIEW.



EXHIBIT C

Scope of Work

The Park Project shall be constructed to extend Centennial Park and provide the following amenities:

1. ADA Compliant Public Restrooms;
2. Splash pad water feature and potential play features for general use in a city park; and
3. ADA Compliant walkway from Oak Street to the parking lot of Centennial Park.

The Developer will perform all construction efforts and provide infrastructure for future amenities needed.

The estimated timeline for this project to commence is April 2026. The estimated timeline for this project to conclude is in the fall of 2026.

Memorandum

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

Subject: Executive Session For Non-Elected Personnel Matters Pursuant to Exception K.S.A. 75-4319(b)(1) to discuss the City Manager's annual review.

Recommendation: Staff recommends to go into executive session for _____ minutes.

Action: 1. Make a motion to go into executive session to discuss non-elected personnel matters pursuant to exception, K.S.A.75-4319(b)(1). The open meeting will resume in the Council Chamber at _____p.m.

2. Make a motion to resume the open meeting with no action taken at _____p.m.

Background:

Discussion:

Financial Impact:

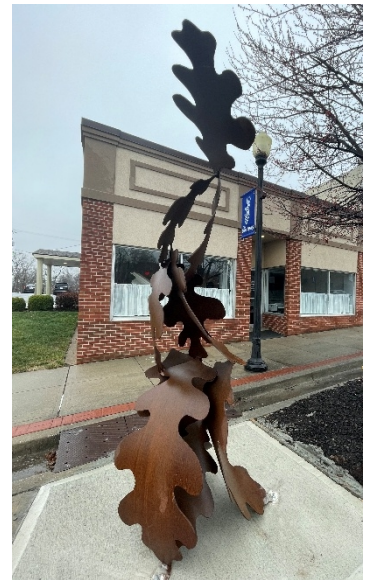
City Manager's Update

Date: February 20, 2026

To: Mayor and City Council

GENERAL:

- **Budget Calendar:** The budget calendar is attached. Please mark your calendars for the meetings with the City Council shown in bold. Dates are subject to change if legislative decisions impact the approval timeline.
- **New Sculpture Downtown:** Our newest permanent sculpture is now in downtown on Oak Street! "Oak Leaves" is a piece the city purchased using funds in 2025 since we didn't do a mural. This piece is located at 214 Oak and is a steel sculpture made to look like falling Oak leaves.



- **City of Bonner Springs' New Water Treatment Plant Receives Statewide Recognition:** The City of Bonner Springs' new Water Treatment Plant has been selected to receive an Award of Honor from the Associated General Contractors of Kansas as part of its annual State Building Awards program.

The Award of Honor recognizes outstanding construction projects across Kansas that demonstrate exceptional quality, innovation, and overall project execution. Bonner Springs' Water Treatment Plant was chosen from projects statewide, highlighting the City's commitment to delivering high-quality, reliable infrastructure for its residents and businesses.

"This recognition reflects the strong collaboration between the City, engineers, contractors, and inspectors who worked together to deliver a complex and critical public infrastructure project," said City officials. "The new Water Treatment Plant represents a long-term investment in public health, water reliability, and the future growth of Bonner Springs."

The AGC of Kansas State Building Awards program honors projects that excel in construction craftsmanship, problem-solving, safety, and community impact. An Award of Honor is one of the program's highest distinctions, placing the Bonner Springs Water Treatment Plant among the top construction projects completed in Kansas this year.

The project was formally recognized during the AGC of Kansas State Building Awards ceremony on Friday, February 13, in Wichita, alongside other award-winning projects from across the state.

City leadership noted that the new facility strengthens Bonner Springs' water system capacity, improves operational reliability, and positions the City to meet current and future demands while maintaining high standards for water quality and service.



- **Chimney Repair Update:** Repairs to the chimney are complete and the drive has been re-opened. Staff is working with the contractor completing the interior work to get those repairs on the schedule. The interior work will not affect the drive or City business.

