



City of Bonner Springs

KANSAS

Monday, April 13, 2026

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

WORKSHOP MEETING - 6:30 p.m.
REGULAR CITY COUNCIL MEETING - 7:30 p.m.

The meeting is open to the public.

WORKSHOP -6:30 P.M.

- 1. 2025 Annual Department Reviews: Public Works, Economic Development/Tourism and City Clerk**

CITY COUNCIL MEETING - 7:30 P.M.

- 1. Proclamation - SevenDays Make Ripple, Change the World**

- 2. Proclamation - National Child Abuse Prevention Month**

- 3. Proclamation - Arbor Day**

- 4. Proclamation - National Library Week**

- 5. Bonner Springs Fire Department - IMPPACT – Integrated Mental Physical Psychological Awareness Communication Tactics**

Action No action to be taken. Informational only.

Documents:

1. IMPPACT letter
2. IMPPACT Flyer

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 March 23, 2026 City Council Meeting**

Action Make a motion to approve the minutes of the March 23, 2026 City Council meeting as presented.

Recommendation

Documents:

1. 03232026 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
5. Refund Check Register

3. Public Use Request - Makers' Fair

Action Make a motion to approve the public use request for the Makers' Fair on May 9, 2026.

Recommendation Staff recommends approval.

Documents:

1. PUR Makers Fair 2026
2. CCA Boundary Map

4. Public Use Request - Tot Trot

Action Make a motion to approve the public use request for the Tot Trot on Saturday, June 13, 2026.

Recommendation Staff recommends approval.

Documents:

1. PUR - Tot Trot 2026

5. Public Use Request - Bayles Block Party

Action Make a motion to approve the public use request for a block party as presented.

Recommendation Staff recommends approval.

Documents:

1. Road closure map
2. Bayles Block Party - 2026

6. Public Use Request - Summer Concert Series

Action Make a motion to approve the public use request for the Downtown Concert Series on Saturday, May 9, 2026.

Recommendation Staff recommends approval.

Documents:

1. PUR Summer Concert Series 2026
2. CCA Boundary Map - Centennial Park

OLD BUSINESS

NEW BUSINESS

1. BSRZ-03-25 - Rezoning and Preliminary Development Plan Request for the Bungalows at Bonner Springs

Action Make a motion to adopt an ordinance approving the rezoning and preliminary development plan request for the Bungalows at Bonner Springs.

Recommendation Staff and the Planning Commission recommend approval with staff stipulations.

Documents:

1. CompleteStaffReportBSRZ0325Rezoning300S.130thSt
2. 3.17.26 PC minutes Draft
3. 3.17.26BungalowsPresentationWTISInfo
4. Bungalow at Bonner Springs TISnoAppendix
5. Bungalows at Bonner Springs Site Plan Drawings
6. RezoningOrd300S.130thBSRZ-03-25

2. BSRZ-01-26 – Rezoning Request for 236 Santa Fe Road

Action Make a motion to adopt an ordinance approving the rezoning request for 236 Santa Fe Rd.

Recommendation Staff and the Planning Commission recommend approval with Staff stipulations.

Documents:

1. BSRZ 01-26. 236 Santa Fe
2. 3.17.26 PC minutes Draft
3. Landbank Consent Letter
4. RezoningOrd236SantaFeDrBSRZ-01-26

3. BSRZ-02-26 – Rezoning Request for Destination KCK

Action Make a motion to adopt an ordinance approving the rezoning request for Destination KCK.

Recommendation Staff and the Planning Commission recommend approval with Staff stipulations.

Documents:

1. CompleteStaffReportBSRZ-02-26DestinationKCK
2. 3.17.26 PC minutes Draft
3. GeneralSiteRendering
4. UDO Packet Pages - BSZO-04-24 - ENT Zoning District
5. RezoningOrdDestinationKCKBSRZ-02-26

4. Fire Station Alerting System - BRYX

Action Make a motion to authorize the repair and upgrade of the BRYX alerting system at the Bonner Springs Fire Station in an amount not to exceed \$55,285, and authorize annual maintenance and service fees in an amount of \$3,000.

Recommendation Staff recommends approval.

Documents:

1. BSFD BRYX letter
2. Bryx quote 2 2026

5. Resolution Authorizing the Issuance of General Obligation Bonds in an Amount not to Exceed \$4,000,000 to Fund the Cost of Improvements to Lift Station No. 2

Action Make a Motion to approve a resolution authorizing the construction of certain sewerage system improvements and authorizing general obligation bonds to be issued in an amount not to exceed \$4,000,000 to pay the costs of such improvements all pursuant to K.S.A. 12-617 and K.S.A. 12-618.

Recommendation The City Manager, Public Works Director, and Finance Director recommend approval.

Documents:

1. Resolution Authorizing Improvements (Sewer System - Lift Station No. 2) - Bonner Springs KS - 2026 GO Bonds

6. Lift Station No. 2 Replacement – Engineering Design Services

Action Make a motion to authorize the city manager to execute an agreement with Wilson & Company for engineering design and bidding services for the replacement of Lift Station No. 2 in the amount of \$110,396.

Recommendation Staff recommends approval.

Documents:

7. Award Bid - 2026 Annual Mowing Services Agreement

Action Make a motion to award the bid for the 2026 Annual Mowing Services Agreement to Lawn Force for contract mowing services at various City-owned properties for an amount not to exceed \$3,482 per

mowing.
Recommendation Staff recommends approval.

Documents:

1. Site Sheets Master

8. Ordinance to Update Compensation for City Attorney

Action Make a motion to adopt an ordinance updating the City Attorney's compensation.

Recommendation Staff recommends approval.

Documents:

1. City Attorney Compensation Ordinance

REPORTS

1. City Manager's Report

Action

Recommendation

Documents:

1. City Managers Update 4-10-26
2. 4.9.26 Pending Planning Projects
3. 4.9.26 Completed Planning Projects
4. InCode Building Permit Report
5. InCode Code Enforcement Report

2. City Council Items

3. Mayor's Report

Documents:

1. Mayors Report - 260413

ADJOURNMENT

1. Adjournment

Action

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



Bonner Springs Fire Department

13001 Metropolitan Ave
Bonner Springs KS 66012

Phone: (913)422-5674

Fax: (913)667-1799

IMMPACT – Integrated Mental Physical Psychological Awareness Communication Tactics

A comprehensive program developed by respected leaders in disability inclusion training and seasoned first responders. IMPPACT equips first responders with the knowledge, tools, and confidence to recognize, communicate with, and support every person they encounter- no matter their abilities or circumstances. Beyond the training IMPPACT provides practical resources such as visual-based universal communication cards, quick-reference flip books, and IMPPACT Kits stocked with sensory and comfort items.

James Zeeb

Fire Chief
City of Bonner Springs Fire Department
jzeeb@bonnersprings.org
913-422-5674

IMPACT

Integrated
mental
physical
psychological
awareness
communication
tactics

Every day, first responders are the first point of contact in moments of crisis. In an estimated 15% of calls, they will encounter a person with a physical or intellectual/developmental disability. But traditional training often falls short when addressing the needs of individuals with autism, dementia, intellectual delays, sensory sensitivities, or mobility impairments. Sirens, flashing lights, and chaotic scenes can escalate behaviors—not out of aggression or resistance, but due to misunderstood or unknown needs.



You're not unprepared because you don't care. You're unprepared because no one has shown you—or your department—how.

This is where we come in.

IMPACT—Integrated Mental, Physical, Psychological Awareness Communication Tactics—is a comprehensive program developed by respected leaders in disability inclusion training and seasoned first responders. Drawing on years of real-world experience, IMPACT equips first responders with the knowledge, tools, and confidence to recognize, communicate with, and support every person they encounter—no matter their abilities or circumstances. Beyond the training itself, IMPACT provides practical resources such as visual-based universal communication cards, quick-reference flip books, and IMPACT Kits stocked with sensory and comfort items, so you're prepared for the moments that matter most.

What IMPACT Delivers to Your Department

1. Field-Ready Disability Response Training

Builds your team's confidence in recognizing and supporting people with physical, sensory, cognitive, or mental health disabilities—from children to older adults—across real emergency scenarios.

2. Enhanced Scene Awareness

Trains your officers or crew to assess the whole scene—not just the primary patient. Caregivers, bystanders, and others affected by trauma may need support from first contact through arrival at the ER.

3. Tools to De-escalate and Communicate

Provides fast, practical methods to: Lower the risk of escalation in chaotic environments. Communicate when speech is impaired by trauma, autism, neurological conditions, or language barriers. Use a waterproof, icon-based communication sheet that stays with the person to the ER.

4. Quick Recognition + Fast Action Tools

Equips your department with a visual flip guide to spot signs of disability like memory loss, overload, or mobility limitations.

What IMPACT Is Not

- **Not responder therapy**—but it boosts team empathy and morale while reducing their trauma load in the moment.
- **Not just for disability calls**—it applies to all emergencies.
- **Not theory or check-the-box training**—it’s practical, field-ready, and action-based, adopted into SOPs on a variety of industries worldwide.
- **Not diagnosis-dependent**—it trains your team to respond to behavior in real time.
- **Not a protocol replacement**—it strengthens your current SOPs.
- **Not one-and-done**—it includes ongoing coaching, reinforcement, and shared best practices across the IMPACT community.
- **Not standalone**—your department joins a national movement toward inclusive response.

Why It Matters

When departments act:

- Scenes stay safer and calmer.
- Misunderstandings turn into meaningful interventions.
- Trust grows between first responders and the communities they serve.
- Officers and crews gain confidence responding to anyone, not just the “typical” patient.

When they don’t:

- Escalations happen fast—and avoidable harm follows.
- Misread disabilities look like noncompliance.
- Community trust erodes.
- Responder stress and liability increase.

How IMPACT Works

1. Assessment Conversation

We start with a short call to understand your department’s potential training gaps.

2. Train-the-Trainer Model

We train your lead personnel so they can train others—making ongoing onboarding simple and sustainable.

3. Equip Your Team

Each crew or unit receives field tools: de-escalation kits, communication cards, and flip guides for quick disability recognition.

4. Certification

Departments and individuals earn a 2-year IMPACT certification upon completion—verifying readiness and professionalism.

5. Ongoing Support



traubassoc.com
info@traubassoc.com
(913) 481-8442

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Christina Brake

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

Recommendation:

Action: Make a motion to approve the minutes of the March 23, 2026 City Council meeting as presented.

Background:

Discussion:

Financial Impact:



City of Bonner Springs

KANSAS

City Council Meeting Minutes March 23, 2026

WORKSHOP – 6:15 P.M.

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

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Carrie Handy, Assistant City Manager; Tillie LaPlante, Finance Director; Justine Spease, Recreation Manager; James Zeeb, Fire Chief and Mike Roe, Deputy Fire Chief; Kirk Reimer, System Administrator; Billy Naff, Police Chief, Michael Kelling, Police Captain

2025 Annual Department Reviews: Police, Fire, Recreation, IT

1. Police Chief Billy Naff presented the annual review of the Police department.
2. Fire Chief James Zeeb presented the annual review of the Fire department.
3. Recreation Director, Justine Spease, presented the annual review of the Recreation department.
4. System Administrator, Kirk Reimer, presented the annual review of the IT department.

The workshop adjourned at 7:31 p.m.

CITY COUNCIL MEETING - 7:37 P.M.

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

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Carrie Handy, Assistant City Manager; Tillie Laplante, Finance Director; Justine Spease, Recreation Manager; Matt Beets, Public Works Director; James Zeeb, Fire Chief; Mike Roe, Deputy Fire Chief; Michael Kelling, Police Captain and Kirk Reimer, IT System Administrator.

The mayor led the Pledge of allegiance.
Jim Jenkins, VFW Chaplain, provided the invocation.

PRESENTATIONS –

1. Proclamation - Vietnam Veterans Recognition Day - Mayor Stephens presented a proclamation to members of VFW Post 6401 recognizing Vietnam Veterans Recognition Day.
2. Swear In New Fire Department Personnel - The City clerk administered the oath to four new fire department personnel: Travis Alderson, Firefighter/Paramedic; Dylan Brunner, Firefighter/EMT; Grace Douglas, Firefighter/EMT and Trevor Obershaw, Firefighter/EMT.
3. Wyandotte Behavioral Health Network - Randy Callstrom, President & CEO, Wyandotte Behavioral Health Network, presented information about the resources they provide.

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

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

1. Minutes of the March 9, 2026 City Council Meeting
2. Claims for City Operations
3. Public Use Request - Farmers' Market

OLD BUSINESS - None presented

NEW BUSINESS -

1. **Lions Park Ballfields Lighting - Change Order - Field 2 Baseball Lighting** - Shannon moved and Gurley seconded to approve the change order to include Field 2 lighting upgrades for \$122,880. Unanimous approval.
2. **Kansas Department of Health and Environment (KDHE) Water Plant Loan Agreement Amendment No. 3 - Final** -Gurley moved and Reeves seconded to approve KDHE State Revolving Loan 3067 Amendment #3 for the Water Treatment Plant. Unanimous approval.
3. **Drug and Alcohol Advisory Committee 2026 Funding Recommendations** - Shannon moved and Long seconded to approve funding in the amount of \$45,262 for Substance Abuse Programs as recommended by the Drug and Alcohol Advisory Committee.
Kim Blewski, USD204 School Nurse Coordinator, Kristi Flack, Delaware Ridge School Nurse and Brittney Atwood, BSHS School Nurse, spoke in support of the drug and alcohol advisory committee's recommendations. Unanimous approval.
4. **Bid Award - Fire Department Garage Door Replacement** - Shannon moved and Wood seconded to award the bid to replace the fire station garage bay doors to DH Pace/Overhead Doors in the amount of \$114,172. Unanimous approval.
5. **Kansas City Regional Resource Sharing Agreement** - Reeves moved and Long seconded to adopt a resolution authorizing participation in the Greater Kansas City Regional Resource Sharing Agreement. Unanimous approval. Assigned Resolution No. 2026-02.
6. **Ordinance to Amend Chapter III Beverages, Article 9. Common Consumption Area, of the Code of the City of Bonner Springs** - Wood moved and Gurley seconded to adopt an ordinance to Amend Chapter III Beverages, Article 9. Common Consumption Area, of the Code of the City of Bonner Springs.
Bobby Hodge, Jr., 111 E Kump, asked the objective of the Common Consumption Areas and asked about consequences of violating the CCA regulations. Unanimous approval. Assigned Ordinance No. 2610.

REPORTS

City Manager's Report – The city manager reported repairs from the lightning strike almost complete; the flooring will be repaired soon. City staff recognized Juli Hurley with Municipal Court this month for professionalism and kindness.

City Council Items

- Kipp had a ride along with the police department and got to see the drug dog in action. He commended their outstanding professionalism. He was thankful for the reminder that while the rest of us are

sleeping, the police department is working to keep us safe. The Penguin Plunge at the Lake of the Forest was successful, and broke their record for the number of plungers.

- Shannon noticed the sign advising of an upcoming stop on Kansas Avenue is leaning and needs to be repaired.
- Reeves stated Metropolitan has quite a few potholes on the south side.

Mayor's Report – Mayor Stephens reported he has also done a ride along and would encourage others to do it. The Penguin Plunge had a phenomenal turnout. He thanked KDOT for replacing the 55-mph speed limit sign on K-7.

ADJOURNMENT – Reeves moved and Shannon seconded to adjourn the City Council meeting at 8:32 p.m. Unanimous approval.

_____ Christina Brake, City Clerk

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Debbi Stanton

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 \$60,337.07 and the regular claims in the amount of \$633,419.55 and utility refunds in the amount of \$239.61.

Discussion:

Financial Impact:



Bonner Springs, KS

Check Register

Packet: APPKT01106 - 03-25-20026 Payroll Check Run

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	03/25/2026	Regular	0.00	602.64	158493
2470	ATMOS ENERGY	03/25/2026	Regular	0.00	1,245.78	158494
12687	BONNER SPRINGS LIBRARY	03/25/2026	Regular	0.00	36,662.79	158495
11793	CHARTER COMMUNICATIONS HOLD	03/25/2026	Regular	0.00	530.42	158496
10964	EVERGY FKA KCP&L	03/25/2026	Regular	0.00	100.17	158497
10964	EVERGY FKA KCP&L	03/25/2026	Regular	0.00	350.27	158498
9879	MAINSTREET CREDIT UNION	03/25/2026	Regular	0.00	845.00	158499
13151	ZIPCO CONTRACTING, INC	03/25/2026	Regular	0.00	20,000.00	158500

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	8	0.00	60,337.07
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
	13	8	0.00	60,337.07

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2026	60,337.07
			<hr/>
			60,337.07



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11698 - AT&T				
AT&T	6992323112	03/25/2026	FIBER OPTICS SERVICE	200.88
AT&T	6992323112	03/25/2026	FIBER OPTICS SERVICE	200.88
AT&T	6992323112	03/25/2026	FIBER OPTICS SERVICE	200.88
Vendor 11698 - AT&T Total:				602.64
Vendor: 2470 - ATMOS ENERGY				
ATMOS ENERGY	3066672954-Apr	03/18/2026	GAS SERVICE (2/18/26-3/18/26	1,161.79
ATMOS ENERGY	4007868157-Apr	03/18/2026	GAS SERVICE 2/18/26-3/18/26	83.99
Vendor 2470 - ATMOS ENERGY Total:				1,245.78
Vendor: 12687 - BONNER SPRINGS LIBRARY				
BONNER SPRINGS LIBRARY	0006590	03/25/2026	LV CO TAX DISTRIBUTION	12.35
BONNER SPRINGS LIBRARY	0006590	03/25/2026	JO CO TAX DISTRIBUTION	1,556.75
BONNER SPRINGS LIBRARY	0006590	03/25/2026	WY CO TAX DISTRIBUTION	35,093.69
Vendor 12687 - BONNER SPRINGS LIBRARY Total:				36,662.79
Vendor: 11793 - CHARTER COMMUNICATIONS HOLDING LLC				
CHARTER COMMUNICATIONS...	1521467021426	03/25/2026	FD Internet Services 2/13/26-3/13/26	265.02
CHARTER COMMUNICATIONS...	1521467031426	03/25/2026	FD Internet Services 03/14/26-04/13/26	265.40
Vendor 11793 - CHARTER COMMUNICATIONS HOLDING LLC Total:				530.42
Vendor: 10964 - EVERGY FKA KCP&L				
EVERGY FKA KCP&L	0006592	03/24/2026	SIREN 631 N 126TH ST 02/17/26-3/18/26	25.94
EVERGY FKA KCP&L	2483172149-Apr	03/25/2026	949 N 142ND ST 02/17/26-3/18/26	19.57
EVERGY FKA KCP&L	6437732313-Apr	03/25/2026	12730 STATE 02/17/26...	279.60
EVERGY FKA KCP&L	7104262614-Apr	03/25/2026	13051 Elizabeth Ave 02/17/26-3/18/26	100.17
EVERGY FKA KCP&L	9359442971--Apr	03/25/2026	SIREN 708 S 122ND ST 02/17/26-3/18/26	25.16
Vendor 10964 - EVERGY FKA KCP&L Total:				450.44
Vendor: 9879 - MAINSTREET CREDIT UNION				
MAINSTREET CREDIT UNION	03-27-2026	03/25/2026	Payroll for 03/27/2026	845.00
Vendor 9879 - MAINSTREET CREDIT UNION Total:				845.00
Vendor: 13151 - ZIPCO CONTRACTING, INC				
ZIPCO CONTRACTING, INC	0006591	03/25/2026	Interior Repairs from Lightning Strike	20,000.00
Vendor 13151 - ZIPCO CONTRACTING, INC Total:				20,000.00
Grand Total:				60,337.07



Bonner Springs, KS

Check Register

Packet: APPKT01110 - 04-07-2026 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						
6515	911 CUSTOM LLC	04/10/2026	Regular	0.00	20,814.25	158501
12061	AARON CALDWELL	04/10/2026	Regular	0.00	4,185.83	158502
13204	ALISIA CARR	04/10/2026	Regular	0.00	100.00	158503
11701	ALL COPY PRODUCTS INC	04/10/2026	Regular	0.00	1,918.57	158504
12889	AMANDA OSTRANDER	04/10/2026	Regular	0.00	1,550.00	158505
10078	AMAZON CAPITAL SERVICES INC	04/10/2026	Regular	0.00	2,709.54	158506
	Void	04/10/2026	Regular	0.00	0.00	158507
11959	AMERICAN DIGITAL SECURITY LLC	04/10/2026	Regular	0.00	548.00	158508
5513	AMERICAN FIRE SPRINKLER CORP	04/10/2026	Regular	0.00	365.00	158509
13206	ANGELA TAYLOR	04/10/2026	Regular	0.00	150.00	158510
3303	ASPHALT SALES CO INC	04/10/2026	Regular	0.00	794.75	158511
5615	AT&T	04/10/2026	Regular	0.00	308.72	158512
5184	AT&T MOBILITY	04/10/2026	Regular	0.00	1,805.78	158513
2470	ATMOS ENERGY	04/10/2026	Regular	0.00	1,450.26	158514
1461	AUGUSTINE EXTERMINATORS INC	04/10/2026	Regular	0.00	139.00	158515
12165	BLUE CARDINAL CHEMICAL LLC	04/10/2026	Regular	0.00	545.65	158516
12688	BOARD OF PUBLIC UTILITIES	04/10/2026	Regular	0.00	27.04	158517
7379	BONNER SPRINGS HIGH SCHOOL PR	04/10/2026	Regular	0.00	5,000.00	158518
4172	BOUND TREE MEDICAL LLC	04/10/2026	Regular	0.00	2,357.03	158519
13178	BRENNTAG SOUTHWEST INC	04/10/2026	Regular	0.00	5,026.00	158520
13218	BRITTANY COX	04/10/2026	Regular	0.00	90.00	158521
7408	BUSCH AND ASSOCIATES LLC	04/10/2026	Regular	0.00	31,570.00	158522
13039	CENTRAL JACKSON COUNTY FIRE PR	04/10/2026	Regular	0.00	1,000.00	158523
12834	CHALLENGER TEAMWEAR LLC	04/10/2026	Regular	0.00	3,024.25	158524
12673	CHAMBER OF COMMERCE BONNER	04/10/2026	Regular	0.00	750.00	158525
10027	CINTAS	04/10/2026	Regular	0.00	1,011.03	158526
3511	CLARK MIDDLE SCHOOL	04/10/2026	Regular	0.00	3,000.00	158527
12880	CLEARSPAN FABRIC STRUCTURES IN	04/10/2026	Regular	0.00	114,726.12	158528
11908	CMRS-FP	04/10/2026	Regular	0.00	800.00	158529
12681	COLEMAN EQUIPMENT INC	04/10/2026	Regular	0.00	19.40	158530
12725	CONRAD FIRE EQUIPMENT INC	04/10/2026	Regular	0.00	849.25	158531
2216	CROSBY PLUMBING	04/10/2026	Regular	0.00	4,970.00	158532
1739	CUSTOM WELDING & STEEL FABRIC	04/10/2026	Regular	0.00	587.00	158533
13211	DAVID DULLEA	04/10/2026	Regular	0.00	40.00	158534
12684	DEFFENBAUGH INDUSTRIES INC	04/10/2026	Regular	0.00	45,618.58	158535
5710	DREXEL TECHNOLOGIES INC	04/10/2026	Regular	0.00	47.00	158536
10263	ED M FELD EQUIPMENT COMPANY,	04/10/2026	Regular	0.00	2,040.52	158537
11557	ELECTRONIC CONTRACTING COMPA	04/10/2026	Regular	0.00	511.88	158538
11417	EQUIPMENTSHARE.COM INC	04/10/2026	Regular	0.00	785.57	158539
13189	ERICA BERRY	04/10/2026	Regular	0.00	110.00	158540
10964	EVERGY FKA KCP&L	04/10/2026	Regular	0.00	455.90	158541
10942	EVERGY KANSAS CENTRAL INC FKA V	04/10/2026	Regular	0.00	50,182.61	158542
4342	FELDMANS	04/10/2026	Regular	0.00	532.77	158543
5223	G W VAN KEPPEL COMPANY	04/10/2026	Regular	0.00	110.86	158544
7858	GALLS LLC	04/10/2026	Regular	0.00	27.90	158545
13208	GLORIA GARFIELD	04/10/2026	Regular	0.00	100.00	158546
10924	GO CAR WASH MANAGEMENT CORP	04/10/2026	Regular	0.00	70.00	158547
13057	GOVCONNECTION, INC	04/10/2026	Regular	0.00	1,910.00	158548
1942	GRASS PAD INC	04/10/2026	Regular	0.00	68.95	158549
13210	HAMM INC	04/10/2026	Regular	0.00	789.61	158550
1089	HAWKINS INC	04/10/2026	Regular	0.00	10,105.87	158551
4275	HAYNES EQUIPMENT CO INC	04/10/2026	Regular	0.00	1,675.19	158552
3078	HD SUPPLY INC	04/10/2026	Regular	0.00	19.85	158553
12771	HEATHER LANDON	04/10/2026	Regular	0.00	1,783.33	158554

Check Register

Packet: APPKT01110-04-07-2026 Main Check Run

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
7242	HELGET GAS PRODUCTS INC	04/10/2026	Regular	0.00	172.54	158555
12690	HOLLIDAY SAND AND GRAVEL CO	04/10/2026	Regular	0.00	2,106.73	158556
11835	HUMANE SOCIETY OF GREATER KAN	04/10/2026	Regular	0.00	250.00	158557
6581	INLAND TRUCK PARTS CO	04/10/2026	Regular	0.00	1,880.70	158558
10304	INSTITUTE FOR BUILDING TECHNOLC	04/10/2026	Regular	0.00	8,647.50	158559
12218	INTERNATIONAL ASSOCIATION OF CR	04/10/2026	Regular	0.00	25.00	158560
12354	JEFFREY COX	04/10/2026	Regular	0.00	4,633.75	158561
10069	JERRY'S NURSERY & LANDSCAPING, I	04/10/2026	Regular	0.00	280.00	158562
0359	JIM'S LOCK & SAFE SERVICE INC	04/10/2026	Regular	0.00	88.00	158563
11598	JOHNSON & WYANDOTTE COUNTIES	04/10/2026	Regular	0.00	396.90	158564
12553	JUNGLE DISK LLC	04/10/2026	Regular	0.00	5,548.30	158565
12758	KANSAS FIBER NETWORK LLC	04/10/2026	Regular	0.00	875.00	158566
12940	KATRINA PENA	04/10/2026	Regular	0.00	100.00	158567
10555	KBI LAB	04/10/2026	Regular	0.00	400.00	158568
12949	KCJP	04/10/2026	Regular	0.00	6,917.23	158569
13136	LANDSCAPE FORMS, INC	04/10/2026	Regular	0.00	18,040.00	158570
12835	LEAF CAPITAL FUNDING LLC	04/10/2026	Regular	0.00	604.60	158571
3030	LEAGUE OF KANSAS MUNICIPALITIES	04/10/2026	Regular	0.00	50.00	158572
6250	LEXIS NEXIS RISK DATA MANAGEME	04/10/2026	Regular	0.00	400.67	158573
10603	LOOKING UP PRODUCTIONS INC	04/10/2026	Regular	0.00	800.00	158574
1836	LOWE'S CREDIT SERVICES	04/10/2026	Regular	0.00	1,888.42	158575
3373	LUKE HEATING & AIR CONDITIONINC	04/10/2026	Regular	0.00	356.00	158576
13209	LYNDA SIGEARS	04/10/2026	Regular	0.00	50.00	158577
13205	MADISEN BARRETT	04/10/2026	Regular	0.00	100.00	158578
9879	MAINSTREET CREDIT UNION	04/10/2026	Regular	0.00	845.00	158579
13032	MAPS INC	04/10/2026	Regular	0.00	104.36	158580
13207	MARYSSA PETERSON	04/10/2026	Regular	0.00	55.00	158581
13212	MEGAN ZARING	04/10/2026	Regular	0.00	150.00	158582
6137	METRO COURIER INC	04/10/2026	Regular	0.00	32.44	158583
13219	MICHAEL SCHUDY	04/10/2026	Regular	0.00	360.00	158584
13213	MICROMAN INDUSTRIES INC	04/10/2026	Regular	0.00	979.04	158585
8001	MIDWEST PUBLIC RISK	04/10/2026	Regular	0.00	108,260.00	158586
11389	MISSION COMMUNICATIONS, LLC	04/10/2026	Regular	0.00	2,948.40	158587
6849	MJV-A LLC	04/10/2026	Regular	0.00	117.00	158588
3047	NATIONAL AGRICULTURAL CENTER &	04/10/2026	Regular	0.00	750.00	158589
7206	NATIONAL INSURANCE MARKETING	04/10/2026	Regular	0.00	2,306.46	158590
13162	NEXT GENERATION RECREATION	04/10/2026	Regular	0.00	8,368.98	158591
7482	OFFICE OF THE CHIEF FINANCIAL OFI	04/10/2026	Regular	0.00	75.00	158592
5820	OLATHE FORD SALES	04/10/2026	Regular	0.00	559.89	158593
12692	OLATHE WINWATER WORKS CO	04/10/2026	Regular	0.00	4,584.10	158594
12682	O'REILLY AUTOMOTIVE INC	04/10/2026	Regular	0.00	554.90	158595
3393	PACE ANALYTICAL SERVICES LLC	04/10/2026	Regular	0.00	3,552.00	158596
6655	PACES INC	04/10/2026	Regular	0.00	5,000.00	158597
11541	PEREGRINE CORPORATION	04/10/2026	Regular	0.00	1,769.57	158598
6374	POLYDYNE INC	04/10/2026	Regular	0.00	3,114.00	158599
12700	POMP'S TIRE SERVICE INC	04/10/2026	Regular	0.00	976.40	158600
11644	PROGRESSIVE ELECTRONICS INC	04/10/2026	Regular	0.00	355.00	158601
12674	PUSHWATER ENTERPRISES INC	04/10/2026	Regular	0.00	210.75	158602
10030	QUALITY SPEAKS LLC	04/10/2026	Regular	0.00	89.46	158603
8031	REDDI SERVICES INC	04/10/2026	Regular	0.00	1,777.50	158604
11882	RICHARD HORSCH	04/10/2026	Regular	0.00	2,510.00	158605
13215	ROBERT HEGARTY	04/10/2026	Regular	0.00	938.80	158606
11773	RONALD TILDEN	04/10/2026	Regular	0.00	401.55	158607
13216	RYAN PEDERSEN	04/10/2026	Regular	0.00	1,000.00	158608
12945	SBS SERVICES GROUP LLC	04/10/2026	Regular	0.00	1,120.00	158609
13217	SHANNON YOUNG	04/10/2026	Regular	0.00	100.00	158610
11160	SHAWNA KING	04/10/2026	Regular	0.00	60.00	158611
11869	SOUTHWEST ANSWERING SERVICE II	04/10/2026	Regular	0.00	161.40	158612
13160	STAPLES	04/10/2026	Regular	0.00	78.15	158613
11823	STATE TRACTOR & EQUIPMENT CO,	04/10/2026	Regular	0.00	2,810.31	158614
9824	STRYKER SALES LLC	04/10/2026	Regular	0.00	53,500.34	158615

Check Register

Packet: APPKT01110-04-07-2026 Main Check Run

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
11348	TABATHA JEFFRIES	04/10/2026	Regular	0.00	150.00	158616
10194	TAYLORMADE CO	04/10/2026	Regular	0.00	1,850.00	158617
7894	TBS ELECTRONICS INC	04/10/2026	Regular	0.00	403.98	158618
10879	TEUTONIC HOLDINGS LLC	04/10/2026	Regular	0.00	508.95	158619
13079	THE RECORD PUBLICATIONS, LLC	04/10/2026	Regular	0.00	372.96	158620
12744	T-MOBILE	04/10/2026	Regular	0.00	1,263.84	158621
6802	TOTAL ELECTRIC CONTRACTORS INC	04/10/2026	Regular	0.00	921.48	158622
4137	UNIVERSITY OF KANSAS HOSPITAL A	04/10/2026	Regular	0.00	2,107.00	158623
3088	VANCE BROTHERS LLC	04/10/2026	Regular	0.00	685.82	158624
12998	VITAL RECORDS HOLDINGS, LLC	04/10/2026	Regular	0.00	402.70	158625
12683	W W GRAINGER INC	04/10/2026	Regular	0.00	744.00	158626
7375	WATCHMEN SECURITY SERVICES LLC	04/10/2026	Regular	0.00	215.81	158627
2043	WEIS FIRE & SAFETY EQUIPMENT	04/10/2026	Regular	0.00	8,802.55	158628
1321	WESTLAKE HARDWARE	04/10/2026	Regular	0.00	440.67	158629
11421	WEX INC	04/10/2026	Regular	0.00	12,825.79	158630
12658	WHITE LAWN & LANDSCAPE LLC	04/10/2026	Regular	0.00	1,235.00	158631
8411	WILSON & COMPANY INC ENGINEER	04/10/2026	Regular	0.00	6,123.00	158632

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	253	131	0.00	633,419.55
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
	253	132	0.00	633,419.55

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	4/2026	633,419.55
			<hr/>
			633,419.55



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 6515 - 911 CUSTOM LLC				
911 CUSTOM LLC	62725	04/07/2026	2025 Chevrolet Tahoe Upfit	963.04
911 CUSTOM LLC	62725	04/07/2026	2025 Chevrolet Tahoe Upfit	7,753.27
911 CUSTOM LLC	62725	04/07/2026	2025 Chevrolet Tahoe Upfit	10,857.70
911 CUSTOM LLC	62725 COMP	04/07/2026	Pedestal Mount Package	863.54
911 CUSTOM LLC	62725a	04/07/2026	2025 Chevy Tahoe uplift REQ00527 bal	376.70
Vendor 6515 - 911 CUSTOM LLC Total:				20,814.25
Vendor: 12061 - AARON CALDWELL				
AARON CALDWELL	24914	04/07/2026	Garage Doors for Vehicle Storage Building	3,936.44
AARON CALDWELL	24914b	04/07/2026	Labor to install garage doors on new VSB-REQ0046	249.39
Vendor 12061 - AARON CALDWELL Total:				4,185.83
Vendor: 13204 - ALISIA CARR				
ALISIA CARR	99732302	04/07/2026	Refund Deposit - Sunflooer Room 03/14/2026	100.00
Vendor 13204 - ALISIA CARR Total:				100.00
Vendor: 11701 - ALL COPY PRODUCTS INC				
ALL COPY PRODUCTS INC	595577777-a	04/07/2026	Lease/Fees period of performance 1/15/26-2/14/26	635.28
ALL COPY PRODUCTS INC	596006521	04/07/2026	Lease/Fees period of performance 2/15/26-3/14/26	648.01
ALL COPY PRODUCTS INC	596376850	04/07/2026	Lease/Fees period of performance 3/15/26-4/14/26	635.28
Vendor 11701 - ALL COPY PRODUCTS INC Total:				1,918.57
Vendor: 12889 - AMANDA OSTRANDER				
AMANDA OSTRANDER	101438164	04/07/2026	Refund Camp Fees Bristol & Lincol Wk 1, 2, 3, 4, 9	1,550.00
Vendor 12889 - AMANDA OSTRANDER Total:				1,550.00
Vendor: 10078 - AMAZON CAPITAL SERVICES INC				
AMAZON CAPITAL SERVICES I...	11P9-LQLJ-P3LJ	04/07/2026	Commercial Mop	23.43
AMAZON CAPITAL SERVICES I...	11QY-14H3-QQ3G	04/07/2026	Building Supplies	100.94
AMAZON CAPITAL SERVICES I...	11RF-363V-K6T9	04/07/2026	Water Pallets	319.99
AMAZON CAPITAL SERVICES I...	11XTQ-DRTW-JFQ9	04/07/2026	File Organizer & Lg Format Printer Paper	94.87
AMAZON CAPITAL SERVICES I...	13DP-Y4T1-D7PX	04/07/2026	4 cases of Nitrile disposable gloves	468.08
AMAZON CAPITAL SERVICES I...	14CH-FXPJ-7R1K	04/07/2026	Desk business card holder	24.98
AMAZON CAPITAL SERVICES I...	17NC-9D4K-KNL6	04/07/2026	Paper Towels	29.44
AMAZON CAPITAL SERVICES I...	19HD-WFML-JFC3	04/07/2026	Office Supplies	18.39
AMAZON CAPITAL SERVICES I...	19HD-WFML-JFC3	04/07/2026	Office Supplies	30.75
AMAZON CAPITAL SERVICES I...	19K1-KNKF-6HJ6	04/07/2026	Lifeguard Beads	69.93
AMAZON CAPITAL SERVICES I...	1DQY-X331-YD6T	04/07/2026	Medical Supplies	138.59
AMAZON CAPITAL SERVICES I...	1G99-1DXD-766V	04/07/2026	Rhino Laces	19.95
AMAZON CAPITAL SERVICES I...	1MLD-PYQT-4D4T	04/07/2026	Stapler	12.92
AMAZON CAPITAL SERVICES I...	1MLD-PYQT-4D4T	04/07/2026	Acrylic sign holders	20.39
AMAZON CAPITAL SERVICES I...	1NLY-F7MW-XXWT	04/07/2026	Wall Mount Network Rack	269.80
AMAZON CAPITAL SERVICES I...	1NLY-F7MW-XXWT	04/07/2026	Cyper Power UPS	189.95
AMAZON CAPITAL SERVICES I...	1NLY-F7MW-XXWT	04/07/2026	Bexin Hook & Loop Strap,	13.99
AMAZON CAPITAL SERVICES I...	1P39-WD93-6R4F	04/07/2026	Misc office supplies - WTP	39.36
AMAZON CAPITAL SERVICES I...	1P7C-PGV9-GY9Y	04/07/2026	Water heater vent termination kit for VSB	36.99
AMAZON CAPITAL SERVICES I...	1PF7-1NRQ-TPPT	04/07/2026	Patrol Gloves	46.98

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
AMAZON CAPITAL SERVICES I...	1PF7-1NRQ-TPPT	04/07/2026	Holsters, g X2	61.98
AMAZON CAPITAL SERVICES I...	1PF7-1NRQ-TPPT	04/07/2026	Patrol GIlloves	39.99
AMAZON CAPITAL SERVICES I...	1PF7-1NRQ-TPPT	04/07/2026	Micro SD Cards 5pk	35.00
AMAZON CAPITAL SERVICES I...	1QCM-11TF-F1JP	04/07/2026	6 - ANSI work shirts; Uniform pants	214.50
AMAZON CAPITAL SERVICES I...	1QCM-11TF-F1JP	04/07/2026	6 - ANSI work shirts; Uniform pants	101.94
AMAZON CAPITAL SERVICES I...	1VC3-DTHH-1P1F	04/07/2026	Office Supplies	33.92
AMAZON CAPITAL SERVICES I...	1VC3-DTHH-1P1F	04/07/2026	Office Supplies	61.08
AMAZON CAPITAL SERVICES I...	1X1V-G9TV-DDX4	04/07/2026	First aid supplies; office supplies; LED light	21.02
AMAZON CAPITAL SERVICES I...	1X1V-G9TV-DDX4	04/07/2026	First aid supplies; office supplies; LED light	71.99
AMAZON CAPITAL SERVICES I...	1X1V-G9TV-DDX4	04/07/2026	First aid supplies; office supplies; LED light	98.40
Vendor 10078 - AMAZON CAPITAL SERVICES INC Total:				2,709.54
Vendor: 11959 - AMERICAN DIGITAL SECURITY LLC				
AMERICAN DIGITAL SECURITY ...	48844	04/07/2026	Replacement Hard drive for PD security camera	343.00
AMERICAN DIGITAL SECURITY ...	49759	04/07/2026	Court room external door lock	205.00
Vendor 11959 - AMERICAN DIGITAL SECURITY LLC Total:				548.00
Vendor: 5513 - AMERICAN FIRE SPRINKLER CORP				
AMERICAN FIRE SPRINKLER C...	65305	04/07/2026	Semi-Annual Fire Sprinkler Inspec - Comm Ctr	365.00
Vendor 5513 - AMERICAN FIRE SPRINKLER CORP Total:				365.00
Vendor: 13206 - ANGELA TAYLOR				
ANGELA TAYLOR	100973255	04/07/2026	Refund Deposit - South Park Room 03/14/2026	150.00
Vendor 13206 - ANGELA TAYLOR Total:				150.00
Vendor: 3303 - ASPHALT SALES CO INC				
ASPHALT SALES CO INC	162168	04/07/2026	Asphalt for street patching	503.25
ASPHALT SALES CO INC	162190	04/07/2026	Asphalt for street patching	291.50
Vendor 3303 - ASPHALT SALES CO INC Total:				794.75
Vendor: 5184 - AT&T MOBILITY				
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	45.94
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	55.96
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	45.94
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	420.35
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	92.68
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	190.67
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	274.15
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	546.47
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	45.94
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	45.94
AT&T MOBILITY	287288930469x03192026	04/07/2026	MOBILE PHONE SERVICE	41.74
Vendor 5184 - AT&T MOBILITY Total:				1,805.78
Vendor: 5615 - AT&T				
AT&T	0790469593-032526	04/07/2026	SPECIAL CIRCUITS AND ALARMS	34.72
AT&T	0790469593-032526	04/07/2026	SPECIAL CIRCUITS AND ALARMS	134.00
AT&T	0790469593-032526	04/07/2026	SPECIAL CIRCUITS AND ALARMS	140.00
Vendor 5615 - AT&T Total:				308.72
Vendor: 2470 - ATMOS ENERGY				
ATMOS ENERGY	0006608	04/07/2026	GAS SERVICE	522.14
ATMOS ENERGY	0006608	04/07/2026	GAS SERVICE	877.76
ATMOS ENERGY	0006608	04/07/2026	GAS SERVICE	50.36
Vendor 2470 - ATMOS ENERGY Total:				1,450.26

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 1461 - AUGUSTINE EXTERMINATORS INC				
AUGUSTINE EXTERMINATORS ...	2539296	04/07/2026	Qtrly Pest Control	139.00
Vendor 1461 - AUGUSTINE EXTERMINATORS INC Total:				139.00
Vendor: 12165 - BLUE CARDINAL CHEMICAL LLC				
BLUE CARDINAL CHEMICAL LLC	20077	04/07/2026	Lift station cleaner & deoderizer	545.65
Vendor 12165 - BLUE CARDINAL CHEMICAL LLC Total:				545.65
Vendor: 12688 - BOARD OF PUBLIC UTILITIES				
BOARD OF PUBLIC UTILITIES	2357618-Apr	04/07/2026	Monthly Service - PD	27.04
Vendor 12688 - BOARD OF PUBLIC UTILITIES Total:				27.04
Vendor: 7379 - BONNER SPRINGS HIGH SCHOOL PROJECT GRAD				
BONNER SPRINGS HIGH SCHO...	0006598	04/07/2026	Substance Abuse Funding - 2026	5,000.00
Vendor 7379 - BONNER SPRINGS HIGH SCHOOL PROJECT GRAD Total:				5,000.00
Vendor: 4172 - BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	86041309	04/07/2026	Medical Supplies	791.91
BOUND TREE MEDICAL LLC	86132280	04/07/2026	Medical Supplies	795.99
BOUND TREE MEDICAL LLC	86155628	04/07/2026	Medical Supplies	769.13
Vendor 4172 - BOUND TREE MEDICAL LLC Total:				2,357.03
Vendor: 13178 - BRENNTAG SOUTHWEST INC				
BRENNTAG SOUTHWEST INC	BSW685629	04/07/2026	WTP treatment chemicals	2,513.00
BRENNTAG SOUTHWEST INC	BSW688836	04/07/2026	Water treatment chemicals	2,513.00
Vendor 13178 - BRENNTAG SOUTHWEST INC Total:				5,026.00
Vendor: 13218 - BRITTANY COX				
BRITTANY COX	100569298	04/07/2026	Refund Deposit - Honeybee Room 2/28/26	100.00
BRITTANY COX	100569298	04/07/2026	Partial Retain-unclean countertop	-10.00
Vendor 13218 - BRITTANY COX Total:				90.00
Vendor: 7408 - BUSCH AND ASSOCIATES LLC				
BUSCH AND ASSOCIATES LLC	4119	04/07/2026	Mobile Automatic License Plate Reader X 2	31,570.00
Vendor 7408 - BUSCH AND ASSOCIATES LLC Total:				31,570.00
Vendor: 13039 - CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT				
CENTRAL JACKSON COUNTY FI...	TC26-078	04/07/2026	Paramedic School Miller - Tuition Mar 2026	500.00
CENTRAL JACKSON COUNTY FI...	TC26-079	04/07/2026	Paramedic School Megee - Tuition Mar 2026	500.00
Vendor 13039 - CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT Total:				1,000.00
Vendor: 12834 - CHALLENGER TEAMWEAR LLC				
CHALLENGER TEAMWEAR LLC	1323986	04/07/2026	Soccer Jerseys	2,971.25
CHALLENGER TEAMWEAR LLC	1324917	04/07/2026	Add on Uniforms	42.25
CHALLENGER TEAMWEAR LLC	1325378	04/07/2026	Add on Uniforms	10.75
Vendor 12834 - CHALLENGER TEAMWEAR LLC Total:				3,024.25
Vendor: 12673 - CHAMBER OF COMMERCE BONNER SPRINGS-EDWARDSVILLE				
CHAMBER OF COMMERCE BO...	1903	04/07/2026	2026 Chamber Dues	750.00
Vendor 12673 - CHAMBER OF COMMERCE BONNER SPRINGS-EDWARDSVILLE Total:				750.00
Vendor: 10027 - CINTAS				
CINTAS	4260840559	04/07/2026	Cleaning Services	246.12
CINTAS	4262477009	04/07/2026	Misc Supplies	287.42
CINTAS	4263234259	04/07/2026	Janitorial service - WWTP	49.14
CINTAS	4263234275	04/07/2026	Floor mats - WWTP	73.41
CINTAS	4263234283	04/07/2026	Floor mats for WTP	108.82
CINTAS	4263820026	04/07/2026	Cleaning Services	246.12
Vendor 10027 - CINTAS Total:				1,011.03

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 3511 - CLARK MIDDLE SCHOOL				
CLARK MIDDLE SCHOOL	0006600	04/07/2026	At-Risk and Rewards Program-2026	3,000.00
Vendor 3511 - CLARK MIDDLE SCHOOL Total:				3,000.00
Vendor: 12880 - CLEARSPAN FABRIC STRUCTURES INTERNATIONAL INC				
CLEARSPAN FABRIC STRUCTU...	51774	04/07/2026	Vehicle Storage Building Purchase and Construction	107,261.12
CLEARSPAN FABRIC STRUCTU...	51774a	04/07/2026	Addl Construction work new VSb-REQ00466 bal	7,465.00
Vendor 12880 - CLEARSPAN FABRIC STRUCTURES INTERNATIONAL INC Total:				114,726.12
Vendor: 11908 - CMRS-FP				
CMRS-FP	Apr 2026	04/07/2026	POSTAGE FOR METER	800.00
Vendor 11908 - CMRS-FP Total:				800.00
Vendor: 12681 - COLEMAN EQUIPMENT INC				
COLEMAN EQUIPMENT INC	2717282	04/07/2026	Tune up kit for Stihl blower	19.40
Vendor 12681 - COLEMAN EQUIPMENT INC Total:				19.40
Vendor: 12725 - CONRAD FIRE EQUIPMENT INC				
CONRAD FIRE EQUIPMENT INC	591710	04/07/2026	Chains Storz Caps	849.25
Vendor 12725 - CONRAD FIRE EQUIPMENT INC Total:				849.25
Vendor: 2216 - CROSBY PLUMBING				
CROSBY PLUMBING	66456355	04/07/2026	Replace oil pan, gasket & plug VID #553	4,970.00
Vendor 2216 - CROSBY PLUMBING Total:				4,970.00
Vendor: 1739 - CUSTOM WELDING & STEEL FABRICATION INC				
CUSTOM WELDING & STEEL F...	3-20-26-3510	04/07/2026	Repair stainless guttering at pool- missed spots	587.00
Vendor 1739 - CUSTOM WELDING & STEEL FABRICATION INC Total:				587.00
Vendor: 13211 - DAVID DULLEA				
DAVID DULLEA	100109904	04/07/2026	Jersey Fees	-15.00
DAVID DULLEA	100109904	04/07/2026	Refund - Soccer	65.00
DAVID DULLEA	100109904	04/07/2026	Processing Fee	-10.00
Vendor 13211 - DAVID DULLEA Total:				40.00
Vendor: 12684 - DEFFENBAUGH INDUSTRIES INC				
DEFFENBAUGH INDUSTRIES I...	26609-4861-9	04/07/2026	Sludge disposal	5,799.30
DEFFENBAUGH INDUSTRIES I...	9650444-4858-1 Mar	04/07/2026	2026 Refuse Service -March	39,009.28
DEFFENBAUGH INDUSTRIES I...	9650444-4858-1 Mar	04/07/2026	Add Trash Containers	410.00
DEFFENBAUGH INDUSTRIES I...	9650444-4858-1 Mar	04/07/2026	Bag Stickers	400.00
Vendor 12684 - DEFFENBAUGH INDUSTRIES INC Total:				45,618.58
Vendor: 5710 - DREXEL TECHNOLOGIES INC				
DREXEL TECHNOLOGIES INC	INV184500	04/07/2026	Publication for 2026 Mowing services bid	47.00
Vendor 5710 - DREXEL TECHNOLOGIES INC Total:				47.00
Vendor: 10263 - ED M FELD EQUIPMENT COMPANY, INC				
ED M FELD EQUIPMENT COM...	26124	04/07/2026	Function Flow Test	2,040.52
Vendor 10263 - ED M FELD EQUIPMENT COMPANY, INC Total:				2,040.52
Vendor: 11557 - ELECTRONIC CONTRACTING COMPANY				
ELECTRONIC CONTRACTING C...	85296	04/07/2026	Service Call to PW Water Treatment for alarm diale	511.88
Vendor 11557 - ELECTRONIC CONTRACTING COMPANY Total:				511.88
Vendor: 11417 - EQUIPMENTSHARE.COM INC				
EQUIPMENTSHARE.COM INC	KCM13-6527061-0000	04/07/2026	Skyjack rental for VSB construction	785.57
Vendor 11417 - EQUIPMENTSHARE.COM INC Total:				785.57
Vendor: 13189 - ERICA BERRY				
ERICA BERRY	0006593	04/07/2026	Refund Setoff Debt Collected in Error	110.00
Vendor 13189 - ERICA BERRY Total:				110.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10964 - EVERGY FKA KCP&L				
EVERGY FKA KCP&L	8816867433-Apr	04/07/2026	LED STREET LIGHT ELECTRICAL SERVICE-apr	455.90
Vendor 10964 - EVERGY FKA KCP&L Total:				455.90
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
EVERGY KANSAS CENTRAL INC...	7472004486-apr	04/07/2026	STREETLIGHT ELECTRICAL SERVICE	13,028.70
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	42.39
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE-Apr	820.88
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	93.33
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	12,154.68
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	19.95
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	730.87
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	30.24
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	17,518.90
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	4,460.10
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	361.49
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	163.50
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	190.54
EVERGY KANSAS CENTRAL INC... Apr 2026		04/07/2026	ELECTRIC SERVICE	567.04
Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:				50,182.61
Vendor: 4342 - FELDMANS				
FELDMANS	326905	04/07/2026	Puppy Food	35.99
FELDMANS	326931	04/07/2026	Chain for saw	75.58
FELDMANS	326953	04/07/2026	Grass seed	164.97
FELDMANS	326970	04/07/2026	Safety boots & work pants - M.Campos	256.23
Vendor 4342 - FELDMANS Total:				532.77
Vendor: 5223 - G W VAN KEPPEL COMPANY				
G W VAN KEPPEL COMPANY	PSO435655-1	04/07/2026	Repair parts for asphalt roller - VID #2000	110.86
Vendor 5223 - G W VAN KEPPEL COMPANY Total:				110.86
Vendor: 7858 - GALLS LLC				
GALLS LLC	034266724	04/07/2026	Cargo Shorts	27.90
Vendor 7858 - GALLS LLC Total:				27.90
Vendor: 13208 - GLORIA GARFIELD				
GLORIA GARFIELD	82063781	04/07/2026	Refund Deposit - Sunflower Room 3/21/26	100.00
Vendor 13208 - GLORIA GARFIELD Total:				100.00
Vendor: 10924 - GO CAR WASH MANAGEMENT CORP				
GO CAR WASH MANAGEMENT..	INV3800	04/07/2026	Car Wash for March	70.00
Vendor 10924 - GO CAR WASH MANAGEMENT CORP Total:				70.00
Vendor: 13057 - GOVCONNECTION, INC				
GOVCONNECTION, INC	77440287	04/07/2026	Lenovo USB C Docking Station	195.00
GOVCONNECTION, INC	77440287	04/07/2026	1 Lenovo T14 Laptop	1,490.00
GOVCONNECTION, INC	77448914	04/07/2026	Lenovo 3-yera Warranty	225.00
Vendor 13057 - GOVCONNECTION, INC Total:				1,910.00
Vendor: 1942 - GRASS PAD INC				
GRASS PAD INC	545155	04/07/2026	Grass seed for WWTP grounds	68.95
Vendor 1942 - GRASS PAD INC Total:				68.95
Vendor: 13210 - HAMM INC				
HAMM INC	690424	04/07/2026	Ball Field Lime	789.61
Vendor 13210 - HAMM INC Total:				789.61
Vendor: 1089 - HAWKINS INC				
HAWKINS INC	7363468	04/07/2026	WTP treatment chemicals	10,105.87
Vendor 1089 - HAWKINS INC Total:				10,105.87

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 4275 - HAYNES EQUIPMENT CO INC				
HAYNES EQUIPMENT CO INC	31550E	04/07/2026	GP repair - 13045 Swartz	1,675.19
Vendor 4275 - HAYNES EQUIPMENT CO INC Total:				1,675.19
Vendor: 3078 - HD SUPPLY INC				
HD SUPPLY INC	INV00987072	04/07/2026	Lab supplies - WTP	19.85
Vendor 3078 - HD SUPPLY INC Total:				19.85
Vendor: 12771 - HEATHER LANDON				
HEATHER LANDON	Apr 2026	04/07/2026	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	2499284	04/07/2026	D W/GO Valves & K Cyl	142.48
HELGET GAS PRODUCTS INC	3120988	04/07/2026	D W/GO Valves and K Cyl	30.06
Vendor 7242 - HELGET GAS PRODUCTS INC Total:				172.54
Vendor: 12690 - HOLLIDAY SAND AND GRAVEL CO				
HOLLIDAY SAND AND GRAVEL...	1500860231	04/07/2026	Rock for Dist Maint repairs	1,037.04
HOLLIDAY SAND AND GRAVEL...	1500862151	04/07/2026	Rock for WWTP grounds	769.27
HOLLIDAY SAND AND GRAVEL...	1500865553	04/07/2026	Rip rap for Kerry Roberts Park	300.42
Vendor 12690 - HOLLIDAY SAND AND GRAVEL CO Total:				2,106.73
Vendor: 11835 - HUMANE SOCIETY OF GREATER KANSAS CITY				
HUMANE SOCIETY OF GREATE...	Feb 2026	04/07/2026	Animal Shelter Transfers	250.00
Vendor 11835 - HUMANE SOCIETY OF GREATER KANSAS CITY Total:				250.00
Vendor: 6581 - INLAND TRUCK PARTS CO				
INLAND TRUCK PARTS CO	IN-1968127	04/07/2026	Replaced oil pan, gasket & plug - VID #553	1,880.70
Vendor 6581 - INLAND TRUCK PARTS CO Total:				1,880.70
Vendor: 10304 - INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY				
INSTITUTE FOR BUILDING TEC...	R730-BK1-0226	04/07/2026	February PLAN REVIEW FEES	2,460.00
INSTITUTE FOR BUILDING TEC...	R730-BK1-0226	04/07/2026	February INSPECTION FEES	6,187.50
Vendor 10304 - INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY Total:				8,647.50
Vendor: 12218 - INTERNATIONAL ASSOCIATION OF CRIME ANALYSTS				
INTERNATIONAL ASSOCIATION...	26054	04/07/2026	Membership Renewal - (through May 2027)	25.00
Vendor 12218 - INTERNATIONAL ASSOCIATION OF CRIME ANALYSTS Total:				25.00
Vendor: 12354 - JEFFREY COX				
JEFFREY COX	2603	04/07/2026	Training Contractor - March 2026	4,633.75
Vendor 12354 - JEFFREY COX Total:				4,633.75
Vendor: 10069 - JERRY'S NURSERY & LANDSCAPING, INC				
JERRY'S NURSERY & LANDSCA...	37572	04/07/2026	2 yds topsoil - Streets / ROW maint	140.00
JERRY'S NURSERY & LANDSCA...	37574	04/07/2026	2 yds topsoil - Streets/ROW maint	140.00
Vendor 10069 - JERRY'S NURSERY & LANDSCAPING, INC Total:				280.00
Vendor: 0359 - JIM'S LOCK & SAFE SERVICE INC				
JIM'S LOCK & SAFE SERVICE INC	120938	04/07/2026	Duplicate key sets for WTP	63.25
JIM'S LOCK & SAFE SERVICE INC	120940	04/07/2026	Duplicate key set for WWTP	24.75
Vendor 0359 - JIM'S LOCK & SAFE SERVICE INC Total:				88.00
Vendor: 11598 - JOHNSON & WYANDOTTE COUNTIES COUNCIL OF MAYORS				
JOHNSON & WYANDOTTE CO...	Bonner Springs	04/07/2026	Holiday Social Attendance	396.90
Vendor 11598 - JOHNSON & WYANDOTTE COUNTIES COUNCIL OF MAYORS Total:				396.90
Vendor: 12553 - JUNGLE DISK LLC				
JUNGLE DISK LLC	61980	04/07/2026	Offside Cloud Backup	3,899.28
JUNGLE DISK LLC	63033	04/07/2026	Offsite Cloud Backups	1,649.02
Vendor 12553 - JUNGLE DISK LLC Total:				5,548.30