LIBRARY:

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

PUBLIC WORKS:

- **Street Maintenance**
 - Crews completed asphalt repairs at multiple utility cut locations (Maple, Neconi, N. Bluegrass, Nettleton)
 - Installed a new radar speed sign post and updated speed limit signage along Cedar Street per Police Department Request.
 - Crews improved drainage conditions at the Riverview culvert box
 - Replaced three parking blocks at the Library to improve safety per Library Director's request.
- **Utilities**
 - The annual water usage report has been completed and submitted.
 - The City received a KDHE violation related to a notification letter that was allegedly not sent. Documentation confirmed the letter had been submitted, and KDHE withdrew the violation, acknowledging the error.
 - System hardness continues to remain stable at approximately 150 ppm.
 - Monthly samples were completed without issue.
 - Staff have begun a cleaning and preparation effort ahead of the KDHE inspection scheduled for March 12.
 - The division is also working to digitize five years of plant operational records, including samples and maintenance documentation.
- **Parks & Building Maintenance**
 - Aerated and overseeded park areas.
 - Added an additional disc golf basket location.

- Installed a culvert and pedestrian bridge at Kerry Roberts Park.
- Performed tree work and brush removal at Kerry Roberts Park.
- Removed a swing set and sand surfacing at Kerry Roberts Park due to safety and maintenance concerns.
- **Capital Project Updates**
 - 138th Street Project: All major underground and surface work (water, storm, curb, paving, sidewalks, hydro-mulch) is complete. Remaining work includes final 2" asphalt surface, signage, striping, and sod—to resume in spring.
 - Public Works Vehicle Storage Building Project: The assembly of the building structure is almost complete, with crews finishing several remaining exterior and structural items. Installation of the garage doors began on March 4th. Utility work will begin soon, with gas and electrical service installation scheduled within the next couple of weeks. Site concrete work is scheduled to begin after April 1st, once winter concrete rates change.



City of Bonner Springs
KANSAS

2027 Budget Development Calendar

Dates in bold print are City Council Sessions.

Monday, March 23	City Council Workshop - 2025 Annual Department Reviews
Monday, April 13	City Council Workshop - 2025 Annual Department Reviews
Wednesday, Apr 15	Financial History and YTD Operational Budget and CIP Worksheets to Dept. heads/supervisors
Monday, April 20	Joint Planning Commission & Governing Body Strategic Planning Workshop (Special Meeting) - Growth and Development
Wednesday, May 6	Completed Operational Budget Worksheets Due to City Manager and Finance Director
Wednesday, May 6	Submit to City Manager and Finance Director a 5-year estimate of Capital Improvements & Equipment for the Department/Division Every department submits on each capital item request: (1) Description (2) Cost (3) Source of funding (4) Justification (5) Construction period-if applicable
Monday, May 11	2025 Financial Audit Review
Week of May 18	Individual meetings with Budget Manager, Finance Director, and City Manager
Monday, June 8	Group Department Workshop for Budget and CIP priorities
<i>June 15</i>	<i>Deadline to receive valuations from Counties</i>
Monday, June -22	Budget Workshop – Financial Outlook (prior to Council Meeting)
Monday, July 13	1) Recommended Budget Work Session – All Tax Levy Funds -General Fund, Library, & Debt Service (prior to Council Meeting)

2) Approve Notice of Revenue Neutral Rate Hearing and Schedule Public Hearing to Exceed the Revenue Neutral Rate. (Sets maximum Proposed Tax Rate)

Friday, July 19

Deadline to Notify County of Intent to Exceed Revenue Neutral Rate.