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 12758 - KANSAS FIBER NETWORK LLC				
KANSAS FIBER NETWORK LLC	0930000248-Apr	04/07/2026	FIBER INTERNET SERVICES	437.50
KANSAS FIBER NETWORK LLC	0930000248-Apr	04/07/2026	FIBER INTERNET SERVICES	437.50
Vendor 12758 - KANSAS FIBER NETWORK LLC Total:				875.00
Vendor: 12940 - KATRINA PENA				
KATRINA PENA	100537550	04/07/2026	Refund Deposit - Sunflower Room 3/29/26	100.00
Vendor 12940 - KATRINA PENA Total:				100.00
Vendor: 10555 - KBI LAB				
KBI LAB	131644-2025-14411	04/07/2026	Lab Fee- Cisneros-Corona, Joel	400.00
Vendor 10555 - KBI LAB Total:				400.00
Vendor: 12949 - KCJP				
KCJP	317428	04/07/2026	Cleaning Services - April	1,870.00
KCJP	INV309213	04/07/2026	Extra Cleaning - SP-1/22/2026	375.00
KCJP	INV317430	04/07/2026	Janitorial Service - CC 4//26-4/30/26	1,480.00
KCJP	INV317432	04/07/2026	April 2026 janitorial service-PW Main Bldg & WWTP	222.50
KCJP	INV317432	04/07/2026	April 2026 janitorial service-PW Main Bldg & WWTP	222.50
KCJP	INV317434	04/07/2026	Cleaning Services - PD	1,195.00
KCJP	INV317436	04/07/2026	April 2026 Janitorial service WTP	865.05
KCJP	SI6250	04/07/2026	Cleaning Supplies - PD	207.57
KCJP	SI6252	04/07/2026	Custodial Supplies- CH	146.98
KCJP	SI6253	04/07/2026	Janitorial supplies - PW Main Bldg	270.35
KCJP	SI6254	04/07/2026	Janitorial supplies - WTP	62.28
Vendor 12949 - KCJP Total:				6,917.23
Vendor: 13136 - LANDSCAPE FORMS, INC				
LANDSCAPE FORMS, INC	0000246998	04/07/2026	Downtown Trash Cans	18,040.00
Vendor 13136 - LANDSCAPE FORMS, INC Total:				18,040.00
Vendor: 12835 - LEAF CAPITAL FUNDING LLC				
LEAF CAPITAL FUNDING LLC	19967152	04/07/2026	Ascent Water Unit- FD	80.00
LEAF CAPITAL FUNDING LLC	20006516	04/07/2026	KYCOCERA Copiers FD	297.72
LEAF CAPITAL FUNDING LLC	20045525	04/07/2026	April Copier Lease - PD	226.88
Vendor 12835 - LEAF CAPITAL FUNDING LLC Total:				604.60
Vendor: 3030 - LEAGUE OF KANSAS MUNICIPALITIES				
LEAGUE OF KANSAS MUNICIP...	200016950	04/07/2026	Seasonal Staff Hiring	25.00
LEAGUE OF KANSAS MUNICIP...	200016950	04/07/2026	Seasonal Staff Hiring	25.00
Vendor 3030 - LEAGUE OF KANSAS MUNICIPALITIES Total:				50.00
Vendor: 6250 - LEXIS NEXIS RISK DATA MANAGEMENT INC				
LEXIS NEXIS RISK DATA MANA...	1100292468	04/07/2026	Monthly Subscription	400.67
Vendor 6250 - LEXIS NEXIS RISK DATA MANAGEMENT INC Total:				400.67
Vendor: 10603 - LOOKING UP PRODUCTIONS INC				
LOOKING UP PRODUCTIONS I...	4-24-26	04/07/2026	The Drum Safari - Arbor Day at BSE	800.00
Vendor 10603 - LOOKING UP PRODUCTIONS INC Total:				800.00
Vendor: 1836 - LOWE'S CREDIT SERVICES				
LOWE'S CREDIT SERVICES	70237	04/07/2026	Electrical supplies for VSB	419.85
LOWE'S CREDIT SERVICES	72983	04/07/2026	Supplies for uniform closet @ WTP	18.00
LOWE'S CREDIT SERVICES	74901	04/07/2026	Electrical supplies for VSB	92.46
LOWE'S CREDIT SERVICES	82940	04/07/2026	Electrical supplies for VSB	281.27
LOWE'S CREDIT SERVICES	85722	04/07/2026	Utility cart; electrical supplies for VSB	132.05
LOWE'S CREDIT SERVICES	85722	04/07/2026	Utility cart; electrical supplies for VSB	329.55
LOWE'S CREDIT SERVICES	86951	04/07/2026	Sheeting for walls in VSB	387.36

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
LOWE'S CREDIT SERVICES	88589	04/07/2026	Electrical supplies for VSB	227.88
Vendor 1836 - LOWE'S CREDIT SERVICES Total:				1,888.42
Vendor: 3373 - LUKE HEATING & AIR CONDITIONING LLC				
LUKE HEATING & AIR CONDIT...	11499	04/07/2026	Cleaned flame sensor; reprogrammed heat control	356.00
Vendor 3373 - LUKE HEATING & AIR CONDITIONING LLC Total:				356.00
Vendor: 13209 - LYNDA SIGEARS				
LYNDA SIGEARS	102197639	04/07/2026	Refund - cancelled event	60.00
LYNDA SIGEARS	102197639	04/07/2026	Processing fee	-10.00
Vendor 13209 - LYNDA SIGEARS Total:				50.00
Vendor: 13205 - MADISEN BARRETT				
MADISEN BARRETT	100308640	04/07/2026	Refund Deposit - Sunflooor Room 3//15/2026	100.00
Vendor 13205 - MADISEN BARRETT Total:				100.00
Vendor: 9879 - MAINSTREET CREDIT UNION				
MAINSTREET CREDIT UNION	04-07-2026	04/07/2026	PAYROLL FOR 04/07/2026	845.00
Vendor 9879 - MAINSTREET CREDIT UNION Total:				845.00
Vendor: 13032 - MAPS INC				
MAPS INC	590509	04/07/2026	Kyocera Printer Charges 2/13/26-3/12/26	38.07
MAPS INC	591036	04/07/2026	Printing Overage - 2/24/26- 3/28/26	66.29
Vendor 13032 - MAPS INC Total:				104.36
Vendor: 13207 - MARYSSA PETERSON				
MARYSSA PETERSON	100136341	04/07/2026	Soccer Refund	65.00
MARYSSA PETERSON	100136341	04/07/2026	Processing fee	-10.00
Vendor 13207 - MARYSSA PETERSON Total:				55.00
Vendor: 13212 - MEGAN ZARING				
MEGAN ZARING	101411965	04/07/2026	Refund Deposit- South Park Room 03/21/26	150.00
Vendor 13212 - MEGAN ZARING Total:				150.00
Vendor: 6137 - METRO COURIER INC				
METRO COURIER INC	81844	04/07/2026	Water samples delivery to KDHE	32.44
Vendor 6137 - METRO COURIER INC Total:				32.44
Vendor: 13219 - MICHAEL SCHUDY				
MICHAEL SCHUDY	28363	04/07/2026	#69 Replace front/rear rotors & pads	360.00
Vendor 13219 - MICHAEL SCHUDY Total:				360.00
Vendor: 13213 - MICROMAN INDUSTRIES INC				
MICROMAN INDUSTRIES INC	20260023	04/07/2026	Organizer	979.04
Vendor 13213 - MICROMAN INDUSTRIES INC Total:				979.04
Vendor: 8001 - MIDWEST PUBLIC RISK				
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	1,890.00
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	13,456.35
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	175.42
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	157.60
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	4,199.58
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	1,378.20
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	5,015.50
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	4,471.08

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	23,516.06
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	2,373.70
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	4,771.08
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	29,194.94
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	7,472.51
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	3,891.85
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	3,891.85
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	713.80
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	801.90
MIDWEST PUBLIC RISK	Apr 2026	04/07/2026	April HEALTH, DENTAL & VISION INSURANCE	888.58
Vendor 8001 - MIDWEST PUBLIC RISK Total:				108,260.00
Vendor: 11389 - MISSION COMMUNICATIONS, LLC				
MISSION COMMUNICATIONS, ...	2020014	04/07/2026	SCADA: BID; LS #6, 4, 9, 5 & WWTP	2,948.40
Vendor 11389 - MISSION COMMUNICATIONS, LLC Total:				2,948.40
Vendor: 6849 - MJV-A LLC				
MJV-A LLC	231618-033126	04/07/2026	Uniform Cleaning Services	117.00
Vendor 6849 - MJV-A LLC Total:				117.00
Vendor: 3047 - NATIONAL AGRICULTURAL CENTER & HALL OF FAME				
NATIONAL AGRICULTURAL CE...	1102	04/07/2026	50% cost share billboard advert Barnyard Babies 26	750.00
Vendor 3047 - NATIONAL AGRICULTURAL CENTER & HALL OF FAME Total:				750.00
Vendor: 7206 - NATIONAL INSURANCE MARKETING BROKERS, LLC				
NATIONAL INSURANCE MARK...	AO38945	04/07/2026	April BENEFITS DIRECT INSURANCE	2,210.21
NATIONAL INSURANCE MARK...	AO38945	04/07/2026	August BENEFITS DIRECT INSURANCE-Vogan ST Disabili	96.25
Vendor 7206 - NATIONAL INSURANCE MARKETING BROKERS, LLC Total:				2,306.46
Vendor: 13162 - NEXT GENERATION RECREATION				
NEXT GENERATION RECREATI...	2299	04/07/2026	Remaining balance for funbrella shades	3,531.25
NEXT GENERATION RECREATI...	2311	04/07/2026	Remaining balance dog park equip	4,837.73
Vendor 13162 - NEXT GENERATION RECREATION Total:				8,368.98
Vendor: 7482 - OFFICE OF THE CHIEF FINANCIAL OFFICER				
OFFICE OF THE CHIEF FINANCI...	LaPlante, T 5-13-26	04/07/2026	T. LaPlante 5/13/2026 Budget Workshop Webinar	75.00
Vendor 7482 - OFFICE OF THE CHIEF FINANCIAL OFFICER Total:				75.00
Vendor: 5820 - OLATHE FORD SALES				
OLATHE FORD SALES	293744	04/07/2026	#73 Replace AC sensor	559.89
Vendor 5820 - OLATHE FORD SALES Total:				559.89
Vendor: 12692 - OLATHE WINWATER WORKS CO				
OLATHE WINWATER WORKS ...	212732-01	04/07/2026	Parts for VSB roof drains	4,584.10
Vendor 12692 - OLATHE WINWATER WORKS CO Total:				4,584.10
Vendor: 12682 - O'REILLY AUTOMOTIVE INC				
O'REILLY AUTOMOTIVE INC	0264-452261	04/07/2026	#69 Wipers	67.41
O'REILLY AUTOMOTIVE INC	0264-454234	04/07/2026	Mounting Tape	6.08
O'REILLY AUTOMOTIVE INC	0264-454349	04/07/2026	Oil & engine coolant-old engine	69.96
O'REILLY AUTOMOTIVE INC	264-452340	04/07/2026	Zip ties - PW Shop	19.99

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
O'REILLY AUTOMOTIVE INC	264-453096	04/07/2026	Shop towels - PW Shop	50.97
O'REILLY AUTOMOTIVE INC	264-453537	04/07/2026	Wax for hood wrapped trucks	9.99
O'REILLY AUTOMOTIVE INC	264-454652	04/07/2026	WD-40 for Parks Shop	31.47
O'REILLY AUTOMOTIVE INC	264-454767	04/07/2026	Brake pads - VID #562	193.33
O'REILLY AUTOMOTIVE INC	264-454866	04/07/2026	Battery - VID #562	138.44
O'REILLY AUTOMOTIVE INC	264-455429	04/07/2026	Misc cleaning supplies - VID #517	17.26
O'REILLY AUTOMOTIVE INC	CM0000551	04/07/2026	Credit - returned battery core	-50.00
Vendor 12682 - O'REILLY AUTOMOTIVE INC Total:				554.90
Vendor: 3393 - PACE ANALYTICAL SERVICES LLC				
PACE ANALYTICAL SERVICES L...	2660243811	04/07/2026	Stormwater samples - Mission Creek	461.00
PACE ANALYTICAL SERVICES L...	2660243812	04/07/2026	Stormwater samples - Wolf Creek	461.00
PACE ANALYTICAL SERVICES L...	2660243987	04/07/2026	WWTP - Wet Test sampling	2,630.00
Vendor 3393 - PACE ANALYTICAL SERVICES LLC Total:				3,552.00
Vendor: 6655 - PACES INC				
PACES INC	0006599	04/07/2026	Substance Abuse Funding - 2026	5,000.00
Vendor 6655 - PACES INC Total:				5,000.00
Vendor: 11541 - PEREGRINE CORPORATION				
PEREGRINE CORPORATION	0082360	04/07/2026	Sect 2 March Util Bills (901/867)	647.32
PEREGRINE CORPORATION	0083426	04/07/2026	Sect 4 March Util Bills (920/890)	664.59
PEREGRINE CORPORATION	0083825	04/07/2026	Sect 5 March Util Bills (656/604)	457.66
Vendor 11541 - PEREGRINE CORPORATION Total:				1,769.57
Vendor: 6374 - POLYDYNE INC				
POLYDYNE INC	2011877	04/07/2026	WWTP treatment chemicals	3,114.00
Vendor 6374 - POLYDYNE INC Total:				3,114.00
Vendor: 12700 - POMP'S TIRE SERVICE INC				
POMP'S TIRE SERVICE INC	1250200016	04/07/2026	#70 4 new tires	488.20
POMP'S TIRE SERVICE INC	1250202408	04/07/2026	#69 4 tires	488.20
Vendor 12700 - POMP'S TIRE SERVICE INC Total:				976.40
Vendor: 11644 - PROGRESSIVE ELECTRONICS INC				
PROGRESSIVE ELECTRONICS I...	0168567	04/07/2026	Service on Video Recorder in Court Room	355.00
Vendor 11644 - PROGRESSIVE ELECTRONICS INC Total:				355.00
Vendor: 12674 - PUSHWATER ENTERPRISES INC				
PUSHWATER ENTERPRISES INC	23304	04/07/2026	Printed 1000 mini flyers3'x4' full color single 70	90.00
PUSHWATER ENTERPRISES INC	23304	04/07/2026	Bulk paper cuts- qty 7	7.00
PUSHWATER ENTERPRISES INC	23311	04/07/2026	Printed Annual Report	113.75
Vendor 12674 - PUSHWATER ENTERPRISES INC Total:				210.75
Vendor: 10030 - QUALITY SPEAKS LLC				
QUALITY SPEAKS LLC	187714-Apr	04/07/2026	Monthly Office Phone Service 3/27/26-4/27/26	2.54
QUALITY SPEAKS LLC	7776510	04/07/2026	VOIP Phone Service 7/7/26-5/7/26	86.92
Vendor 10030 - QUALITY SPEAKS LLC Total:				89.46
Vendor: 8031 - REDDI SERVICES INC				
REDDI SERVICES INC	504432764	04/07/2026	CATV WWTP, manholes & stormwater culverts	592.50
REDDI SERVICES INC	504432764	04/07/2026	CATV WWTP, manholes & stormwater culverts	592.50
REDDI SERVICES INC	504432764	04/07/2026	CATV WWTP, manholes & stormwater culverts	592.50
Vendor 8031 - REDDI SERVICES INC Total:				1,777.50

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11882 - RICHARD HORSCH				
RICHARD HORSCH	26232	04/07/2026	2 Thunderstruck bumpers, new vehicles	2,510.00
Vendor 11882 - RICHARD HORSCH Total:				2,510.00
Vendor: 13215 - ROBERT HEGARTY				
ROBERT HEGARTY	0006604	04/07/2026	Refund Setoff Debt Collected then Ins Paid	938.80
Vendor 13215 - ROBERT HEGARTY Total:				938.80
Vendor: 11773 - RONALD TILDEN				
RONALD TILDEN	120032	04/07/2026	#70 Oil change, replace tires	191.75
RONALD TILDEN	120081	04/07/2026	#2408 Oil change, tire rotation	89.90
RONALD TILDEN	120099	04/07/2026	#73 oil change, tire rotation	89.90
RONALD TILDEN	120109	04/07/2026	#2408 Flat Repair	30.00
Vendor 11773 - RONALD TILDEN Total:				401.55
Vendor: 13216 - RYAN PEDERSEN				
RYAN PEDERSEN	0006605	04/07/2026	Yr 1 Stipend for SOTM Art (Kelly Murphy Park)	1,000.00
Vendor 13216 - RYAN PEDERSEN Total:				1,000.00
Vendor: 12945 - SBS SERVICES GROUP LLC				
SBS SERVICES GROUP LLC	8444789	04/07/2026	Janitorial service - Lions Park	1,120.00
Vendor 12945 - SBS SERVICES GROUP LLC Total:				1,120.00
Vendor: 13217 - SHANNON YOUNG				
SHANNON YOUNG	99169444	04/07/2026	Refund Deposit - Honeybee Room 2/7/26	100.00
Vendor 13217 - SHANNON YOUNG Total:				100.00
Vendor: 11160 - SHAWNA KING				
SHAWNA KING	102492593	04/07/2026	Refund Summer Ball for Rylee King	70.00
SHAWNA KING	102492593	04/07/2026	Processing fee	-10.00
Vendor 11160 - SHAWNA KING Total:				60.00
Vendor: 11869 - SOUTHWEST ANSWERING SERVICE INC				
SOUTHWEST ANSWERING SE...	287103202026	04/07/2026	Answering service - WTP & Dist Maint	161.40
Vendor 11869 - SOUTHWEST ANSWERING SERVICE INC Total:				161.40
Vendor: 13160 - STAPLES				
STAPLES	6058843207	04/07/2026	HP 952 ink cardtridgtge 3 pack	78.15
Vendor 13160 - STAPLES Total:				78.15
Vendor: 11823 - STATE TRACTOR & EQUIPMENT CO, INC				
STATE TRACTOR & EQUIPMEN... SO 3252		04/07/2026	PM inspections & oil/filter change VID #551	2,810.31
Vendor 11823 - STATE TRACTOR & EQUIPMENT CO, INC Total:				2,810.31
Vendor: 9824 - STRYKER SALES LLC				
STRYKER SALES LLC	9211895897	04/07/2026	Cardiac Monitor LP35	54,500.34
STRYKER SALES LLC	CM0000552- 9211671665	04/07/2026	AED Trade Ins CCx2	-500.00
STRYKER SALES LLC	CM0000552- 9211671665	04/07/2026	AED Trade In LP	-250.00
STRYKER SALES LLC	CM0000552- 9211671665	04/07/2026	AED Trade Ins AP	-250.00
Vendor 9824 - STRYKER SALES LLC Total:				53,500.34
Vendor: 11348 - TABATHA JEFFRIES				
TABATHA JEFFRIES	101518352	04/07/2026	Refund Deposit - South Park Room 3/28/26	150.00
Vendor 11348 - TABATHA JEFFRIES Total:				150.00
Vendor: 10194 - TAYLORMADE CO				
TAYLORMADE CO	2671	04/07/2026	Diving Safety Pad Repair-warranty 3/9/26-3/9/27	1,850.00
Vendor 10194 - TAYLORMADE CO Total:				1,850.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7894 - TBS ELECTRONICS INC				
TBS ELECTRONICS INC	00135766	04/07/2026	Equipment	403.98
Vendor 7894 - TBS ELECTRONICS INC Total:				403.98
Vendor: 10879 - TEUTONIC HOLDINGS LLC				
TEUTONIC HOLDINGS LLC	1256955	04/07/2026	Phone Service 3/7/26-4/6/26	251.71
TEUTONIC HOLDINGS LLC	1281651	04/07/2026	Phone Service 4/7/26 -5/6/26	257.24
Vendor 10879 - TEUTONIC HOLDINGS LLC Total:				508.95
Vendor: 13079 - THE RECORD PUBLICATIONS, LLC				
THE RECORD PUBLICATIONS, L...5421		04/07/2026	Notice to Bid- Lions Park Ballfields Lighting	23.04
THE RECORD PUBLICATIONS, L...5422		04/07/2026	Notice to Bid- Aquatick Park Pool Shell	23.04
THE RECORD PUBLICATIONS, L...5434		04/07/2026	Notice of Public Hearzing BZA-01-26	34.56
THE RECORD PUBLICATIONS, L...5539		04/07/2026	Ord. 2607-BSRX-02-25	11.52
THE RECORD PUBLICATIONS, L...5540		04/07/2026	Ord 2608- BSRX-02-25	11.52
THE RECORD PUBLICATIONS, L...5591		04/07/2026	Notice to Publi Hearing - BZA-02-26	57.60
THE RECORD PUBLICATIONS, L...5633		04/07/2026	Qtrly Treasurers Report	103.68
THE RECORD PUBLICATIONS, L...5634		04/07/2026	Ordinance No.2611-Flood plan mgm reg	10.08
THE RECORD PUBLICATIONS, L...5635		04/07/2026	Ord nNo. 2609- BSCP-02-24	12.96
THE RECORD PUBLICATIONS, L...5689		04/07/2026	Notice to Bid- Annual Mowing Services	21.60
THE RECORD PUBLICATIONS, L...5690		04/07/2026	Notice to Bid- Nuisance Abatement Rates	17.28
THE RECORD PUBLICATIONS, L...5720		04/07/2026	Notice of Public Hearing - BZA-03-26	46.08
Vendor 13079 - THE RECORD PUBLICATIONS, LLC Total:				372.96
Vendor: 12744 - T-MOBILE				
T-MOBILE	201314314-Apr	04/07/2026	Cell Phone 2/21/26-3/20/26	633.86
T-MOBILE	201731959-Apr	04/07/2026	Mobile Internet Data 2/21/26-3/20/26	629.98
Vendor 12744 - T-MOBILE Total:				1,263.84
Vendor: 6802 - TOTAL ELECTRIC CONTRACTORS INC				
TOTAL ELECTRIC CONTRACTO... 260135		04/07/2026	Bi-annual PM & repair - K7 & KS Ave traffic lights	180.00
TOTAL ELECTRIC CONTRACTO... 260136		04/07/2026	Bi-annual PM & repair - K7 & 130th traffic lights	219.48
TOTAL ELECTRIC CONTRACTO... 260137		04/07/2026	Bi-annual PM & repair - K7 & Canaan traffic lights	522.00
Vendor 6802 - TOTAL ELECTRIC CONTRACTORS INC Total:				921.48
Vendor: 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY				
UNIVERSITY OF KANSAS HOSP... 77532255		04/07/2026	Misc Services - Brunner	323.00
UNIVERSITY OF KANSAS HOSP... 77532255		04/07/2026	Misc Services - Obershaw	713.00
UNIVERSITY OF KANSAS HOSP... 77532255		04/07/2026	Misc Services - Douglas, G	628.00
UNIVERSITY OF KANSAS HOSP... 77532255		04/07/2026	Misc Services - Alderson	348.00
UNIVERSITY OF KANSAS HOSP... 77532255		04/07/2026	Misc Services - Spelts	95.00
Vendor 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY Total:				2,107.00
Vendor: 3088 - VANCE BROTHERS LLC				
VANCE BROTHERS LLC	IG00034783	04/07/2026	Asphalt for street patching	260.65
VANCE BROTHERS LLC	IG00034850	04/07/2026	Asphalt for street patching	425.17
Vendor 3088 - VANCE BROTHERS LLC Total:				685.82
Vendor: 12998 - VITAL RECORDS HOLDINGS, LLC				
VITAL RECORDS HOLDINGS, LLC 5182290		04/07/2026	64 gallon security cart- Cit...	64.81
VITAL RECORDS HOLDINGS, LLC 5359453		04/07/2026	64 gallon security cart- Cit...	65.78
VITAL RECORDS HOLDINGS, LLC 5465905		04/07/2026	64 gallon security cart- Cit...	65.78
VITAL RECORDS HOLDINGS, LLC 5808229		04/07/2026	64 gallon security cart- Cit...	67.76
VITAL RECORDS HOLDINGS, LLC 5926440		04/07/2026	64 gallon security cart- Cit...	68.77

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
VITAL RECORDS HOLDINGS, LLC	6050991	04/07/2026	64 gallon security cart- Cit...	69.80
			Vendor 12998 - VITAL RECORDS HOLDINGS, LLC Total:	402.70
Vendor: 12683 - W W GRAINGER INC				
W W GRAINGER INC	9855037389	04/07/2026	Replacement domed trash can lids for Parks	744.00
			Vendor 12683 - W W GRAINGER INC Total:	744.00
Vendor: 7375 - WATCHMEN SECURITY SERVICES LLC				
WATCHMEN SECURITY SERVIC...	109027	04/07/2026	Monthly monitoring - Comm Ctr Apr	149.57
WATCHMEN SECURITY SERVIC...	109240	04/07/2026	Monthly monitoring - Aquatic Park - Apr	66.24
			Vendor 7375 - WATCHMEN SECURITY SERVICES LLC Total:	215.81
Vendor: 2043 - WEIS FIRE & SAFETY EQUIPMENT				
WEIS FIRE & SAFETY EQUIPM...	199855	04/07/2026	Collapsible Cones Kit	329.70
WEIS FIRE & SAFETY EQUIPM...	199949	04/07/2026	Multiple Extrication Tool Holder	2,368.52
WEIS FIRE & SAFETY EQUIPM...	199952	04/07/2026	Hydrant Preconnect	410.61
WEIS FIRE & SAFETY EQUIPM...	199981	04/07/2026	16 double jacket fire hose	5,693.72
			Vendor 2043 - WEIS FIRE & SAFETY EQUIPMENT Total:	8,802.55
Vendor: 1321 - WESTLAKE HARDWARE				
WESTLAKE HARDWARE	14008882	04/07/2026	Electrical supplies for VSB	14.99
WESTLAKE HARDWARE	14008898	04/07/2026	Fasteners & tool box for new engine	192.35
WESTLAKE HARDWARE	14008903	04/07/2026	Wood stain for truck beds VID #575, 535, 533	29.99
WESTLAKE HARDWARE	14008906	04/07/2026	Fasteners for new engine	44.88
WESTLAKE HARDWARE	14008908	04/07/2026	Electrical supplies for VSB	70.94
WESTLAKE HARDWARE	14008916	04/07/2026	Misc hardware to hang garden hose @ shop	7.56
WESTLAKE HARDWARE	14008927	04/07/2026	Electrical supplies for VSB	47.98
WESTLAKE HARDWARE	14008948	04/07/2026	Zip ties for soccer nets	31.98
			Vendor 1321 - WESTLAKE HARDWARE Total:	440.67
Vendor: 11421 - WEX INC				
WEX INC	111572878	04/07/2026	FUEL March 2026	122.64
WEX INC	111572878	04/07/2026	FUEL March 2026	3,021.02
WEX INC	111572878	04/07/2026	FUEL March 2026	291.19
WEX INC	111572878	04/07/2026	FUEL March 2026	6,588.86
WEX INC	111572878	04/07/2026	FUEL March 2026	1,063.99
WEX INC	111572878	04/07/2026	FUEL March 2026	349.32
WEX INC	111572878	04/07/2026	FUEL March 2026	782.91
WEX INC	111572878	04/07/2026	FUEL March 2026	605.86
			Vendor 11421 - WEX INC Total:	12,825.79
Vendor: 12658 - WHITE LAWN & LANDSCAPE LLC				
WHITE LAWN & LANDSCAPE L...	11375	04/07/2026	Spring Clean Up March 26 2026	465.00
WHITE LAWN & LANDSCAPE L...	11376	04/07/2026	Landscaping Services-	770.00
			Vendor 12658 - WHITE LAWN & LANDSCAPE LLC Total:	1,235.00
Vendor: 8411 - WILSON & COMPANY INC ENGINEERS & ARCHITECTS				
WILSON & COMPANY INC ENG...	148321	04/07/2026	Project Management Services for 138th St. Project	6,123.00
			Vendor 8411 - WILSON & COMPANY INC ENGINEERS & ARCHITECTS Total:	6,123.00
Grand Total:				633,419.55



UBPKT03172 - 03-26-2026 HT Security Deposit Refunds March 2026

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
02-00634-03	Revive Home Investors LLC	4/7/2026	158633	27.13			27.13	Generated From Billing
02-14312-16	Riddell, Matthew Alan	4/7/2026	158634	23.95			23.95	Generated From Billing
02-14525-11	Robison, Brandon C	4/7/2026	158635	180.17			180.17	Deposit
05-09079-05	Ridgeline Investments Inc	4/7/2026	158636	8.36			8.36	Generated From Billing
Total Refunds: 4				Total Refunded Amount:	239.61			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	239.61
Revenue Total:	239.61

General Ledger Distribution

Posting Date: 04/07/2026

Account Number	Account Name	Posting Amount	IFT
Fund: 430 - Water Treat & Distribu			
430-000-000-011999	Claim On Cash	-239.61	Yes
430-000-000-021205	Unapplied Utility Credits	239.61	
430 Total:		0.00	
Fund: 999 - POOLED CASH			
999-000-000-011100	Cash In Bank	-239.61	
999-000-000-021500	Due To Other Funds	239.61	Yes
999 Total:		0.00	
Distribution Total:		0.00	

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From:

Subject: Public Use Request - Makers' Fair

Recommendation: Staff recommends approval.

Action: Make a motion to approve the public use request for the Makers' Fair on May 9, 2026.

Background: The Economic Development Manager submitted the included public use request. The request includes closure of Second Street from Oak Street to Cedar, and Oak Street from Front Street to Third Street from 7:00 am– 4:30 pm, on Saturday, May 9, 2026. The request was sent to the affected city departments. No concerns were reported as long as access is maintained for emergency vehicles. This request includes activation of the Downtown Common Consumption Area.

Discussion:

Financial Impact:



Private Use of Parks, Streets, or Public Parking Lot Application

Fee \$50.00 (Non-Alcohol)

Fee \$250.00 (Alcohol on Premises)

*Not-for-profit organizations or individuals exempt from fees. (Attach certification form or 501c status)

Date: 4/9/26

Application must be submitted to the City Clerk at least thirty (30) days prior to the event, to allow for complete review of the request.

APPLICANT INFORMATION:

Name of Requested Event: Makers' Fair

Date of Requested Event: May 9 2026

Time of Requested Event: 10 am - 3 pm (closure 7am - 4:30 pm)

Applicant Name: Megan Gilliland

Business or Organization: City of Bonner Springs

Street Address/Mailing Address: 200 E 3rd Street City/State/Zip: Bonner Springs

Phone: [REDACTED] Email: mgilliland@bonnersprings.org

Is the event to raise funds for charitable purposes: Yes No If yes, what Charitable Purpose? City event

Submission of the application is acknowledgement that the applicant will be responsible for all public property used and adjacent areas, to be cleaned immediately after the event.

Submission of the application is acknowledgement that the applicant will notify all affected property owners and tenants.

Organization Status Proof attached (required to be exempt from fees)

Certificate of insurance that names the city as an additional insured attached.

N/A

LOCATION:

Public Parking Lot(s) Requested: n/a

- Park Requested: Centennial Park Dog Park Lion's Park
 Kelly Murphy Memorial Park Kerry Roberts Memorial Park
 North Park Center Park South Park
 Trails: _____

Street(s) Requested: Oak Street 100-300 block
2nd Street, Oak to Cedar

EVENT INFORMATION:

*Public Works -
trash receptacles
+ barricades
out on
5/8/26.*

Police, Fire, EMS or Other Municipal Services Needed: Yes No

If yes, what services general patrol

Tent will be Used: Yes No (Tent permit form required, if applicable)

Provide full, detailed explanation of purpose of event; include if admissions or space rental will be charged:

- Clear map of the parking lot area, or street route to be used is attached
(Events with alcohol or cereal malt beverages must be at least 30 feet from Centennial Park).
- List of vendors that will participate in event attached.
- List of planned activities attached
- Background check forms for security personnel for police chief approval attached.

COMMON CONSUMPTION AREA ACTIVATION:

Is the applicant also requesting to activate the Common Consumption Area for the event?:

Yes, Downtown CCA Yes, Centennial Park CCA only No

List of current alcoholic beverage or cereal malt beverage licensees that will participate in the CCA must be attached. Each licensee's current approval from the State Division of Alcoholic Beverage Control to participate in the CCA must be on file with the City Clerk's office prior to approval.

*Kobi's
Range 23
Cava's Sweet Shots*

CCA General Rules (not a complete list of the CCA regulations):

- A. Consumption of alcohol is allowed 11:00 a.m. – 10:00 p.m. – Sunday -Thursday
11:00 a.m. – 12:00 p.m. – Friday & Saturday
- B. Licensed retailers must obtain permission from Kansas Alcohol Beverage Control
- C. Consumption is only permitted within the established boundaries of the CCA.
- D. Outside alcohol is prohibited.

APPLICATION REQUIREMENTS AND RESTRICTIONS:

Application Requirements:

- A. Submit this application and all required forms and information to the City Clerk's Office at least 30 days prior to the date of the event for City Council approval, but no more than one year in advance.
- B. Not-for-profit organizations, association or individuals must provide proof of their non-profit status. A not-for-profit certificate of good standing from the Kansas Secretary of State is an acceptable proof for purposes of this subsection.
- C. Unincorporated associations, organizations or individuals not registered with the Kansas Secretary of State must provide certification of their not-for-profit status.
- D. All applicants must have or obtain all applicable business licenses and ensure vendors that participate in the event have or obtain an occupational license from the City.

Restrictions:

- A. Unless otherwise allowed by ordinance, no more than four special event permits will be issued per calendar year to any individual, business, association, or organization for the use of a public parking lot.
- B. Any event or activity that a for-profit individual, business, association or organization co-sponsors, promotes or participates in any way with any not-for-profit qualified individual, business, association or organization as defined in Section 12-703, paragraph J or K of this ordinance, will count as an event for the for-profit entity.
- C. Unless otherwise allowed by ordinance, no permit will be issued for more than three consecutive days, except for the carnival for Tiblow Days.

- D. No permit will be issued which conflicts with the Annual Chamber of Commerce Tiblow Days, or any other city approved celebration.
- E. Approved event shall not take place between the hours of 12 a.m. midnight and 6 a.m. of any day.
- F. No permit will be issued in conflict with any other approved event, Zoning Ordinance, City Ordinance, policy, or regulation.
- G. Sale, possession and/or consumption of alcoholic beverages or cereal malt beverages may require separate permits per Chapter III Beverages, of this Code. Applications for these permits shall be submitted at the same time as the permit required in this Article.

Display of Permit: A permit issued shall prominently display the permit at the special event site or have the permit available to display to any officer or employee of the City upon demand.

Revocation of Permit: The City Manager or designee may suspend or revoke a permit issued; if the permittee fails to meet the conditions of the issuance of the permit, violates any provision of this Code or other ordinance of the City governing the activities permitted by the permit, or if the permit was obtained by fraud or misrepresentation.

Hazard Prohibited: No person shall make any use of the public parking lot that constitutes an immediate hazard requiring immediate action to protect the public.

Penalty: Any person who violates the requirements of Ordinance No. 2445, upon conviction, shall be fined not less than \$20 nor more than \$500 or be imprisoned for not more than thirty (30) days, or be both so fined and imprisoned. Each day that a person violates the requirements of this Article shall constitute a separate offense.

I hereby confirm by signing this application that I understand the regulations and will comply with all regulations and ordinances of the City of Bonner Springs, as outlined above.

[Redacted Signature]

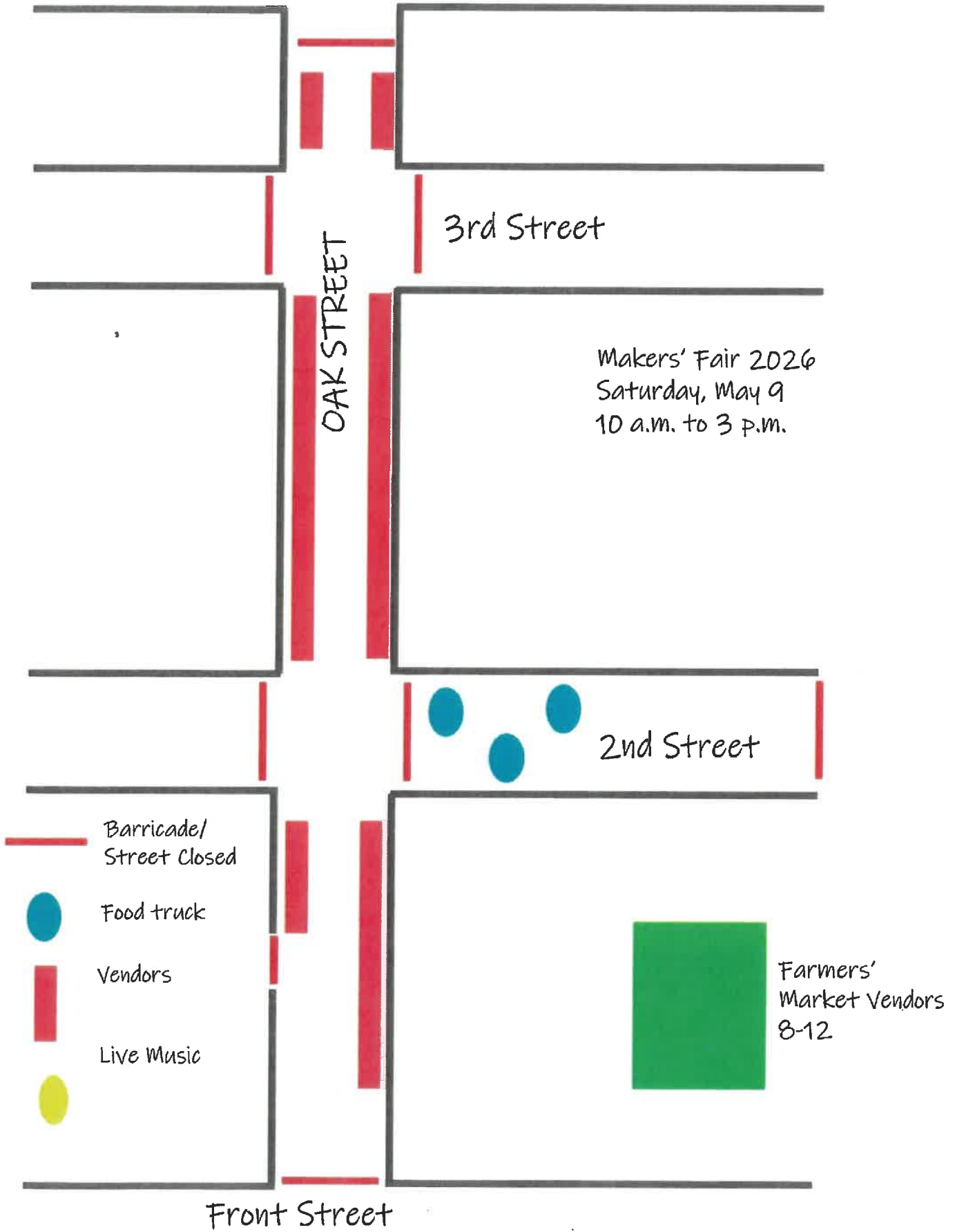
Signature of Applicant

4/19/26

 Date of application

<u>Receipt</u>
Transaction Code: MS Product Code: LL

South Nettleton



April 9, 2026

TO: Merchants and Downtown Residents

The annual Makers' Fair will happen on Saturday, May 9 from 10 a.m. to 3 p.m. The event will be similar to previous years with vendors on Oak Street (100-300 blocks) and food trucks on 2nd Street from Oak to Cedar.

The event will close Oak Street from 7 a.m. to 4:30 p.m. but we are not closing any parking lots in the downtown.

This year, we are planning a summer concert series which will kick off on May 9 in the evening. Oak will be re-opened for the concert and the concert will occur at Centennial Park in the Pavilion from 7:00-9:30 p.m.

Please let me know if you have questions.

Thank you,

Megan Gilliland
Economic Development Manager



Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Christina Brake

Subject: Public Use Request - Tot Trot

Recommendation: Staff recommends approval.

Action: Make a motion to approve the public use request for the Tot Trot on Saturday, June 13, 2026.

Background: The Bonner Springs Farmers Market Manager submitted the included public use request. The request includes closure of Second Street from Elm Street to Cedar from 8am - 11am, on Saturday, June 13, 2026. The request was sent to the affected City departments. No concerns were reported as long as access is maintained for emergency vehicles. This request does not include activation of the Common Consumption Area.

Discussion:

Financial Impact:



Private Use of Parks, Streets, or Public Parking Lot Application

Fee \$50.00 (Non-Alcohol)

Fee \$250.00 (Alcohol on Premises)

Not-for-profit organizations or individuals exempt from fees. (Attach certification form or 501c status)

Date: 06/13/2020

APPLICANT INFORMATION:

Name of Requested Event: TOT Trot

Date of Requested Event: 06/13/2020

Time of Requested Event: 8:00AM - 11:00AM

Applicant Name: Claudia Giaccone

Business or Organization: Bonner Springs Farmers Market

Street Address/Mailing Address: _____ City/State/Zip: _____

Phone 913-441-8665 Email: bonnerfarmersmarket@gmail.com

Is the event to raise funds for charitable purposes: Yes No If yes, what Charitable Purpose? _____

Submission of the application is acknowledgement that the applicant will be responsible for all public property used and adjacent areas, to be cleaned immediately after the event.

Submission of the application is acknowledgement that the applicant will notify all affected property owners and tenants.

Organization Status Proof attached

Certificate of insurance that names the city as an additional insured attached.

Clear map of the parking lot area, or street route to be used is attached
(Events with alcohol or cereal malt beverages must be at least 30 feet from Centennial Park).

LOCATION:

Public Parking Lot(s) Requested: _____

- Park Requested:
- | | | |
|--|--------------------------------------|--|
| <input checked="" type="checkbox"/> Centennial Park | <input type="checkbox"/> Dog Park | <input type="checkbox"/> Lion's Park |
| <input checked="" type="checkbox"/> Kelly Murphy Memorial Park | <input type="checkbox"/> Center Park | <input type="checkbox"/> Kerry Roberts Memorial Park |
| <input type="checkbox"/> North Park | <input type="checkbox"/> South Park | |
| <input type="checkbox"/> Trails: _____ | | |

Street(s) Requested: EIM street 3 2nd street to CEDAR AVE 3 2nd Street

EVENT INFORMATION:

Police, Fire, EMS or Other Municipal Services Needed: Yes No
If yes, what services police to ensure public safety

Tent will be Used: Yes No (Tent permit form required, if applicable)

Provide full, detailed explanation of purpose of event; include if admissions or space rental will be charged:

- List of vendors that will participate in event attached.
- List of planned activities attached
- Background check forms for security personnel for police chief approval attached.

Is the applicant also requesting to activate the Common Consumption Area for the event?:

Yes No

List of current alcoholic beverage or cereal malt beverage licensees that will participate in the CCA must be attached. Each licensee's current approval from the State Division of Alcoholic Beverage Control to participate in the CCA must be on file with the City Clerk's office prior to approval.

Application Requirements:

- A. Submit this application and all required forms and information to the City Clerk's Office at least 30 days prior to the date of the event for City Council approval, but no more than one year in advance.
- B. Not-for-profit organizations, association or individuals must provide proof of their non-profit status. A not-for-profit certificate of good standing from the Kansas Secretary of State is an acceptable proof for purposes of this subsection.
- C. Unincorporated associations, organizations or individuals not registered with the Kansas Secretary of State must provide certification of their not-for-profit status.
- D. All applicants must have or obtain all applicable business licenses and ensure vendors that participate in the event have or obtain an occupational license from the City.

Restrictions:

- A. Unless otherwise allowed by ordinance, no more than four special event permits will be issued per calendar year to any individual, business, association, or organization for the use of a public parking lot.
- B. Any event or activity that a for-profit individual, business, association or organization co-sponsors, promotes or participates in any way with any not-for-profit qualified individual, business, association or organization as defined in Section 12-703, paragraph J or K of this ordinance, will count as an event for the for-profit entity.
- C. Unless otherwise allowed by ordinance, no permit will be issued for more than three consecutive days, except for the carnival for Tiblow Days.
- D. No permit will be issued which conflicts with the Annual Chamber of Commerce Tiblow Days, or any other city approved celebration.
- E. Approved event shall not take place between the hours of 12 a.m. midnight and 6 a.m. of any day.
- F. No permit will be issued in conflict with any other approved event, Zoning Ordinance, City Ordinance, policy, or regulation.
- G. Sale, possession and/or consumption of alcoholic beverages or cereal malt beverages may require separate permits per Chapter III Beverages, of this Code. Applications for these permits shall be submitted at the same time as the permit required in this Article.

Display of Permit: A permit issued shall prominently display the permit at the special event site or have the permit available to display to any officer or employee of the City upon demand.

Revocation of Permit: The City Manager or designee may suspend or revoke a permit issued; if the permittee fails to meet the conditions of the issuance of the permit, violates any provision of this Code or other ordinance of the City governing the activities permitted by the permit, or if the permit was obtained by fraud or misrepresentation.

Hazard Prohibited: No person shall make any use of the public parking lot that constitutes an immediate hazard requiring immediate action to protect the public.

Penalty: Any person who violates the requirements of Ordinance No. 2304, upon conviction, shall be fined not less than \$20.00 nor more than \$500.00 or be imprisoned for not more than thirty (30) days, or be both so fined and imprisoned. Each day that a person violates the requirements of this Article shall constitute a separate offense.

I hereby confirm by signing this application that I understand the regulations and will comply with all regulations and ordinances of the City of Bonner Springs, as outlined above.



Signature of Applicant

03/31/2026

Date of application

<u>Receipt</u>
Transaction Code: MS Product Code: LL

Elm Street

Bonner Springs
Farmers Market Tot
Trot

Saturday June 13th

8:00 AM to 11:00 AM

Kelly Murphy and
Centennial Park



Barricades/Street
Closures



Farmers' Market
Pavilion



Tot Trot Area

West 2nd
Street

Oak Street

East 2nd
Street



Cedar Ave

March 31, 2026

TO: Businesses and Residents

The Bonner Springs Farmers' Market will be working in collaboration with the Bonner Springs Rotary Club and the Tiblow Trot Committee to put on the Tot Trot. The Tot Trot is a fun and active experience for families during the market's 10 – year anniversary celebration to drive awareness, community engagement, and excitement for the Tiblow Trot run in August. The event will be held June 13th, 2026 from 8 AM to 12 PM and the road closure from Elm Street to Cedar Ave will be requested from 8 AM to 11 AM.

The Rotary Club, The Tiblow Trot Committee, and the Bonner Springs Farmers' Market appreciates your support and are always looking for ways to partner with businesses downtown.

I will gladly field any questions the surrounding businesses have about the logistics of the event.

Thank you,

Claudia Giaccone
Market Manager

March 31st, 2026

TO: City of Bonner Springs

As one of the event organizers, I recognize that we need to maintain a clean environment and we will ask that all participants and organizers clean up their spaces by discarding trash and making sure the Tot Trot area is as clean as it was when we arrived.

Thank you,

Claudia Giaccone
Market Manager

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Christina Brake

Subject: Public Use Request - Bayles Block Party

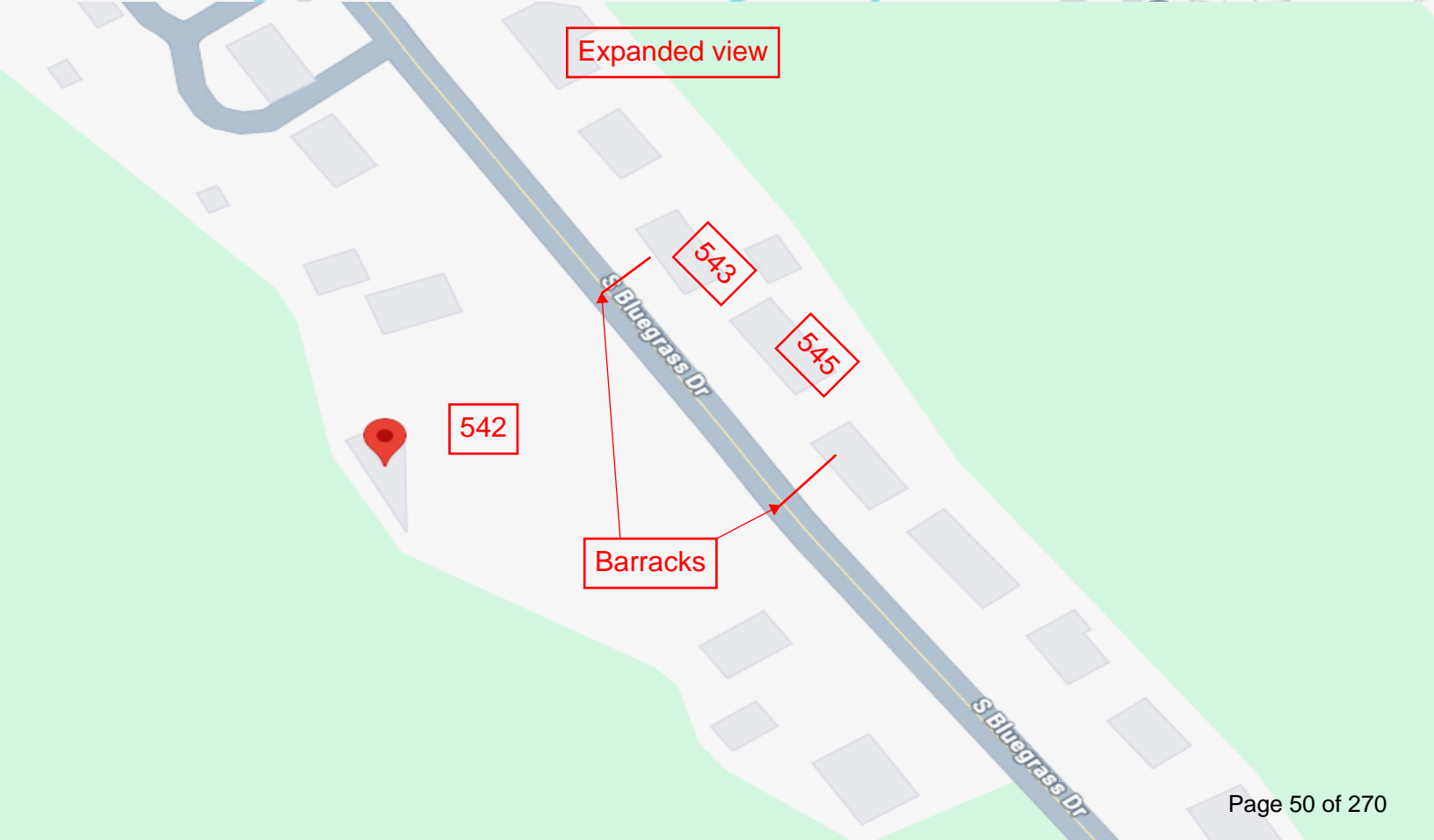
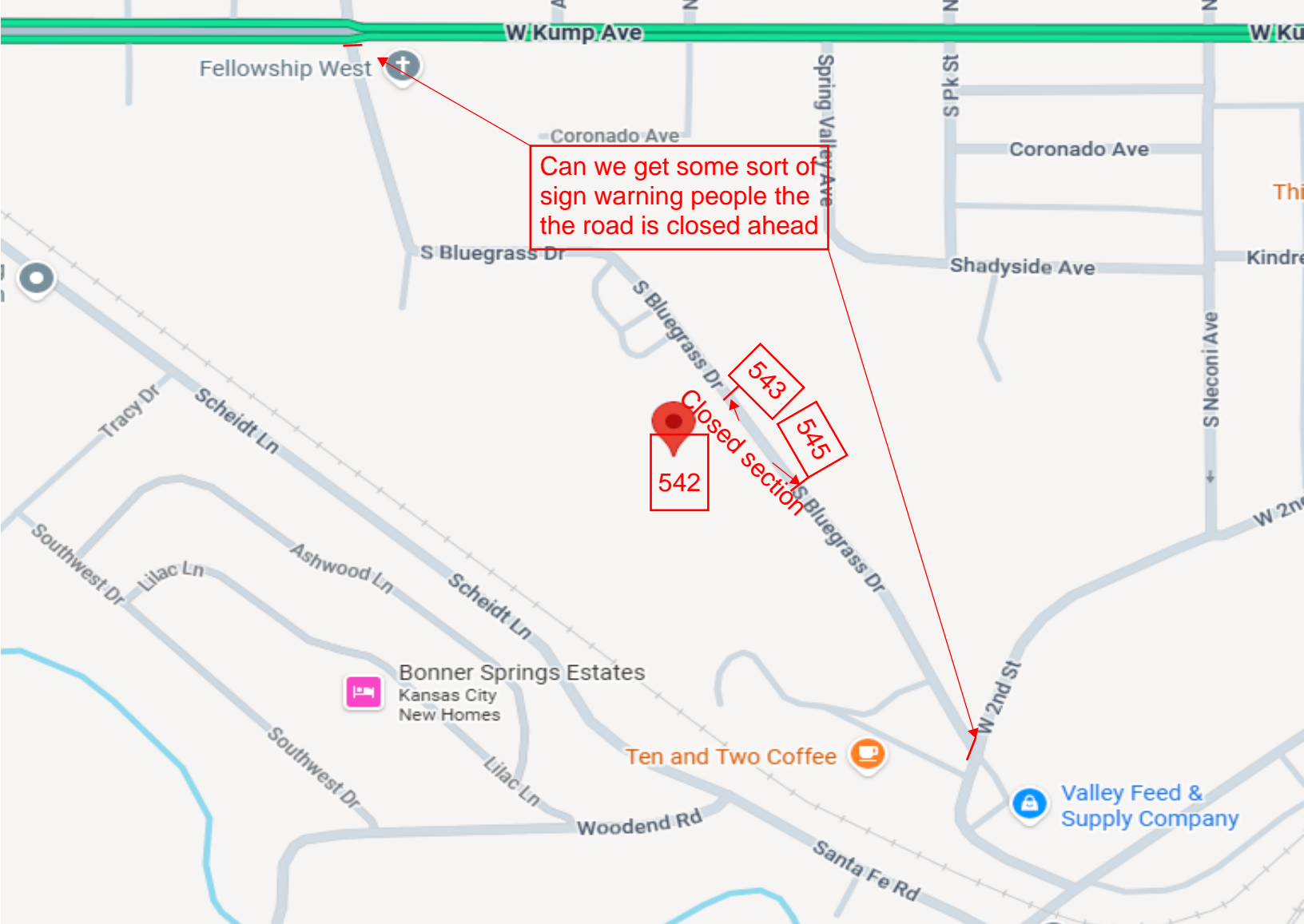
Recommendation: Staff recommends approval.

Action: Make a motion to approve the public use request for a block party as presented.

Background: Kenneth Bayles, 542 S. Bluegrass Dr., submitted the included public use request for a block party. The request includes closure of Bluegrass directly in front of the Bayles' house on Saturday, July 4, 2026, from 10:00 a.m - 11:59 p.m. All the affected residents signed the application. The request was sent to the affected City departments. No concerns were reported as long as access is maintained for emergency vehicles.

Discussion:

Financial Impact:





Block Party/Street Closure Application

Date: 3-18-26

Applicant Name: Kenneth Bayles

Applicant's Phone Number: [REDACTED]

Applicant's Address: 542 S bluegrass Dr

Date/Time of Requested Closure: 7-4-26

Location of Requested Closure: In front of 542 S bluegrass Dr

Application Requirements:

- A. Passage for emergency vehicles must be allowed at all times during the event.
- B. Alcohol and cereal malt beverages are not allowed in the street.
- C. The Public Works department will provide barricades or cones. You must arrange to pick up the barricades prior to the event and to return the cones or barricades the first working day after the event.
- D. All affected residents must approve the closure (separate page may be used if needed).

NAME	ADDRESS	PHONE NUMBER	SIGNATURE
K	[REDACTED]	[REDACTED]	[REDACTED]
A	[REDACTED]	[REDACTED]	[REDACTED]

I hereby confirm by signing this application that I understand the regulations and will comply with all regulations and ordinances of the City of Bonner Springs, as outlined above.

[REDACTED]
Signature of Applicant

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From:

Subject: Public Use Request - Summer Concert Series

Recommendation: Staff recommends approval.

Action: Make a motion to approve the public use request for the Downtown Concert Series on Saturday, May 9, 2026.

Background: The Economic Development Manager submitted the included public use request. The request includes closure of Second Street from Oak Street to Cedar from 7:00 pm – 9:30 pm, on Saturday, May 9, 2026. The request was sent to the affected city departments. No concerns were reported as long as access is maintained for emergency vehicles. This request includes activation of the Centennial Park Common Consumption Area.

Discussion:

Financial Impact:



Private Use of Parks, Streets, or Public Parking Lot Application

Fee \$50.00 (Non-Alcohol)

Fee \$250.00 (Alcohol on Premises)

*Not-for-profit organizations or individuals exempt from fees. (Attach certification form or 501c status)

Date: 4/9/26

Application must be submitted to the City Clerk at least thirty (30) days prior to the event, to allow for complete review of the request.