Monday, July 27

Recommended Budget Work Session – Special Revenue Funds, Enterprise Funds, Multi-Year Capital and Equipment Plans (prior to Council Meeting)

Monday, August 10

Approve Notice of Budget Hearing and Schedule Public Hearing for Adoption of 2027 Budget. State Law requires ten days from date of publication of hearing notice to the public hearing

Tuesday, September 8

1.) Conduct Revenue Neutral Hearing and Pass a Resolution to Exceed the Revenue Neutral Rate. Vote must be held at the hearing with Governing Body present

2.) Conduct Budget Hearing and Approve the 2026 Budget Amendments and 2027 Budget.

3) Approve Multi-Year Capital and Equipment Plans

Thursday, October 1

Deadline for City Clerk to Certify Budget to County Clerk

COMPLETED PLANNING PROJECTS - 2026																	
Case No.	Application Date	Project Name	Address	Project Type	Review Process(es)	Project Status	Board of Zoning Appeals	Approved/ Denied	Planning Commission	Approved/ Denied	Governing Body	Approved/ Denied	Applicant	Current Zoning or Future Land Use	Requested Zoning	No. Lots	Total Acres
STAFF REVIEW AND APPROVAL																	
ST-03-25	October 9, 2025	OldCastle APG	4201 Powell Dr	Site/Landscape Review	SR	APPROVED							BHC on behalf of Owner - OldCastle	HI	HI	1	34.2+/-
ST-04-25	October 5, 2025	Overland Cabinet	13933 Leavenworth St	Site/Landscape Review	SR	APPROVED							Tom Silovsky on behalf of Owner - OC Real Estate holdings, LLC	LI	LI	1	6.4+/-
JANUARY PLANNING COMMISSION - FEBRUARY GOVERNING BODY																	
BSCP-02-25	October 6, 2025	Bonner Hills Estates	708 S. 130th St and 709 S. 132nd St	Comp Plan Change	PC/CC	PENDING			January 20, 2026	APPROVED	February 9, 2026	APPROVED	Guy Tiner	Low-Density Res and High-Density Res.	High-Density Res.	2	10.73+/-
RP-04-25	October 6, 2025	Bonner Hills Estates	708 S. 130th St and 709 S. 132nd St	Replat	PC/CC	PENDING			January 20, 2026	APPROVED	February 9, 2026	APPROVED	Guy Tiner	GR/MR	NA	2	10.73 +/-
BSRZ-02-25	October 6, 2025	Bonner Hills Estates	708 S. 130th St and 709 S. 132nd St	Rezoning	PC/CC	PENDING			January 20, 2026	APPROVED	February 9, 2026	APPROVED	Guy Tiner	GR/MR	MR	2	10.73+/-
MP-01-26	January 5, 2026	Whippoorwill Substation	122 S. 110th St	Minor Plat	SR	APPROVED							Scannell/Evergy	LI			
BZA-01-26	January 5, 2026	Overland Cabinet	13933 Leavenworth St	Setback Variance	BZA	PENDING	February 17, 2026	APPROVED					Overland Cabinet	LI	NA	1	6.4+/-
BSCP-02-24	June 7, 2024	Epic Resorts - Comp Plan Change	720 N. 118th St	Comp Plan Change	PC/CC	PENDING			July 16, 2024	APPROVED	February 23, 2026	APPROVED	EMAP KC, LLC Destination KCK	INDUSTRIAL	MX - Mixed Use	1	79 +/-
BSZO-02-25	PENDING	Floodplain Regulations Update	City Wide	Municipal Code	FEMA/KDA/CC	FEMA APPROVED					February 23, 2026	APPROVED	City Staff	NA	NA	NA	NA