APPLICANT INFORMATION:

Name of Requested Event: Summer Concert Series

Date of Requested Event: May 9 2026

Time of Requested Event: 7:00 - 9:30 pm (closure 4pm - 11 pm)

Applicant Name: Megan Gilliland

Business or Organization: City

Street Address/Mailing Address: 200 E 3rd St City/State/Zip: Bonner Springs

Phone: [REDACTED] Email: mgilliland@bonner-springs.org

Is the event to raise funds for charitable purposes: Yes No If yes, what Charitable Purpose? city

Submission of the application is acknowledgement that the applicant will be responsible for all public property used and adjacent areas, to be cleaned immediately after the event.

Submission of the application is acknowledgement that the applicant will notify all affected property owners and tenants.

- Organization Status Proof attached (required to be exempt from fees)
- Certificate of insurance that names the city as an additional insured attached. N/A

LOCATION:

Public Parking Lot(s) Requested: Centennial Park + lot

- Park Requested:
- Centennial Park
 - Dog Park
 - Lion's Park
 - Kelly Murphy Memorial Park
 - Kerry Roberts Memorial Park
 - North Park
 - Center Park
 - South Park
 - Trails: _____

Street(s) Requested: 2nd - Oak to Cedar

EVENT INFORMATION:

patrol

Public Works:
trash service
before
concert

Police, Fire, EMS or Other Municipal Services Needed: Yes No
If yes, what services _____

Tent will be Used: Yes No (Tent permit form required, if applicable)

Provide full, detailed explanation of purpose of event; include if admissions or space rental will be charged:

- Clear map of the parking lot area, or street route to be used is attached
(Events with alcohol or cereal malt beverages must be at least 30 feet from Centennial Park).
- List of vendors that will participate in event attached.
- List of planned activities attached
- Background check forms for security personnel for police chief approval attached.

COMMON CONSUMPTION AREA ACTIVATION:

Is the applicant also requesting to activate the Common Consumption Area for the event?:

Yes, Downtown CCA Yes, Centennial Park CCA only No

List of current alcoholic beverage or cereal malt beverage licensees that will participate in the CCA must be attached. Each licensee's current approval from the State Division of Alcoholic Beverage Control to participate in the CCA must be on file with the City Clerk's office prior to approval.

CCA General Rules (not a complete list of the CCA regulations):

- A. Consumption of alcohol is allowed 11:00 a.m. – 10:00 p.m. – Sunday -Thursday
11:00 a.m. – 12:00 p.m. – Friday & Saturday
- B. Licensed retailers must obtain permission from Kansas Alcohol Beverage Control
- C. Consumption is only permitted within the established boundaries of the CCA.
- D. Outside alcohol is prohibited.

Kodi's
Range 23
Carla's Sweet Shots

APPLICATION REQUIREMENTS AND RESTRICTIONS:

Application Requirements:

- A. Submit this application and all required forms and information to the City Clerk's Office at least 30 days prior to the date of the event for City Council approval, but no more than one year in advance.
- B. Not-for-profit organizations, association or individuals must provide proof of their non-profit status. A not-for-profit certificate of good standing from the Kansas Secretary of State is an acceptable proof for purposes of this subsection.
- C. Unincorporated associations, organizations or individuals not registered with the Kansas Secretary of State must provide certification of their not-for-profit status.
- D. All applicants must have or obtain all applicable business licenses and ensure vendors that participate in the event have or obtain an occupational license from the City.

Restrictions:

- A. Unless otherwise allowed by ordinance, no more than four special event permits will be issued per calendar year to any individual, business, association, or organization for the use of a public parking lot.
- B. Any event or activity that a for-profit individual, business, association or organization co-sponsors, promotes or participates in any way with any not-for-profit qualified individual, business, association or organization as defined in Section 12-703, paragraph J or K of this ordinance, will count as an event for the for-profit entity.
- C. Unless otherwise allowed by ordinance, no permit will be issued for more than three consecutive days, except for the carnival for Tiblow Days.

- D. No permit will be issued which conflicts with the Annual Chamber of Commerce Tiblow Days, or any other city approved celebration.
- E. Approved event shall not take place between the hours of 12 a.m. midnight and 6 a.m. of any day.
- F. No permit will be issued in conflict with any other approved event, Zoning Ordinance, City Ordinance, policy, or regulation.
- G. Sale, possession and/or consumption of alcoholic beverages or cereal malt beverages may require separate permits per Chapter III Beverages, of this Code. Applications for these permits shall be submitted at the same time as the permit required in this Article.

Display of Permit: A permit issued shall prominently display the permit at the special event site or have the permit available to display to any officer or employee of the City upon demand.

Revocation of Permit: The City Manager or designee may suspend or revoke a permit issued; if the permittee fails to meet the conditions of the issuance of the permit, violates any provision of this Code or other ordinance of the City governing the activities permitted by the permit, or if the permit was obtained by fraud or misrepresentation.

Hazard Prohibited: No person shall make any use of the public parking lot that constitutes an immediate hazard requiring immediate action to protect the public.

Penalty: Any person who violates the requirements of Ordinance No. 2445, upon conviction, shall be fined not less than \$20 nor more than \$500 or be imprisoned for not more than thirty (30) days, or be both so fined and imprisoned. Each day that a person violates the requirements of this Article shall constitute a separate offense.

I hereby confirm by signing this application that I understand the regulations and will comply with all regulations and ordinances of the City of Bonner Springs, as outlined above.

[Redacted Signature]

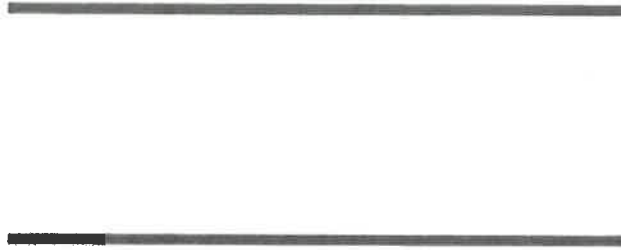
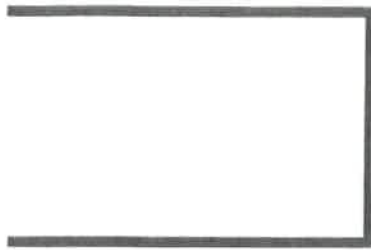
Signature of Applicant

4/9/26

Date of application

<u>Receipt</u>
Transaction Code: MS
Product Code: LL

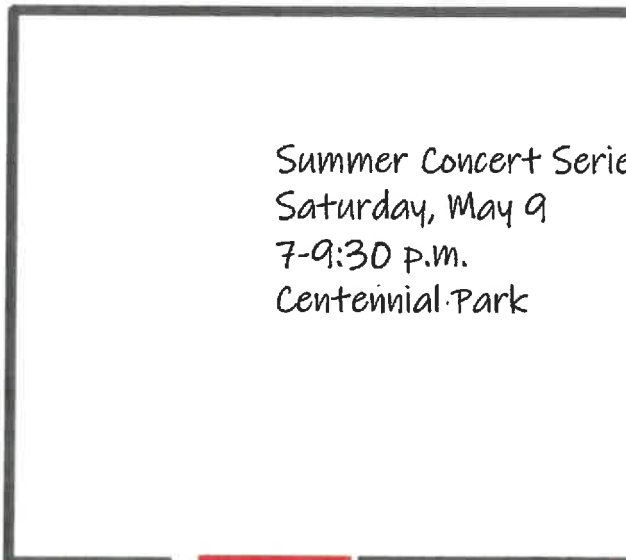
South Nettleton



3rd Street

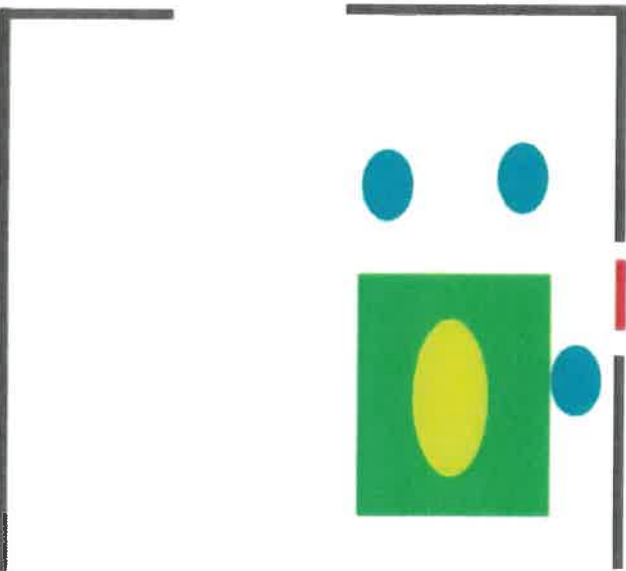






OAK STREET



Summer Concert Series
Saturday, May 9
7-9:30 p.m.
Centennial Park

2nd Street



-  Barricade/
Street Closed
-  Food truck
-  Vendors
-  Live Music

April 9, 2026

TO: Merchants and Downtown Residents

The annual Makers' Fair will happen on Saturday, May 9 from 10 a.m. to 3 p.m. The event will be similar to previous years with vendors on Oak Street (100-300 blocks) and food trucks on 2nd Street from Oak to Cedar.

The event will close Oak Street from 7 a.m. to 4:30 p.m. but we are not closing any parking lots in the downtown.

This year, we are planning a summer concert series which will kick off on May 9 in the evening. Oak will be re-opened for the concert and the concert will occur at Centennial Park in the Pavilion from 7:00-9:30 p.m.

Please let me know if you have questions.

Thank you,

Megan Gilliland
Economic Development Manager



Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Mark Lee

Subject: BSRZ-03-25 - Rezoning and Preliminary Development Plan Request for the Bungalows at Bonner Springs

Recommendation: Staff and the Planning Commission recommend approval with staff stipulations.

Action: Make a motion to adopt an ordinance approving the rezoning and preliminary development plan request for the Bungalows at Bonner Springs.

Background: A public hearing was held at the January 20th Planning Commission meeting. A motion to approve was presented and seconded, but with a unanimous vote against the motion (0-6) with one member absent, recommending the denial of the rezoning. It was presented to Council at the February 23rd meeting and remanded back to the Planning Commission to discuss traffic concerns as they relate to the project. A Traffic Impact Study had been submitted for review but was not completed prior to the 20th meeting date.

At the March 17th Planning Commission meeting, a public hearing was held to discuss the Traffic Impact Study and what impact it could have on the surrounding areas. A motion to approve was presented and seconded, by a vote of 3-1, with three members absent. The item was recommended for approval to the Governing Body.

Discussion: Staff's report and the meeting minutes are attached.

Financial Impact:

City of Bonner Springs Agenda Item Cover Sheet

Agenda Item No. 5

BSRZ-03-25
REZONING

Topic: PUBLIC HEARING - REZONING – BSRZ-03-25 – Bungalows at Bonner Springs – 300 S. 130th Street - Consider a request for rezoning – The requested change is from RR (Rural residential District) and MR (Mixed-Residential) to PD-MR (Planned District Mixed- Residential District).

Narrative:

This agenda item was remanded back to the Planning Commission by the Governing Body at its regularly scheduled meeting on February 23rd, 2026 for consideration of the Traffic Impact Study. The Traffic Impact Study has been completed, reviewed, approved by the City Engineer and provided as an attachment to Staff's report. The remainder of the packet remains the same as was previously submitted to the Commission on January 20, 2026.

A portion of the property was rezoned in 2023 from A-1 (Agricultural) to R-3 (Multi-Family Residential) in preparation of the Cornerstone Apartment project. That project failed to come to fruition after several steps and processes were completed. These steps and processes included, the approved rezoning, an approved lot split, the submittal of a Traffic Impact Study, Stormwater Drainage Study, an approved Site and Landscape plan, etc.

In mid-June of 2025, staff was contacted about the potential of redeveloping/developing the proposed area by another development group. The proposed rezoning would allow for the construction of 186 market rate, single family build-for-rent dwelling units. The development will be comprised of a mix of housing units; consisting of 28 one-bedroom homes – constructed as duplexes, 86 two-bedroom homes and 70 three-bedroom homes. A clubhouse is proposed for the development, along with a mix of covered and uncovered parking, internal sidewalks and other amenities for the residents of the development.

The property consists of approximately 21 acres; 2 gated vehicular ingress/egress areas are indicated upon the provided plan. A large tract will be left undeveloped for stormwater management purposes. A Traffic Impact and Drainage Study have both been submitted for review along with an overall site and landscape plan.

If the proposed rezoning is approved, a preliminary plat has been submitted and follows this agenda item.

Presented by: Mark Lee - Community Development Director

Staff Recommendation:

Staff recommends the Planning Commission approve the requested zoning change for 300 S. 130th Street from RR (Rural Residential) and MR (Mixed-Residential) to the designation of PD-MR (Planned District – Mixed-Residential) with staff stipulations.

Attachments:

Staff Report (6pgs)
Current zoning (included within staff's report)
Site Rendering (1pg)
Landscaping Plan (1pg)
Dwelling Unit Renderings (7pgs)
Presentation from developer (19pgs)
Traffic Impact Study, Executive Summary (27pgs)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM RR (RURAL RESIDENTIAL) AND MR (MIXED-RESIDENTIAL) TO THE ZONING CATEGORY OF PD-MR (PLANNED DISTRICT MIXED RESIDENTIAL) FOR 300 S. 130TH STREET.

MEETING DATE: March 17, 2026 (January 20, 2026 org.)
REPORT WRITTEN: Revised March 11, 2026 (December 29, 2025 org.)
APPLICATION #: BSRZ-03-25

APPLICANT:
Advanced Acquisitions, LLC
15300 N. 90th Street, Suite 200
Scottsdale AZ 85260

ENGINEER/SURVEYOR
Lamp Rynearson
9001 State Line Rd, Suite 200
Kansas City MO 64114

REQUEST:
The applicant is requesting approval to rezone 300 S. 130th Street from RR and MR; Rural Residential and Mixed-Residential to PD-MR (Planned District Mixed-Residential).

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:
The Future Land Use Map currently designates this property as Mixed-Use

- SURROUNDING FUTURE LAND USE DESIGNATIONS:**
- North Right of Way for Interstate 70
 - South Commercial and High-Density Residential
 - East Right of Way for Kansas Highway 7
 - West Low Density Residential

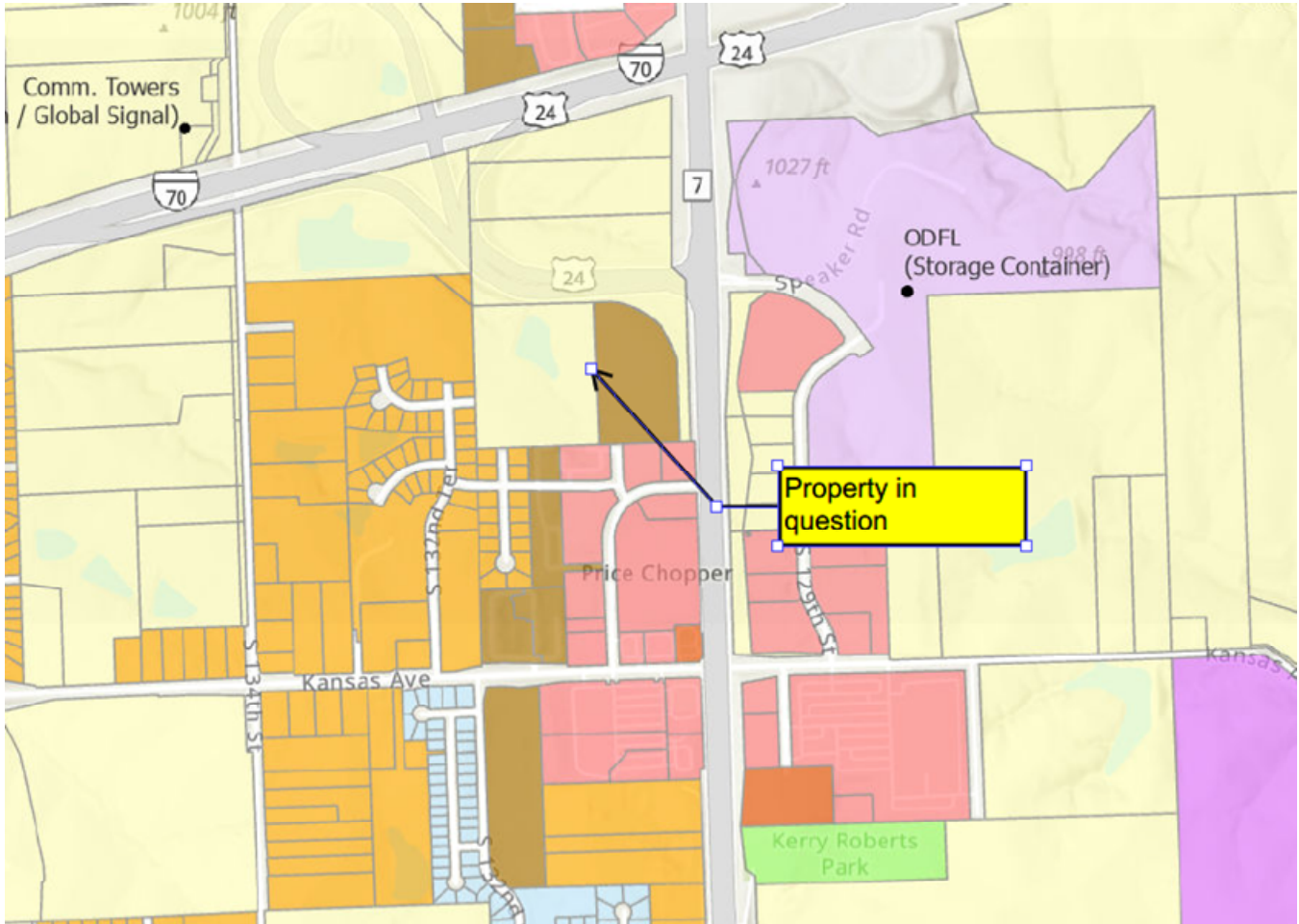
BACKGROUND:
The property was rezoned in 2023 from A-1 (Agricultural) to R-3 (Multi-Family Residential) in preparation of the Cornerstone Apartment project. That project failed to come to fruition after several steps and processes were completed. These steps and processes included, the approved rezoning, an approved lot split, the submittal of a Traffic Impact Study, Stormwater Drainage Study, an approved Site and Landscape plan, etc.

In mid-June of 2025, staff was contacted about the potential of redeveloping/developing the proposed area by another development group. The proposed rezoning would allow for the construction of market rate, single family build-for-rent development. The development will consist of a mix of housing units consisting of 28 one-bedroom homes – constructed as duplexes, 86 two-bedroom homes and 70 three-bedroom homes. A clubhouse is proposed for the development along with a mix of covered and uncovered parking.

The property consists of approximately 21 acres; 2 gated vehicular ingress/egress areas are indicated upon the provided plan. A large tract will be left undeveloped for stormwater management purposes. A Traffic Impact and Drainage Study have both been submitted for review along with an overall site and landscape plan.

If the proposed rezoning is approved, a preliminary plat has been submitted and follows this agenda item.

THE CURRENT ZONING CONFIGURATION:



SURROUNDING ZONING –

- North Right of Way for Interstate 70
- South GC; General Commercial
- East Right of Way for Kansas Highway 7
- West GR; General Residential

REZONING:

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

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

CHARACTER OF THE IMMEDIATE AREA –

The area surrounding the subject property consists of public right of way for both Kansas Highway 7 and Interstate 70, it is bordered on the south by commercial and multi-family residential, and to the west by residential zoning districts. The area north and east of the proposed development is limited in use due to the public right of way, but those uses to the south and west consist of single-family and multi-family residential living along with commercial uses to the south as well.



THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED –

The property is currently vacant and contains no structures. The Future Land Use Map reflects this area as mixed-use. There are two mixed use zoning districts, one being MR; Mixed Residential District, the other being MC; Mixed Commercial District. The latter does not support the inclusion of residential living. The rezoning of this property would adhere to that designation and surrounding zoning districts providing for residential living within close proximity of commercial businesses. Proposed development in 2023, changed a portion of the property’s zoning RR to R-3; Multi-Family Residential at that time. That development did not come to fruition and property has sat vacant since.

THE EXTENT TO WHICH REMOVAL OF THE PRESENT ZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTY –

A portion of the property is currently zoned as MR; Mixed Residential, the remaining portion would be difficult to develop under the RR; Rural Residential requirements. The zoning classification of which is being requested will remain residential in nature and will mirror those properties in close proximity.

THE LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED –

The property is vacant; several proposals have come forward over the years but development has not occurred upon it to date. The parcel has remained vacant for almost two decades.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER’S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL

This rezoning would allow for the applicant to develop the ground in a similar fashion to that which it is surrounded by. The proposed development, while being rezoned to PD-MR, is in fact a single-family residential development. The one-bedroom units are proposed as “duplex” units; therefore, it could not be accurately depicted as solely single-family. The “Planned Development” portion allows for deviations from the requirements of the Unified Development Ordinance; those deviations are tied to the plan that drives the development forward through construction.

RECOMMENDATION OF PROFESSIONAL STAFF-

Staff would recommend approval of the requested rezoning from MR and RR, Mixed-Residential and Rural Residential Districts to a PD-MR, Planned Mixed-Residential District.

THE CONFORMANCE OF THE REQUESTED REZONING TO THE DULY ADOPTED COMPREHENSIVE PLAN –

The Comprehensive Plan's Future Land Use Map currently identifies the subject property as Mixed-Use.

The Mixed-Use zoning districts are intended to provide a live-work-play scenario within close proximity or with the inclusion of residential living with a variety of types and styles. This live-work-play lifestyle is intended to provide retail and commercial uses within walking distance of the residents that live within the area.

There are two mixed use zoning districts, one being MR; Mixed Residential District, the other being MC; Mixed Commercial District. The latter does not support the inclusion of residential living. The rezoning of this property would adhere to that designation and surrounding zoning districts providing for residential living within close proximity of commercial businesses. The requested zoning conforms to the Comprehensive Plan by providing residential living within close proximity of commercial uses.

The Comprehensive Plan states:

MIXED-RESIDENTIAL DISTRICT (MR):

The Mixed- Residential District is considered High Density Residential consisting of multi-family dwellings. More than 6 units and up to 18 units per acre. The intent of this district is to provide for a mix of residential development types within a single project, but does not provide for the development of supporting commercial uses. In developed areas of the City, the scale and density of individual structures should be limited as necessary to maintain harmony with the surrounding area. However, retirement homes, rest homes, adult congregate living facilities and similar uses also may be appropriate in this category at higher densities and higher unit counts given that the impact of these types of dwellings units is often far less than a “standard” residential development.

Mixed-Residential Districts should be located close to arterial and collector streets. The neighborhoods should possess direct connections to work, shopping, and leisure activities, but settings where the only access provided consists of local streets passing through lower density neighborhoods should be avoided. To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged. Larger buildings shall be designed with a variety of wall planes and roof forms to create visual interest. Projects should be compatible with the established mass and scale of other buildings along the block.

MIXED-USE COMMERCIAL DISTRICT

The vision for Mixed-Use Commercial entails a traditional feel with a compact, vibrant setting at a pedestrian scale with a mix of uses including businesses, services, shopping, recreational opportunities, and residential. The most prominent mixed-use commercial areas will have an urban residential character that will support mixed use, provided the scale, location and design is compatible with the character and intensity of the neighborhood.

The Comprehensive Plan encourages that walkable, mixed-used neighborhoods be incorporated into Bonner Springs new developments. These developments are intended to consist of a variety of residential uses, civic, cultural, retail, commercial and business uses, and professional offices and financial institutions in a compact, vibrant setting at a pedestrian friendly scale. They shall be designed to include a network of direct and interconnected streets, pedestrian, and bicycle connections. Mixed-use areas should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

Developments should contain a focal point or activity center which possess the most intense and largest number of uses. From this activity center uses should become less intense transitioning from commercial to higher density residential to low density residential. The transitioning should be gradual, allowing one area to interface well with the other. Mixed use neighborhoods shall be designed in a manner which protects and preserves natural features of the site, including mature stands of trees, wetlands, drainages, or ridgelines, as open space amenities that serve as identifying or character defining features.

Infill and redevelopment shall be designed in a manner that is sensitive to and reflects the character of the surrounding neighborhood. Important design considerations include building scale, mass, roof form, height, and orientation, parking location, lot coverage, architectural character, and landscape elements. As in the existing downtown Bonner Springs area, conversion of upper floors above retail storefronts to office or residential uses is strongly encouraged to reinforce the variety and vitality of the downtown environment. The provision of outdoor dining and seating areas along the sidewalk edge is strongly encouraged, particularly in the city center area, to create activity along the street and increase the overall vitality of the area.

Active, visible uses that encourage pedestrian activity, such as restaurants or retail storefronts, are most appropriate as first floor uses in the core area of the mixed-use area. Offices, residential, or other uses that typically are “closed off” from the street and lend little to the pedestrian atmosphere should be encouraged as upper floor uses in retail areas. Neighborhood streets and access roads should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. Access management shall be provided along arterial streets to limit the number of curb-cuts and maintain traffic carrying capacity and safety

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the requested zoning change for 300 S. 130th Street from MR and RR, Mixed-Residential District and Rural Residential to, PD-MR Planned Mixed-Residential District with staff stipulations.

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

1. A Traffic Impact Study/Analysis shall be conducted by the applicant and submitted to the City, for review and approval prior to final approval of the project.
2. A Storm Water Management Study shall be prepared and provided to the City for review and approval prior to commencement of the project.
3. A Site and Landscape Plan shall be provided and reviewed for approval as stated in the Unified Development Ordinance.

4. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water and/or other public utilities as required by the City of Bonner Springs.
5. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to site improvements commencing.
6. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement of construction on any utility or street infrastructure that the City of Bonner Springs shall ultimately maintain.
7. Building permits shall be applied for and issued for any improvements or construction projects for which they are required.
8. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable.
9. The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and any other pertinent review parties.
10. A preliminary and final plat adhering to the requirements of the Bonner Springs Unified Development Ordinance shall be submitted and approved by the City prior to building permits being issued.
11. Once reviewed and approved the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to City Hall for filing.

If approved, this item will move to the Governing Body.

The request will be presented at the April 13th, 2026 regular meeting for final action.

LEGEND

—	BOUNDARY LINE	— X — X —	FENCE
- - -	LOT LINE	- - - - -	EDGE OF WATER
- - - - -	SECTION LINE	· · · · ·	EXISTING TREE LINE
- - - - -	EASEMENT & SETBACK LINES		
—	RIGHT-OF-WAY		
—	LIMITS OF NO ACCESS		
SS	SANITARY SEWER		EXISTING BUILDINGS
ST	STORM SEWER		PROPOSED BUILDINGS
O/U	OVERHEAD UTILITIES		PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
G	GAS		PROPOSED CONCRETE PAVEMENT
W	WATER		PROPOSED CONCRETE SIDEWALK
FO	FIBER OPTIC		
E	ELECTRIC		
CA	CABLE		
T	TELEPHONE		
		⊕	PARKING STALL COUNT

LEGEND - BUILDING TYPE

	ONE BEDROOM
	TWO BEDROOM
	THREE BEDROOM
	GARAGE

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	ADVANCED ACQUISITIONS, LLC JEREMY HALL jhall@acvancompanies.com 480.627.7000 8800 E. RAIN TREE DRIVE, SUITE 300 SCOTTSDALE, ARIZONA 85260
PLANNER	RVI PLANNING + LANDSCAPE ARCHITECTURE JESSICA MILLER jmill@rviplanning.com 480.994.0994 4900 N. SCOTTSDALE ROAD, SUITE 1200 SCOTTSDALE, ARIZONA 85251
ENGINEER	LAMP REYNARDSON DAN MCGHEE dan.mcgee@lampreynardson.com 816.361.0440 9001 STATE LINE ROAD, SUITE 200 KANSAS CITY, MO 64114

4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

NORTH

0 30' 60' 120'

SCALE: 1" = 60'-0"

Know what's below.
Call before you dig.

SITE DATA	Existing	Proposed	Deviation Requested?	Approval
Zoning	MR, FR	PD-MR		
Gross Land Area				
in square feet	933,702.00	933,702.00		
in acres	21.43	21.43		
Right-of-way Dedication				
in square feet	0	0		
in acres	0	0		
Net Land Area				
in square feet	933,702.00	933,702.00		
in acres	21.43	21.43		
Building Area (sq. ft.)	0	248,433.24		
Floor Area Ratio	0	0.27		
Residential Use Info				
Total Dwelling Units	0	186		
Detached House	0	0		
Zero lot line House	0	0		
Cottage House	0	156		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	15		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit Building	0	0		
Total Lots	0	1		
Residential	0	1		
Public/ Civic	0	0		
Commercial	0	0		
Industrial	0	0		
Other	0	0		

BUILDING DATA	BUILDING TYPE	BUILDING FOOTPRINT AREA SF	NUMBER OF BUILDINGS	TOTAL BUILDING AREA SF	NUMBER OF DWELLING UNITS
	ONE BEDROOM	1,354.00	15	20,310.00	30
	TWO BEDROOM	1,013.00	86	87,118.00	86
	THREE BEDROOM	1,370.00	70	95,900.00	70
	CLUBHOUSE	2,256.00	1	2,256.00	
	6 CAR GARAGE	1,530.33	22	33,667.26	
	5 CAR GARAGE W ADA	1,530.33	6	9,181.98	
	TOTAL			248,433.24	186

PARKING DATA	VEHICLE SPACES	
	REQUIRED	PROPOSED
TYPICAL PARKING STALLS	372	259
ADA PARKING STALLS INCLUDING GARAGES	9	9
GARAGE PARKING STALLS	0	156
TOTAL	381	424

GENERAL SITE NOTES

- ALL PARKING STALLS ARE 9' WIDE AND 18' LONG. PARKING STALLS IN GARAGE ARE 9' WIDE AND 20' LONG.
- ALL ACCESSIBLE PARKING SHALL MEET AND BE SIGNED PER CITY STANDARDS.
- ALL DRIVE AISLE WIDTHS ARE 27' WIDE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
- A 30-FT BUILDING SETBACK IS PROPOSED ALONG THE KDOT THOROUGHFARE (K-7 AND I-70), AS THE EXISTING KDOT RIGHT-OF-WAY WIDTHS ARE EXTENSIVE. A 25-FT WIDE LANDSCAPE BUFFER IS PROPOSED ALONG THE KDOT RIGHT-OF-WAY.
- BUILDING SEPARATION IS 10' MINIMUM.
- SIDEWALKS BETWEEN UNITS ARE 5' WIDE.
- SIDEWALK ADJACENT TO PARKING STALLS ARE 6' WIDE.
- TRACT A IS TO BE OWNED AND MAINTAINED BY LOT 1 OWNER AND IS TO BE USED FOR STORMWATER MANAGEMENT.

BUNGALOWS AT BONNER SPRINGS
DEVELOPMENT PLAN SUBMITTAL
BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

PROJECT NO: 25007109
DATE: DECEMBER 10, 2025
DRW: JM
RWW: JM

REVISIONS

1	
2	
3	
4	
5	

OVERALL SITE PLAN

SP.C



REGISTRATION:
DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 25-060

BUNGALOWS AT BONNER SPRINGS
BONNER SPRINGS, KANSAS

PREPARED FOR:
CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jon Hamel

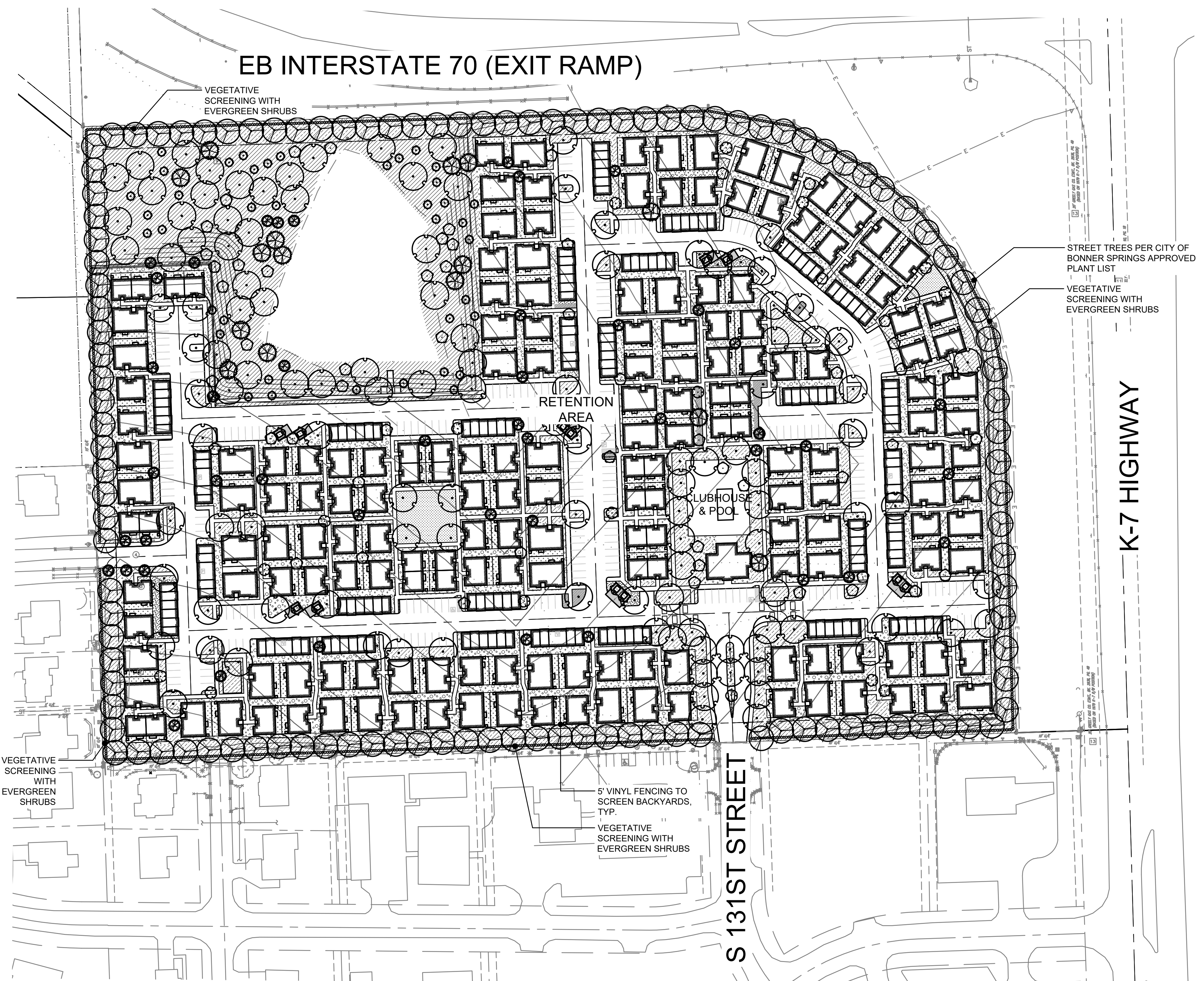
LANDSCAPE CONSTRUCTION DRAWINGS
DATE: DECEMBER 5, 2025
REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

PLANTING PLAN
L-4.00

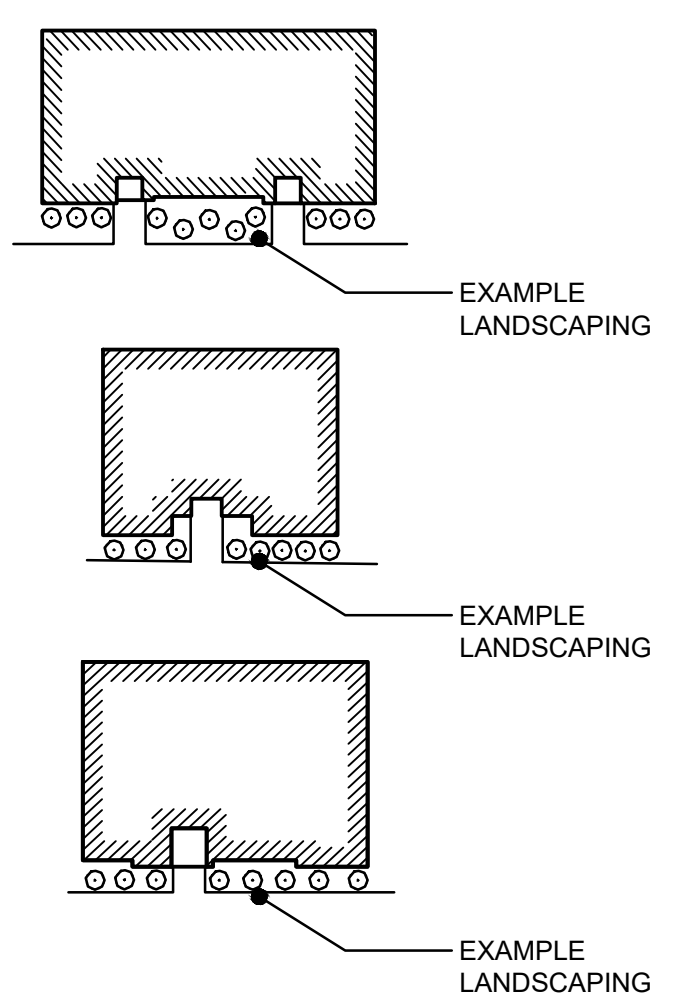
PLANT SCHEDULE LEGEND					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CAL	PLANTING HEIGHT	MATURE H/W
CONIFEROUS TREES					
	Abies concolor White Fir	-		6'-8'	H 30'-50'. W 20'-40'
	Picea pungens Colorado Spruce	-		H 6'-8'	H 40'-70'. W 20'-35'
	Picea pungens 'Densata' Colorado Blue Spruce	-		H 6'-8'	H 40'-70'. W 20'-35'
	Pinus strobus Easter White Pine	-		H 6'-8'	H 20'-40'. W 10'-15'
	Taxodium distichum 'Shawnee Brave' Shawnee Brave Bald Cypress	-		H 6'-8'	H 50'-75'. W 15'-20'
DECIDUOUS TREES					
	Acer ginnala 'Flame' Flame Amur Maple	-	Multi		H 20'. W 20'.
	Acer rubrum 'October Glory' October Glory Red Maple	-	Cal 3"		H 45', W 45'
	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	-	Cal 3"		H 50'-60'. W 30'-40'
	Cercis canadensis Redbud	-	Multi-Stem	H 6'-8'	H 15'-20'. W 15'-20'
	Gleditsia triacanthos var. inermis 'Shademaster' Shademaster Honey Locust	-	Cal 3"		H 40'. W 40'
	Koelreuteria paniculata Golden Raintree	-	Cal 2.0"		H 15'-20'. W 20'-25'
	Malus x 'Prairifire' Prairifire Crabapple	-	Cal 2.0"		H 15'-20'. W 15'-20'
	Malus x 'Spring Snow' Spring Snow Crabapple	-	Cal 2.0"		H 15'-20'. W 15'-20'
	Platanus x acerifolia London Planetree	-	Cal 2.0"		H 60'-80'. W 50'-60'
	Quercus alba White Oak	-	Cal 2.0"		H 20'-30'. W 30'-40'
	Quercus rubra Northern Red Oak	-	Cal 2.0"		H 20'-30'. W 20'-25'
SYMBOL	BOTANICAL / COMMON NAME	SIZE	REMARKS	MATURE H/W	
SHRUBS					
	Andropogon gerardii 'Pawnee' Pawnee Big Bluestem	1 gal		H 4'-6', W 2'	
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal		H 3', W 3'	
	Buxus x 'Green Velvet' Green Velvet Boxwood	3 gal		H 3'-4', W 3'-4'	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal		H 2', W 3'	
	Carex oshimensis 'Carfi01' EverColor® Everest Japanese Sedge	1 gal		H 1.5', W 2'	
	Chasmanthium latifolium Northern Sea Oats	1 gal		H 2'-3', W 2'	
	Hosta x 'Blue Angel' Blue Angel Hosta	1 gal		H 2'-3', W 2'-3'	
	Hosta x 'June' June Hosta	1 gal		H 2', W 2'	
	Hydrangea paniculata 'Jane' Little Lime® Panicle Hydrangea	3 gal		H 3'-5', W 3'-5'	
	Hydrangea paniculata 'SMHPLQF' Little Quick Fire® Panicle Hydrangea	3 gal		H 3'-5', W 3'-5'	
	Juniperus horizontalis 'Monber' Icee Blue® Creeping Juniper	1 gal		H 6", W 6'-8"	
	Juniperus x 'Grey Owl' Grey Owl Juniper	3 gal		H 3', W 6'	
	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal		H 1.5', W 1.5'	
	Miscanthus sinensis 'Morning Light' Morning Light Eulalia Grass	1 gal		H 5', W 3'-4'	
	Miscanthus sinensis 'Oktoberfest' Oktoberfest Eulalia Grass	1 gal		H 6'-7', W 3'-4'	
	Penstemon digitalis 'Husker Red' Husker Red Penstemon	1 gal		H 2', W 2'	
	Rudbeckia fulgida 'Little Goldstar' Little Goldstar Black-Eye Susan	1 gal		H 2', W 2'	
	Spiraea betulifolia 'Tor' White Frost™ Birchleaf Spirea	3 gal		H 3', W 3'-4'	
	Sporobolus heterolepis Prairie Dropseed	1 gal		H 3', W 3'	
	Veronica longifolia 'Eveline' Eveline Speedwell	1 gal		H 1.5', W 1.5'	
	Viburnum rhytidophyllum 'Alleghany' Leatherleaf Viburnum	5 gal		H 8'-10', W 8'-10'	
	Vinca minor 'Blue and Gold' Blue and Gold Periwinkle	1 gal		H 6'-8", W 1'-1.5"	



SITE DATA:
SITE AREA: 21.4 AC (+/-)
GROSS DENSITY: 8.6 DU/AC

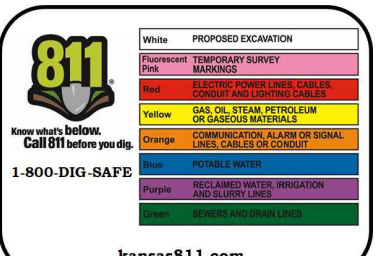
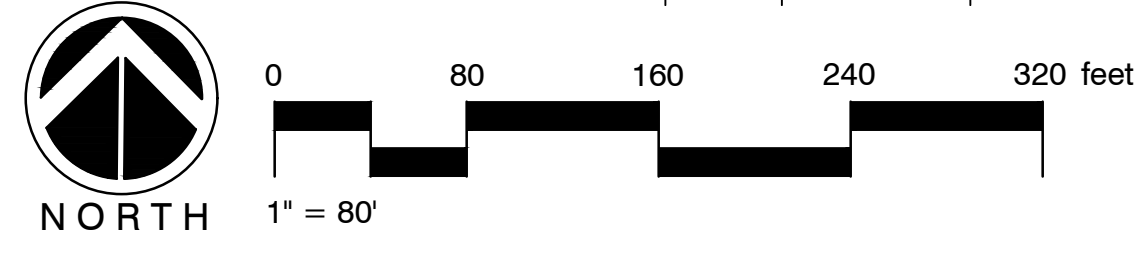
SAMPLE LANDSCAPE

PRELIMINARY PLANT SCHEDULE	QUANTITY
3" CAL. BUFFER SHADE TREE PER CITY OF BONNER SPRINGS RECOMMENDED TREE LIST	178
3" CAL. SHADE TREE	132
2" CAL. ORNAMENTAL TREE	176
EVERGREEN TREE	99
3 GAL. BROADLEAF BUFFER SHRUB	



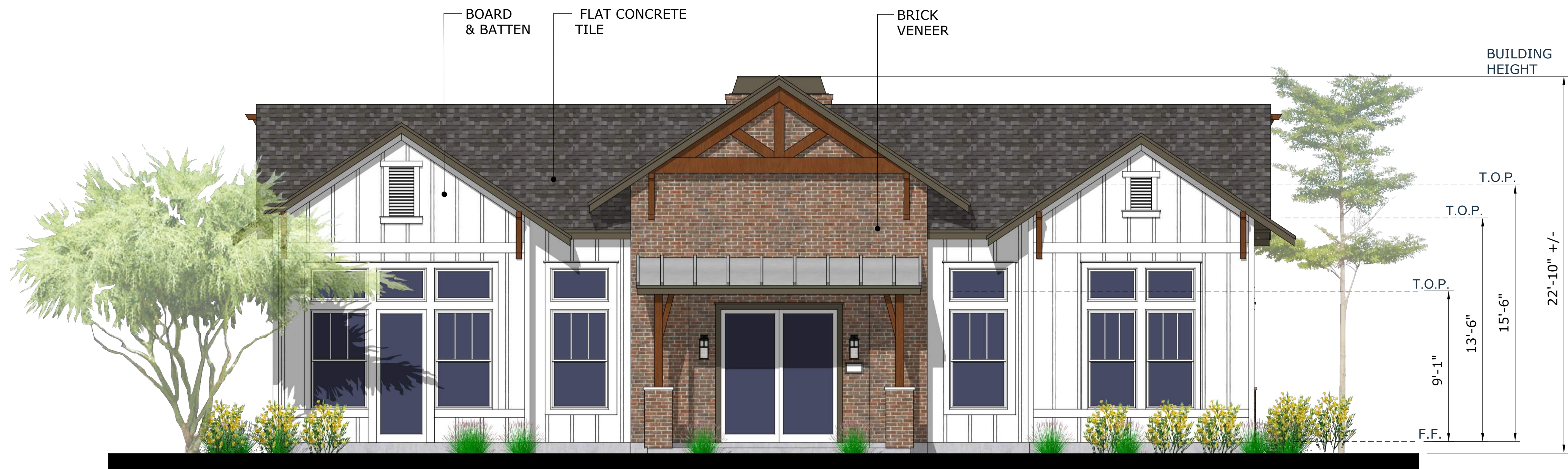
Landscape Code Review (Unified Development Ordinance)			
Code	Required	Provided	Notes & Calculations
	Nonresidential, Multi-family, and Mixed-Use Development Buffers		
Chapter 4.03 E2 b	1,923 lf (64 trees required, 641 shrubs required.)	64 trees provided, 641 shrubs provided	25' wide min buffer planting. One shade tree per 301.f. and 1 shrub per 31.f.
Chapter 4.03 E2 c	18021.f. (45 trees required, 601 shrubs required)	53 trees provided, 601 shrubs provided.	Arterial Street Buffer: 25' wide min., One shade tree per forty feet and one shrub per 31.f.
Chapter 4.03 G2	672,224 landscape area (s.f.). 224 trees required	277 Shade and Evergreen Trees Provided buffer and parking lot)	One shade tree required per 300 sq. ft. of overall landscape area (excluding buffer and parking lot)

GROUND COVERS	
	BACK YARD
	LAWN SOD
	LOW GROW GRASS AND NATIVE WILDFLOWER SEED MIX
	NON-IRRIGATED LAWN SEED
	STONE GROUNDCOVER





REAR



FRONT

SMALL AMENITY BUILDING

Cottage

Scale: 1/4" = 1'-0"

CAVAN COMPANIES

Scottsdale, Arizona

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

A1.1





LEFT



RIGHT

SMALL AMENITY BUILDING

Cottage

Scale: 1/4" = 1'-0"

CAVAN COMPANIES

Scottsdale, Arizona

A1.2





FRONT



REAR

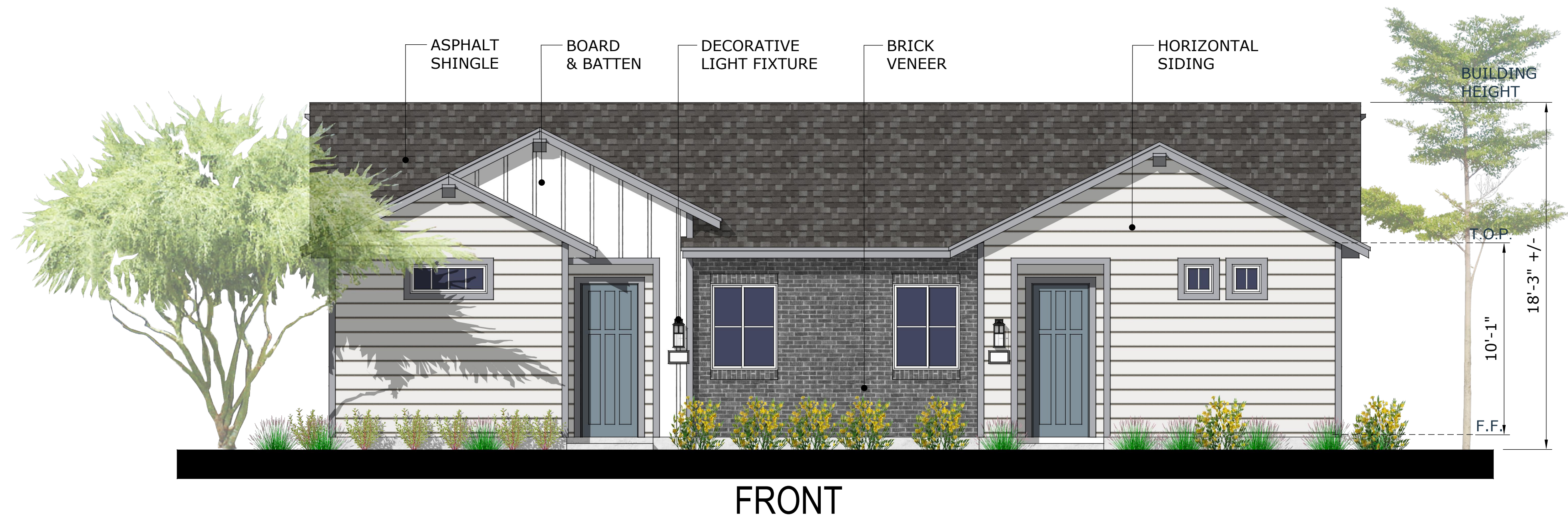
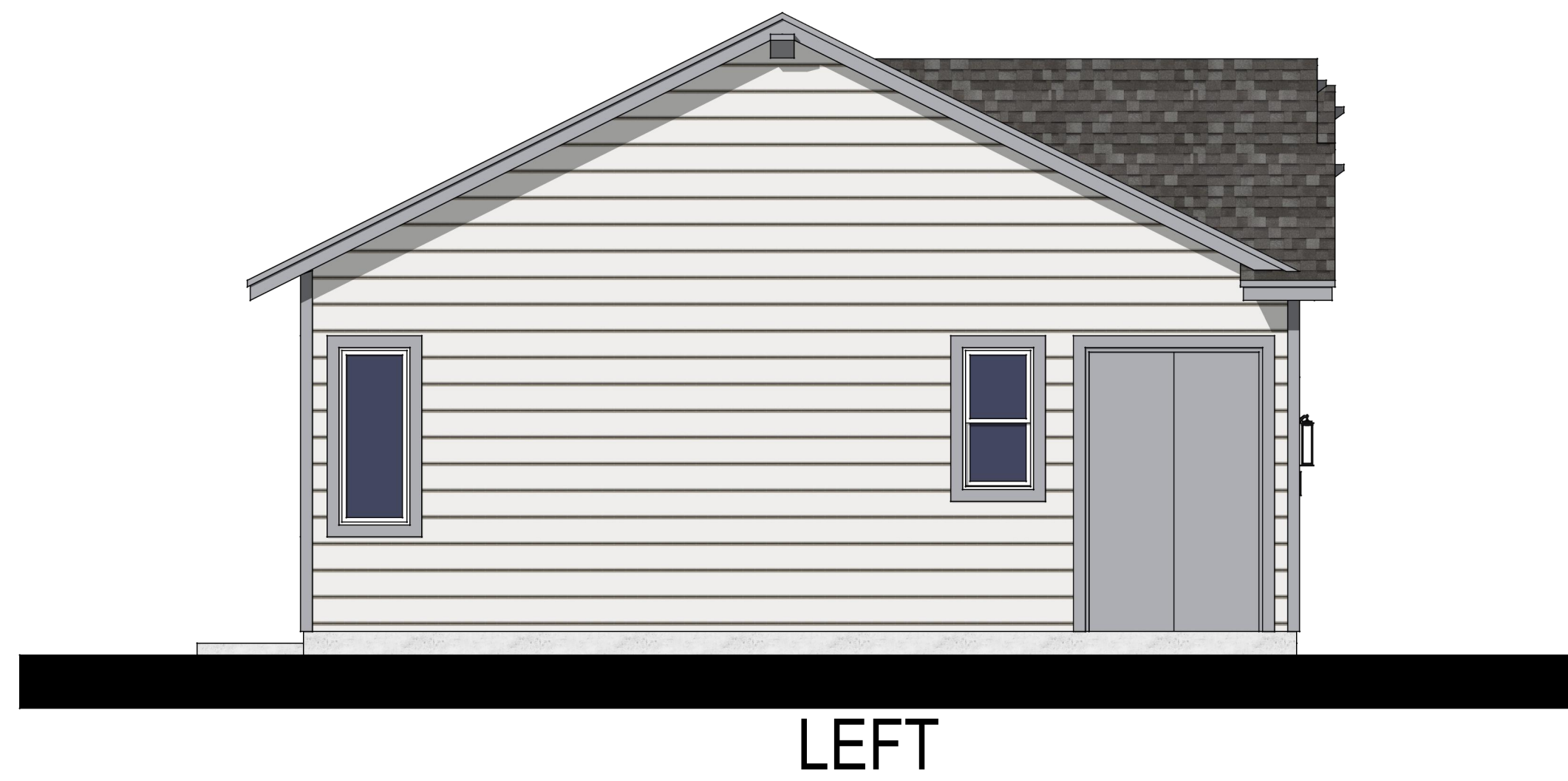
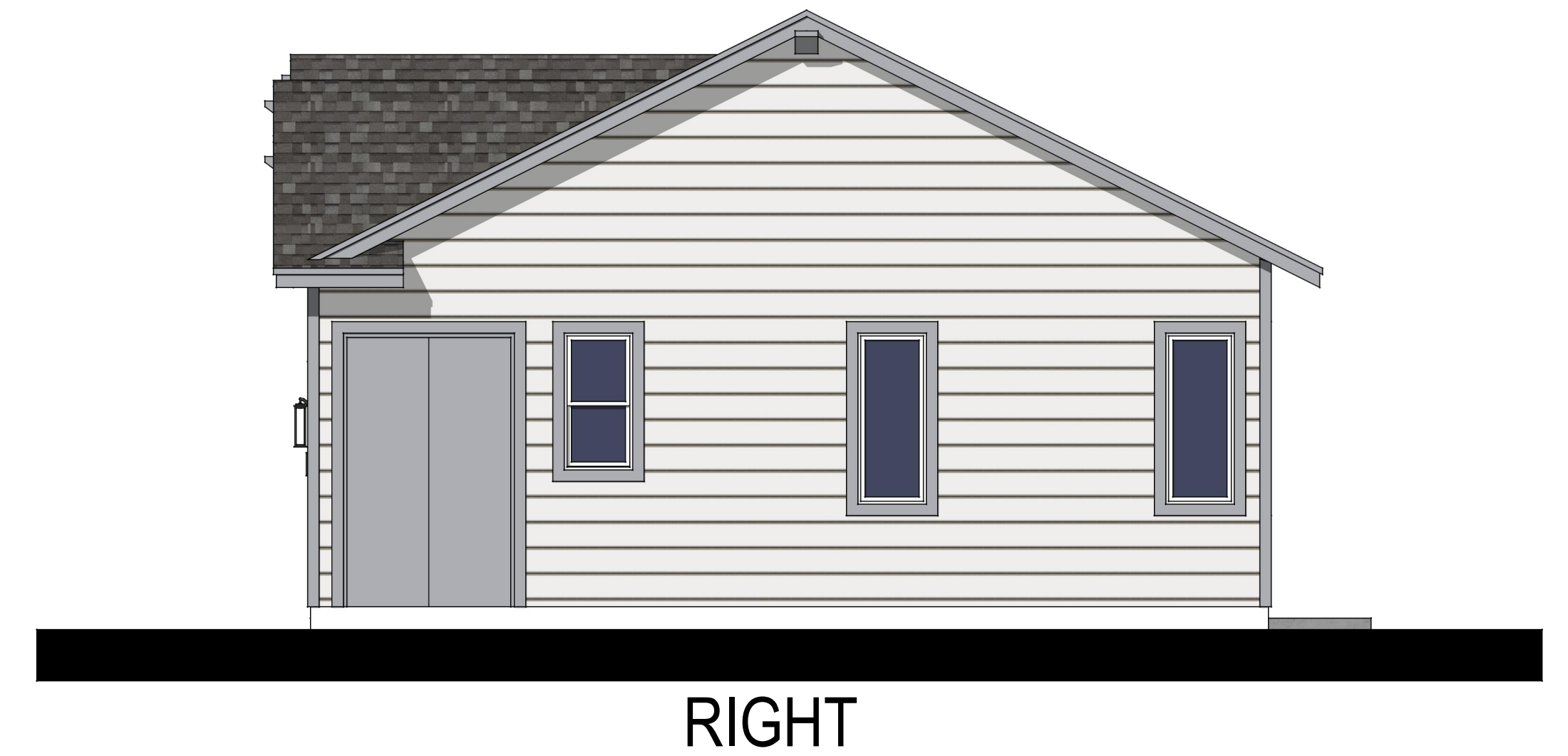
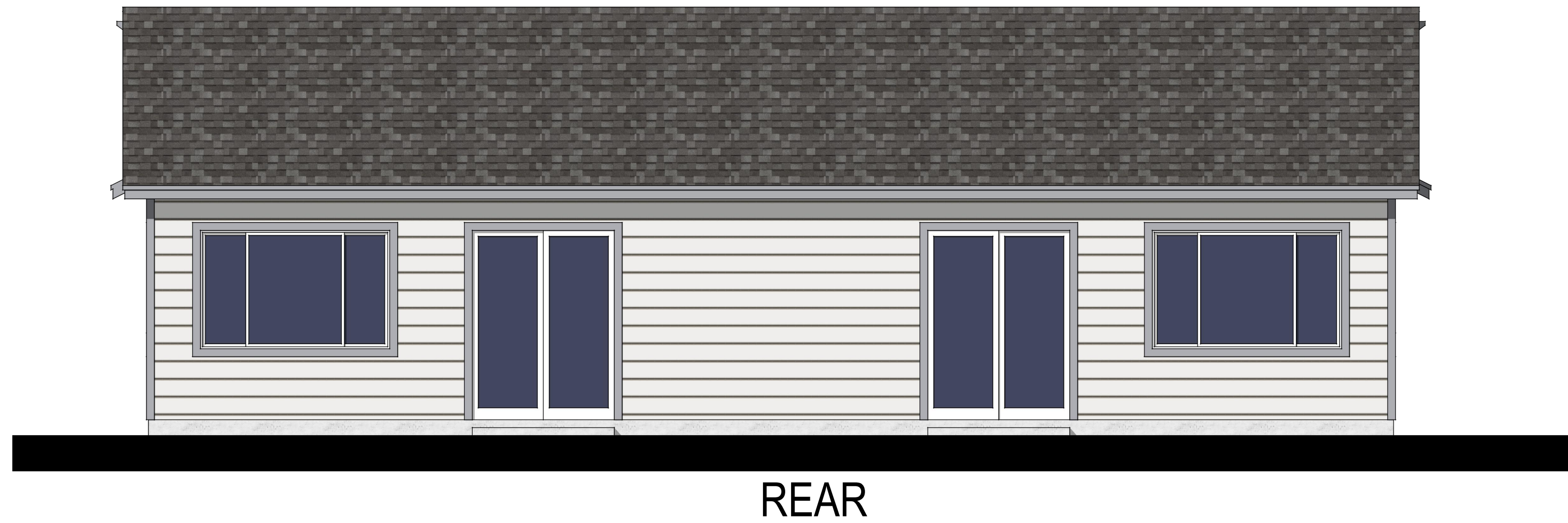