ONGOING/PENDING PLANNING PROJECTS																	
Case No.	Application Date	Project Name	Address	Project Type	Review Process(es)	Project Status	Board of Zoning Appeals	Approved/ Denied	Planning Commission	Approved/ Denied	Governing Body	Approved/ Denied	Applicant	Current Zoning or Future Land Use	Requested Zoning	No. Lots	Total Acres
Pending Planning Projects List - 2025																	
ST-02-25	September 12, 2025	Ice Vending Machine	608 S. 130th St	Site/Landscape Review	SR	PENDING								GC	NA	NA	NA
DECEMBER PLANNING COMMISSION -JANUARY GOVERNING BODY																	
2026 PENDING PLANNING PROJECTS																	
Case No.	Application Date	Project Name	Address	Project Type	Review Process(es)	Project Status	Board of Zoning Appeals	Approved/ Denied	Planning Commission	Approved/ Denied	Governing Body	Approved/ Denied	Applicant	Current Zoning or Future Land Use	Requested Zoning	No. Lots	Total Acres
ST-05-25	December 23, 2025	Bungalows at Bonner Springs	300 S. 130th Street	Site/Landscape Review	SR	PENDING							Advance Acquisitions, LLC	RR/MR	PD-MR	1	
JANUARY PLANNING COMMISSION - FEBRUARY GOVERNING BODY																	
PP-01-25	November 19, 2025	Bungalows at Bonner Springs	300 S. 130th Street	Preliminary Plat	PC/CC	PENDING			January 20, 2026	DENIED	February 23, 2026	PENDING	Advanced Acquisitions, LLC	RR/MR	PD-MR	1	21.3984+/-
BSRZ-03-25	November 19, 2025	Bungalows at Bonner Springs	300 S. 130th Street	Rezoning	PC/CC	PENDING			January 20, 2026	DENIED	February 23, 2026	SENT BACK TO PC	Advanced Acquisitions, LLC	RR/MR	PD-MR	2	21.3984+/-
FEBRUARY PLANNING COMMISSION - MARCH GOVERNING BODY																	
BSZO-01-26	NA	Short-Term Rental Regulations	City Wide	UDO Amendment	PC/CC	PENDING			February 17, 2026	APPROVED	March 9, 2026	PENDING	Staff	NA	NA	NA	NA
FEBRUARY PLANNING COMMISSION - MARCH GOVERNING BODY																	
BZA-02-26	January 15, 2026	Bowman	236 Santa Fe Rd	Variance	BZA	PENDING	March 17, 2026	PENDING									
BSRZ-01-26	January 15, 2026	Bowman	236 Santa Fe Rd	Rezoning	PC/CC	PENDING			March 17, 2026	PENDING	April 13, 2026	PENDING	Jason Bowman	RR	HI	1	0.1945
BSRZ-02-26	October 29, 2024	Destination KCK - Epic Resorts	Multiple addresses	Rezoning	PC/CC	PENDING			March 17, 2026	PENDING	April 13, 2026	PENDING	EMAP KC, LLC	LI/MR/RR	ENT	1	180 +/-
BSRZ-03-26	January 15, 2026	Woods Oil	601 E. Front Street	Rezoning	PC/CC	PENDING			March 17, 2026	PENDING	April 13, 2026	PENDING	Scott Wood	CC	HC	1	
MARCH PLANNING COMMISSION - APRIL GOVERNING BODY																	
ECP-01-26	February 11, 2026	Destination KCK - Epic Resorts	Multiple addresses	Earth Change Permit	SR	PENDING							EMAP KC, LLC Destination KCK				
MC-01-26	NA	Storage Containers	City Wide	Municipal Code	PC/CC	PENDING					March 9, 2026	PENDING	Staff	NA	NA	NA	NA
ST-01-26	March 3, 2026	Family Eye Care	508 Commercial Drive	Site Plan Review	SR	Approved							Family Eyecare Center	GC	NA	1	1.4+/-

Bonner Springs Mayor's Report

Date: March 9, 2026

To: City Council

General

- Met with David Johnston in regards to Azura Amphitheater on 2/23.
- Attended the Downtown Park Meeting with staff and developer on 2/26.
- Attended the Downtown Park Meeting with staff and developer on 3/2.

Boards

-

Events

- Attended the Chamber Annual Banquet on 2/27.
- Attended the Chamber Luncheon on 3/5.