REAR

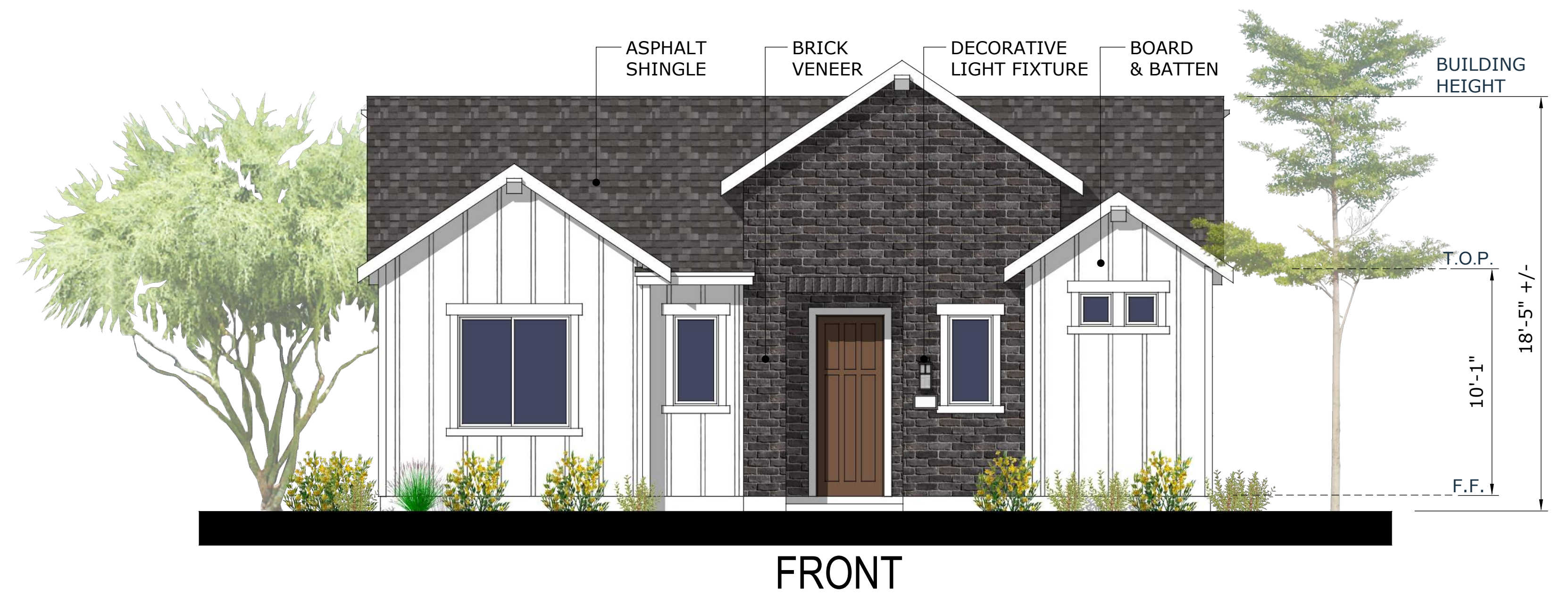
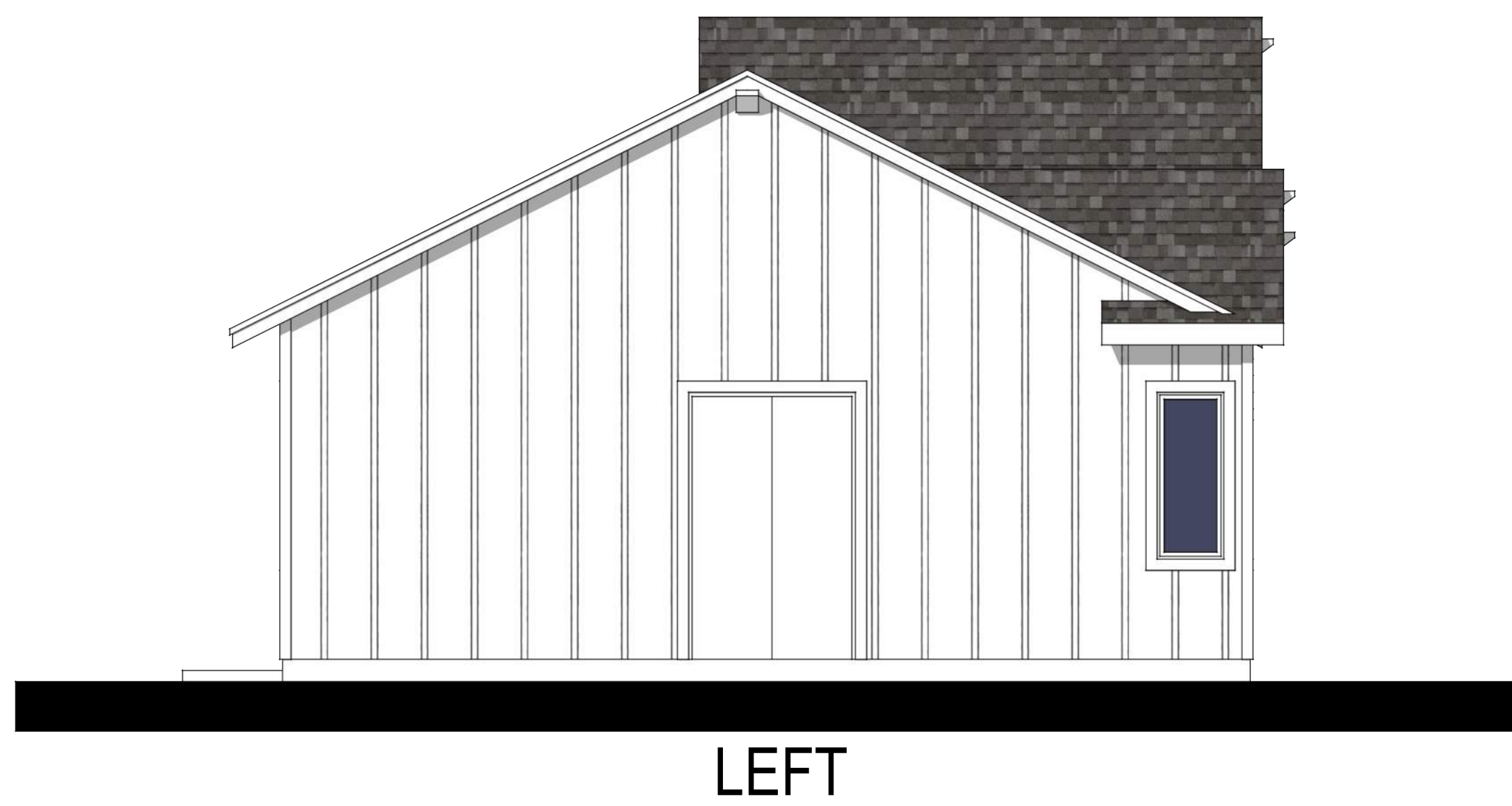
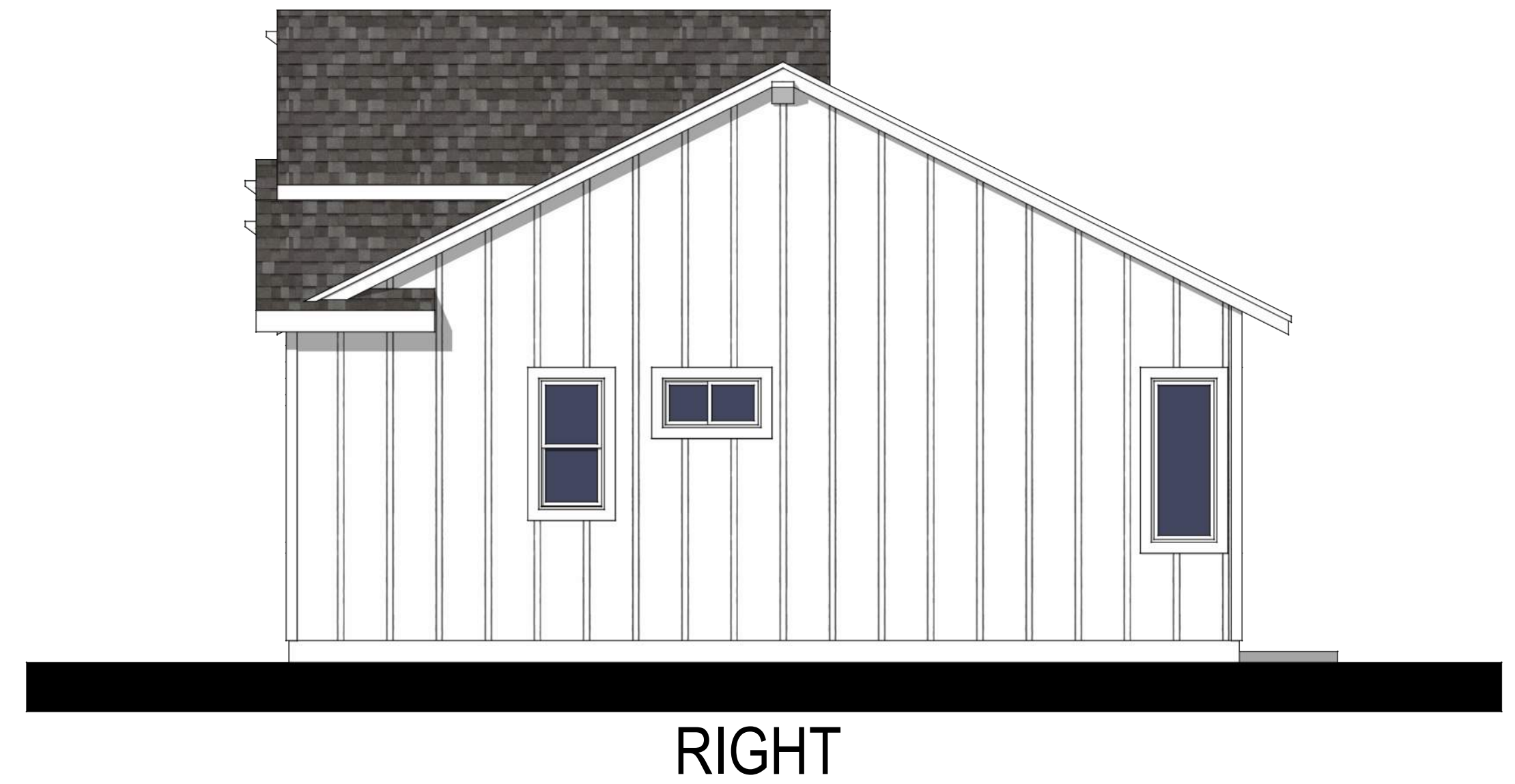
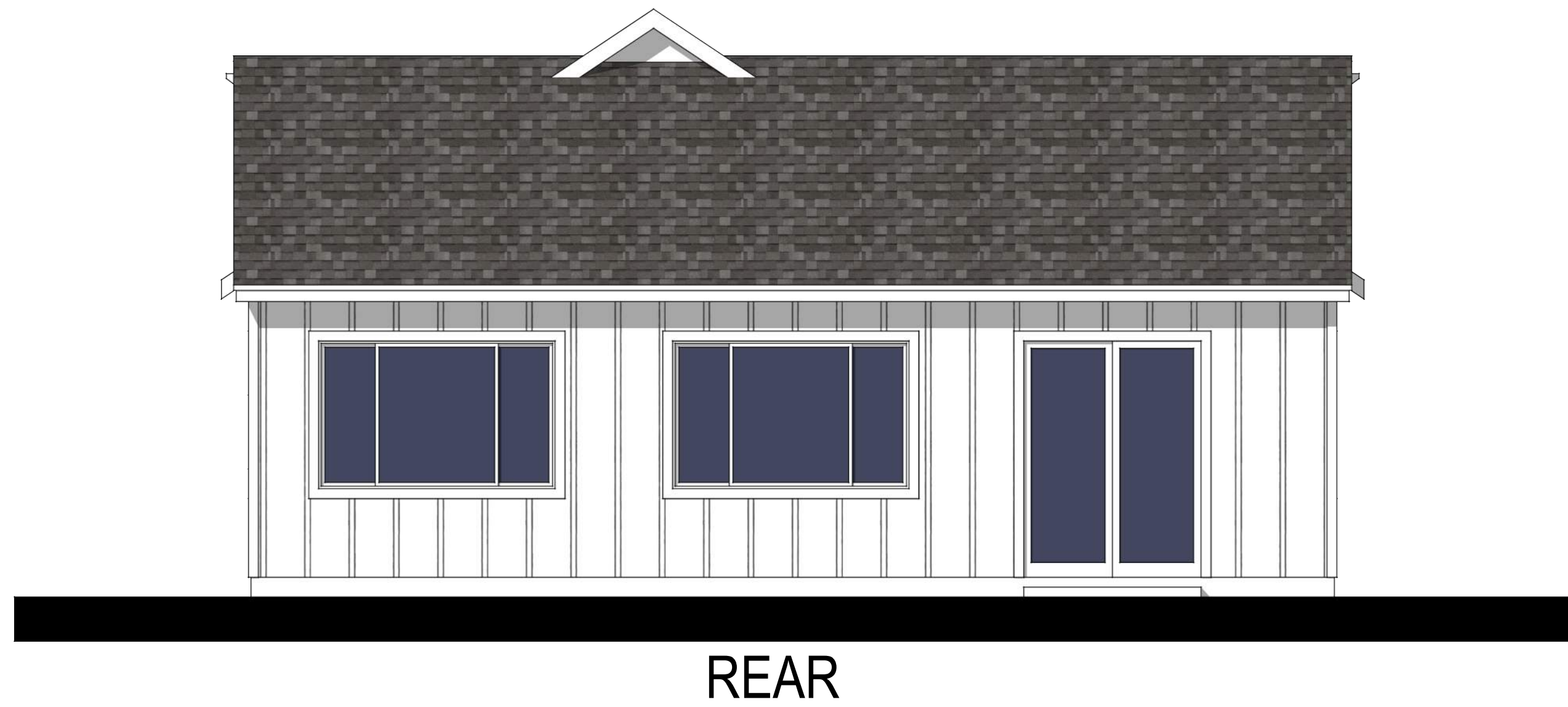
PERSPECTIVE VIEWS

A1.3

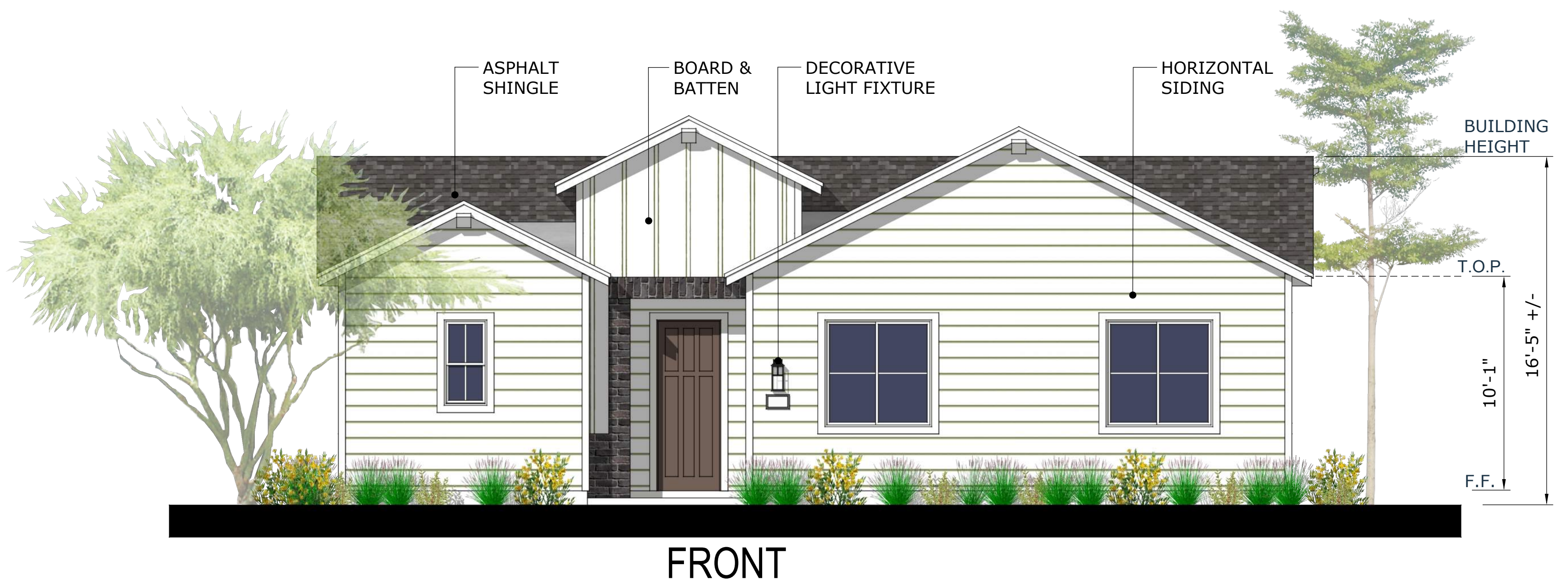
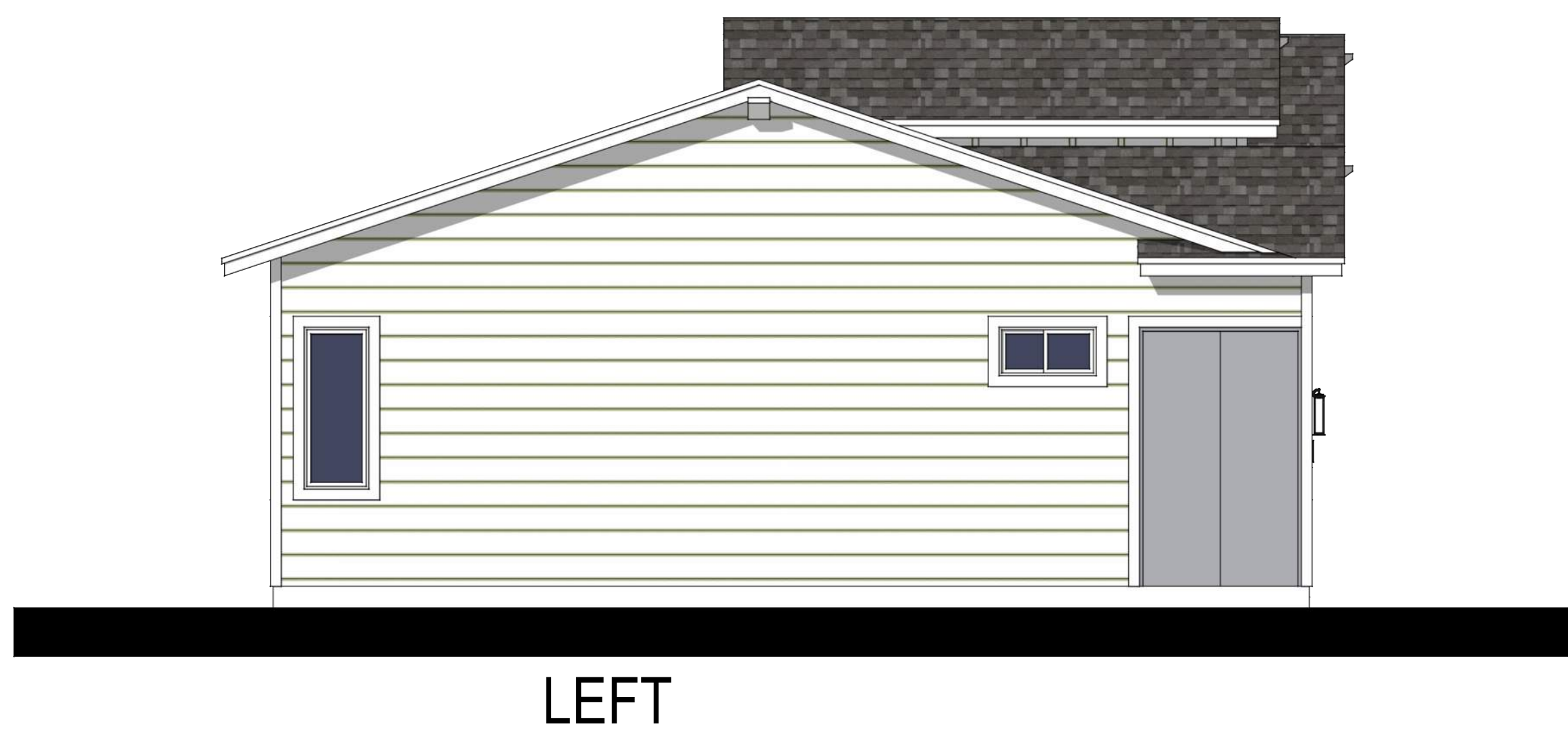
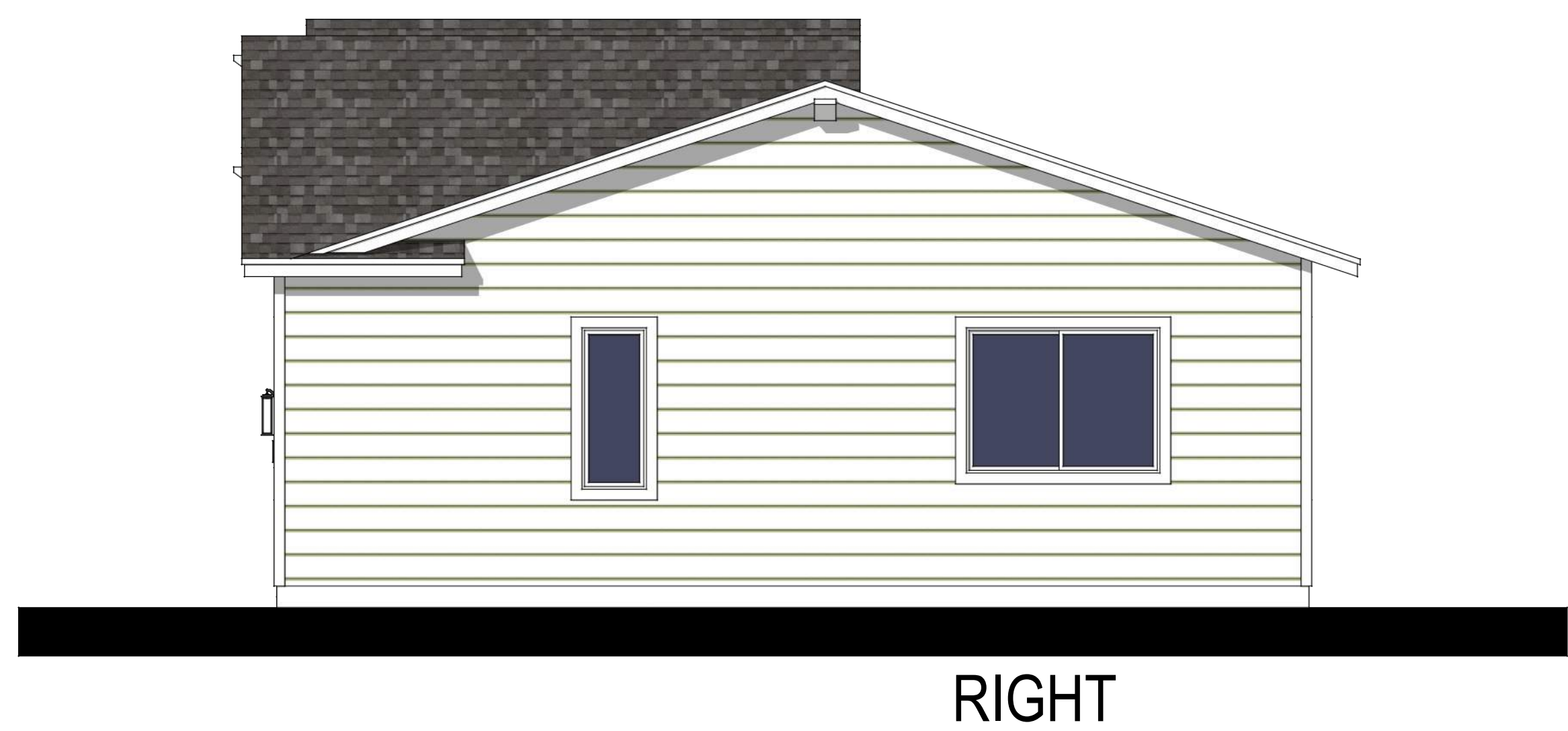




PLAN 1 - DUPLEX
Cottage
Scale: 1/4" = 1'-0"



PLAN 2
Craftsman
Scale: 1/4" = 1'-0"

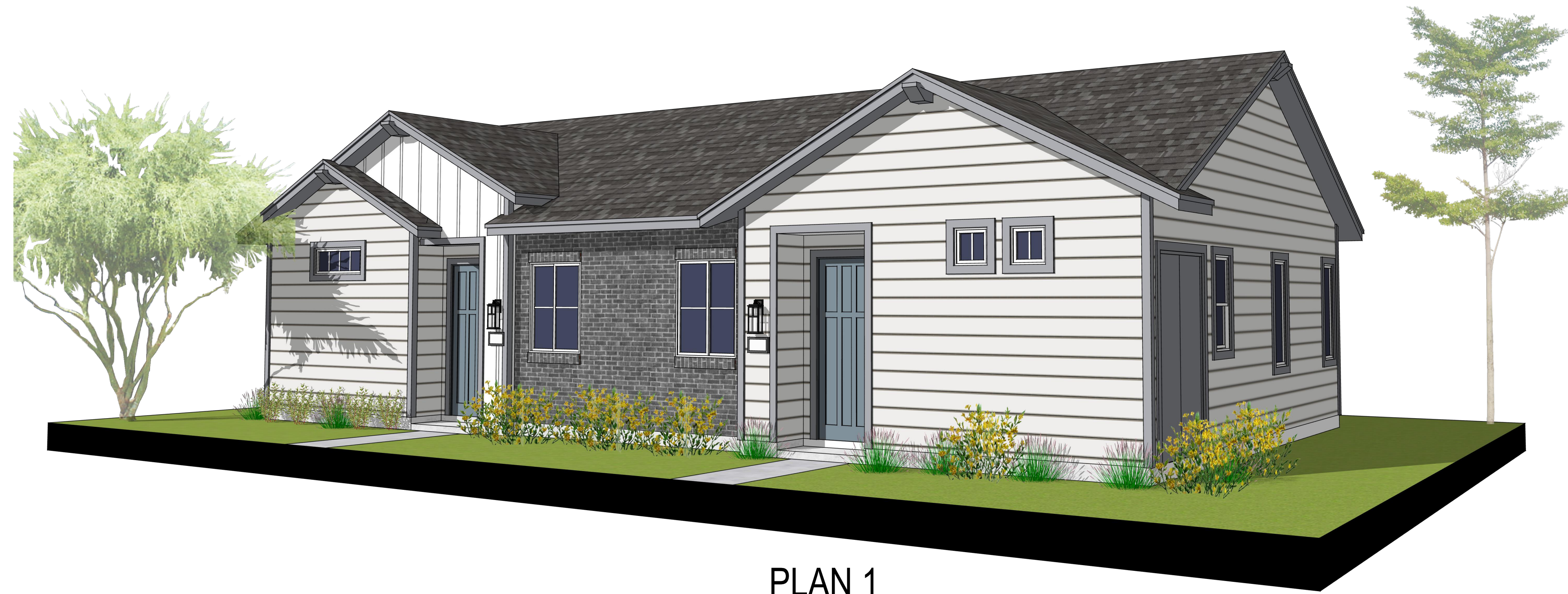


PLAN 3
Craftsman
 Scale: 1/4" = 1'-0"

CAVAN COMPANIES
 Scottsdale, Arizona

A1.6

 BSB
 DESIGN



PLAN 1



PLAN 2



PLAN 3

PERSPECTIVE VIEWS

CAVAN COMPANIES

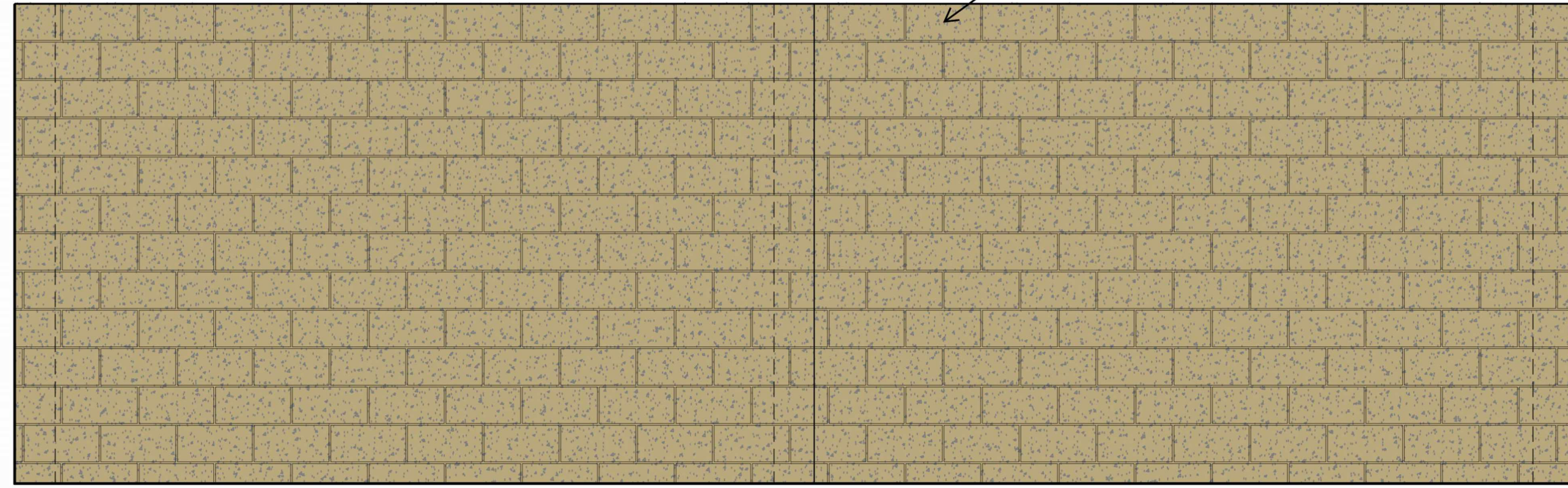
Scottsdale, Arizona

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A1.7

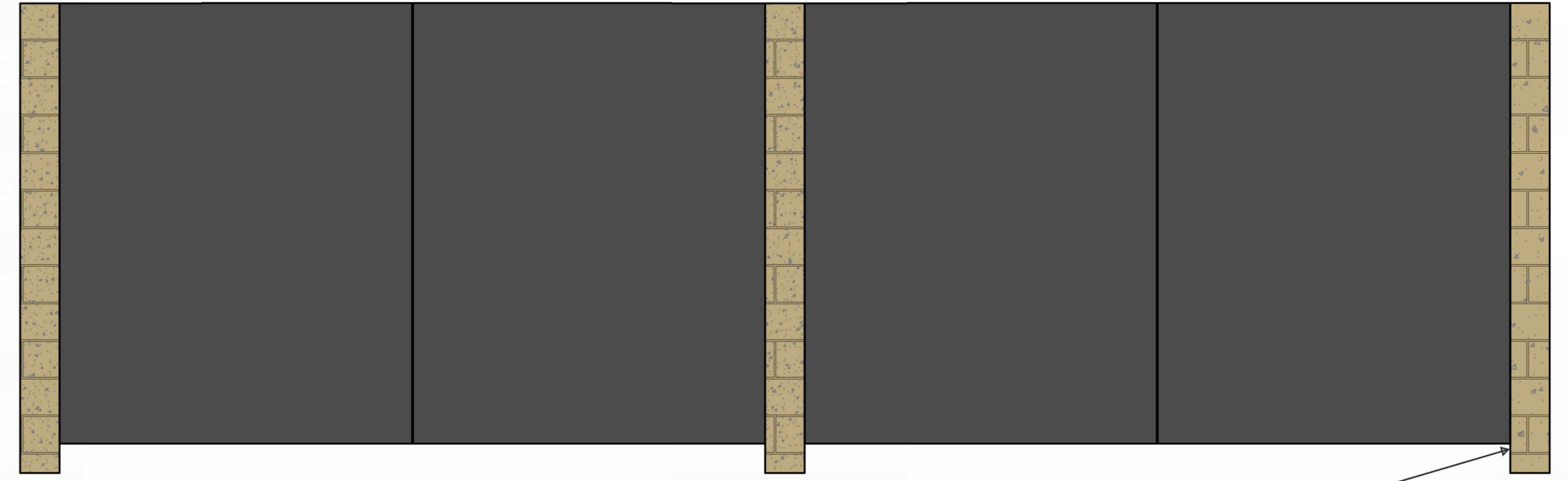


8"x8"x16" SPLIT FACE CMU WALL



REAR ELEVATION

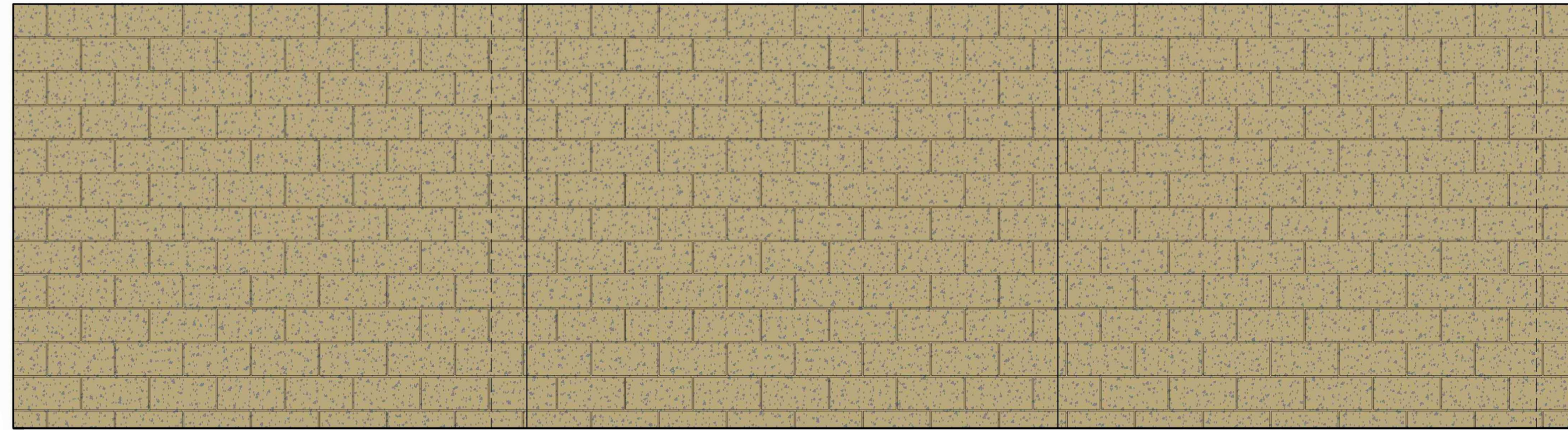
SCALE = 1/2" = 1'-0"



6" CLEARANCE MIN.

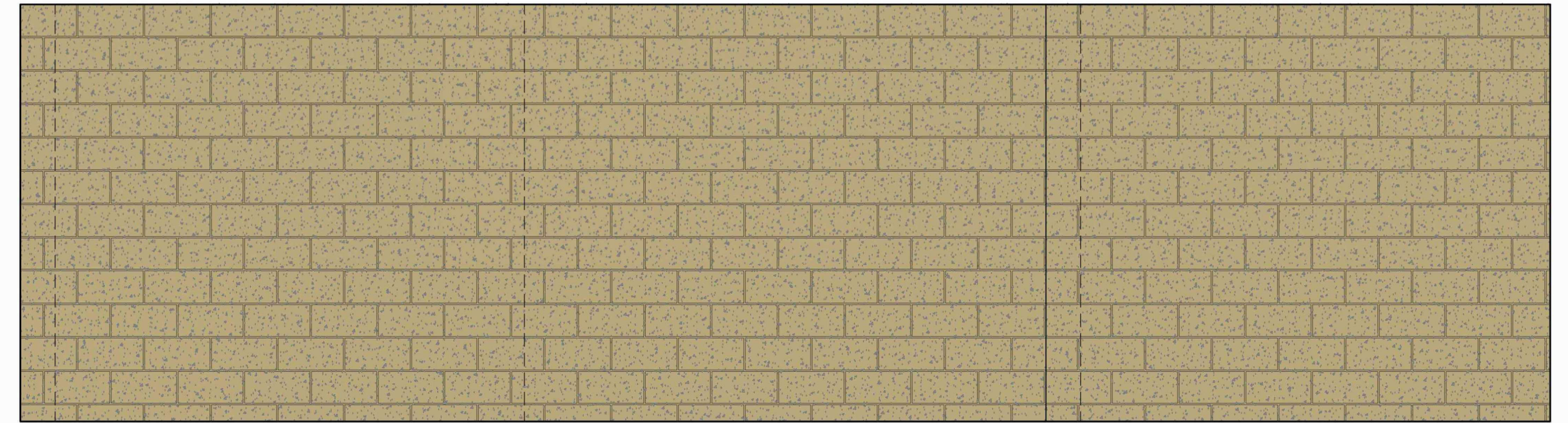
FRONT ELEVATION

SCALE = 1/2" = 1'-0"



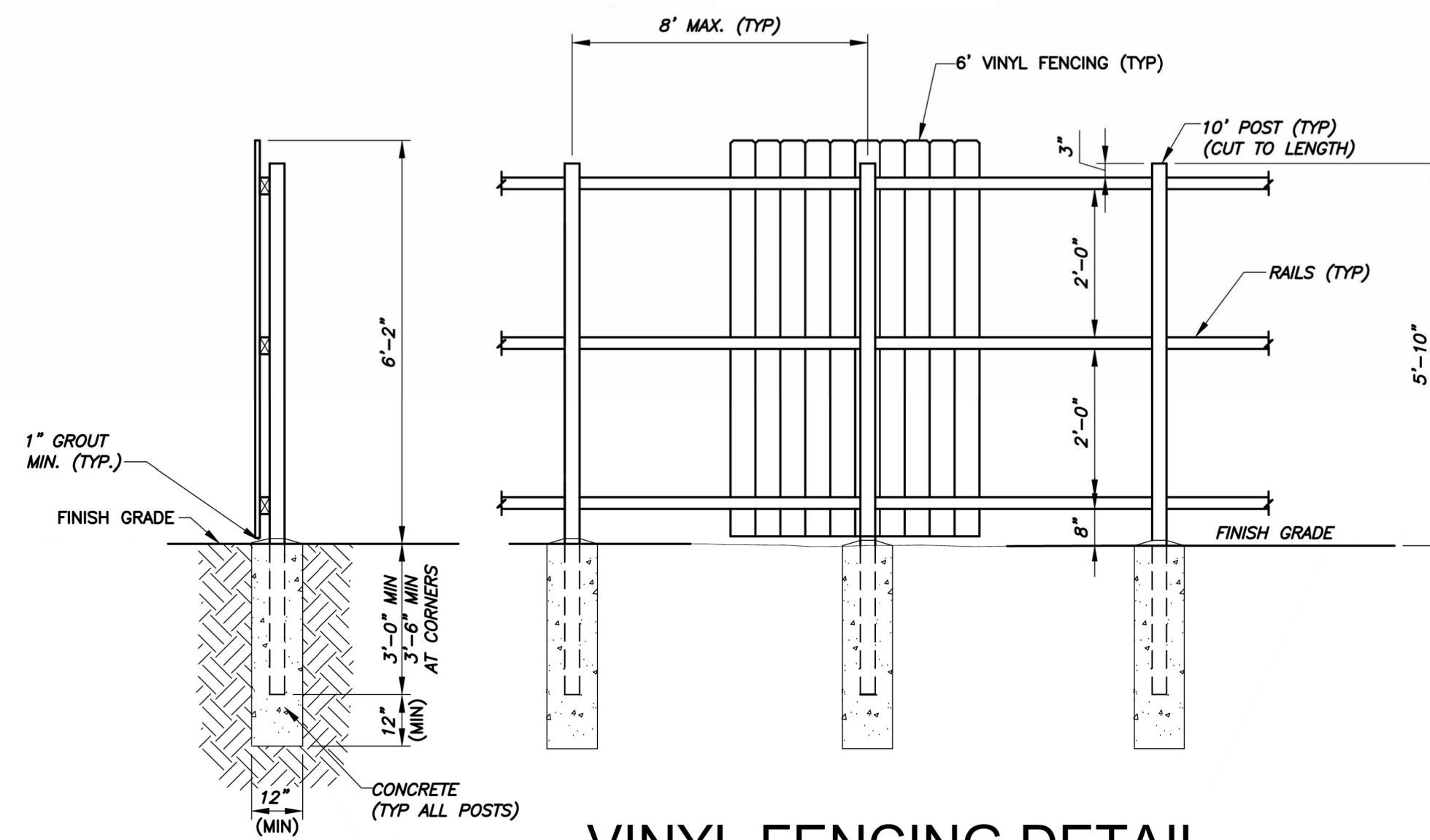
LEFT ELEVATION

SCALE = 1/2" = 1'-0"



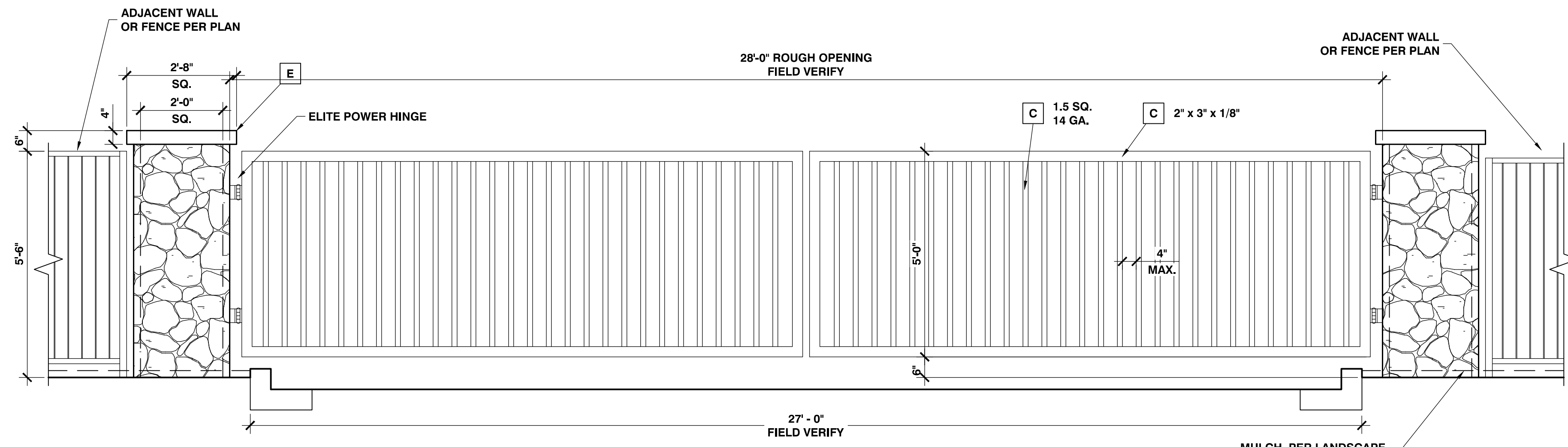
RIGHT ELEVATION

SCALE = 1/2" = 1'-0"



VINYL FENCING DETAIL

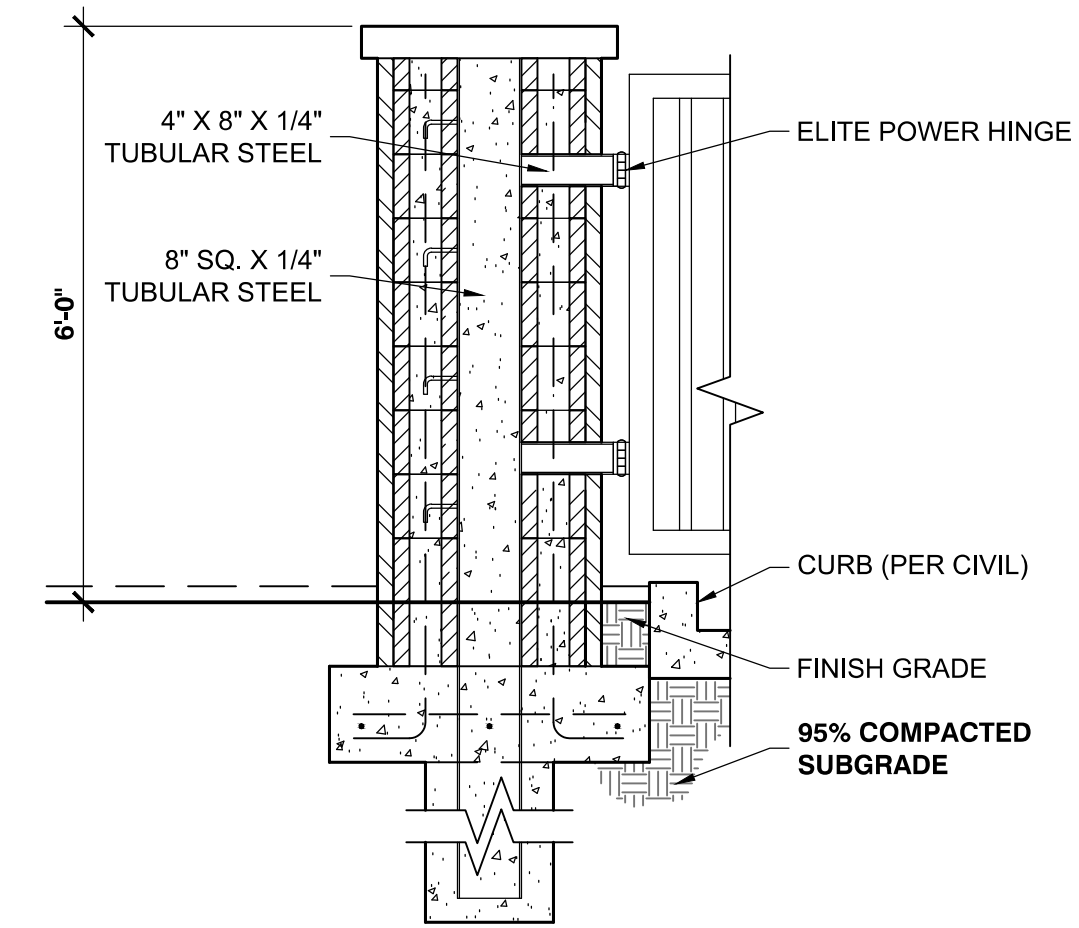
SCALE = N.T.S.



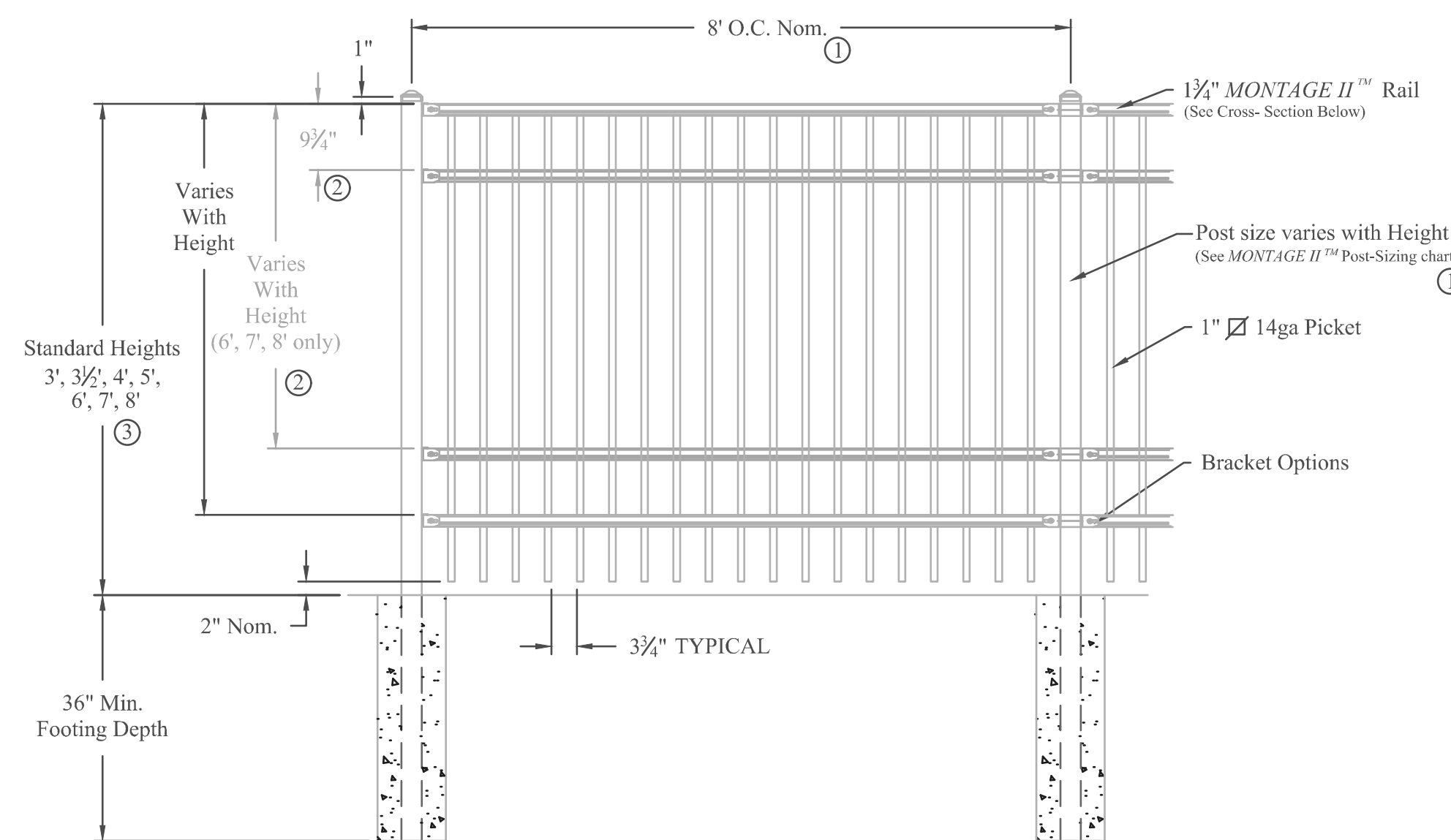
1 TYPICAL ACCESS GATE
SCALE: 1/2" = 1'-0"

NOTE:

- Refer to structural engineer's drawings for size & depth of reinforcement & concrete footings.
- Reference elevation for materials
- Grout solid all cells to receive rebar & below grade

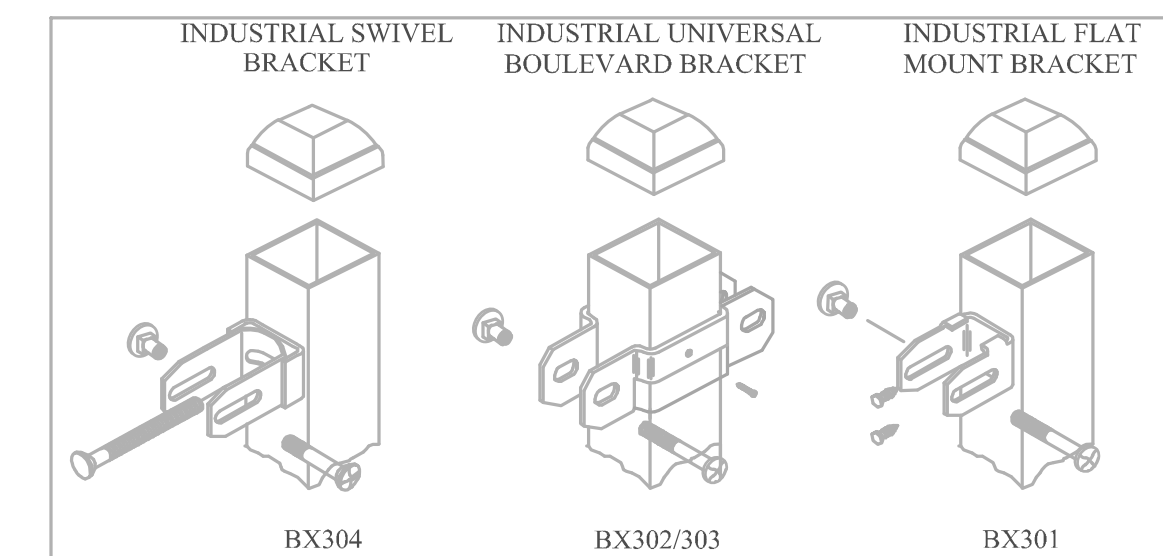
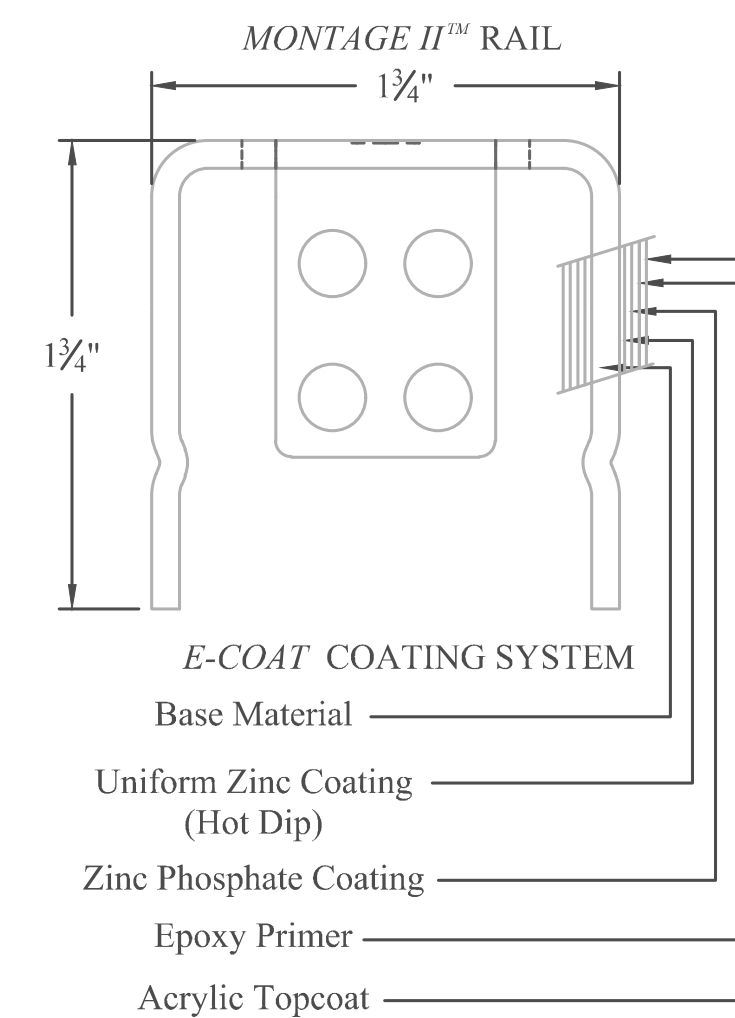
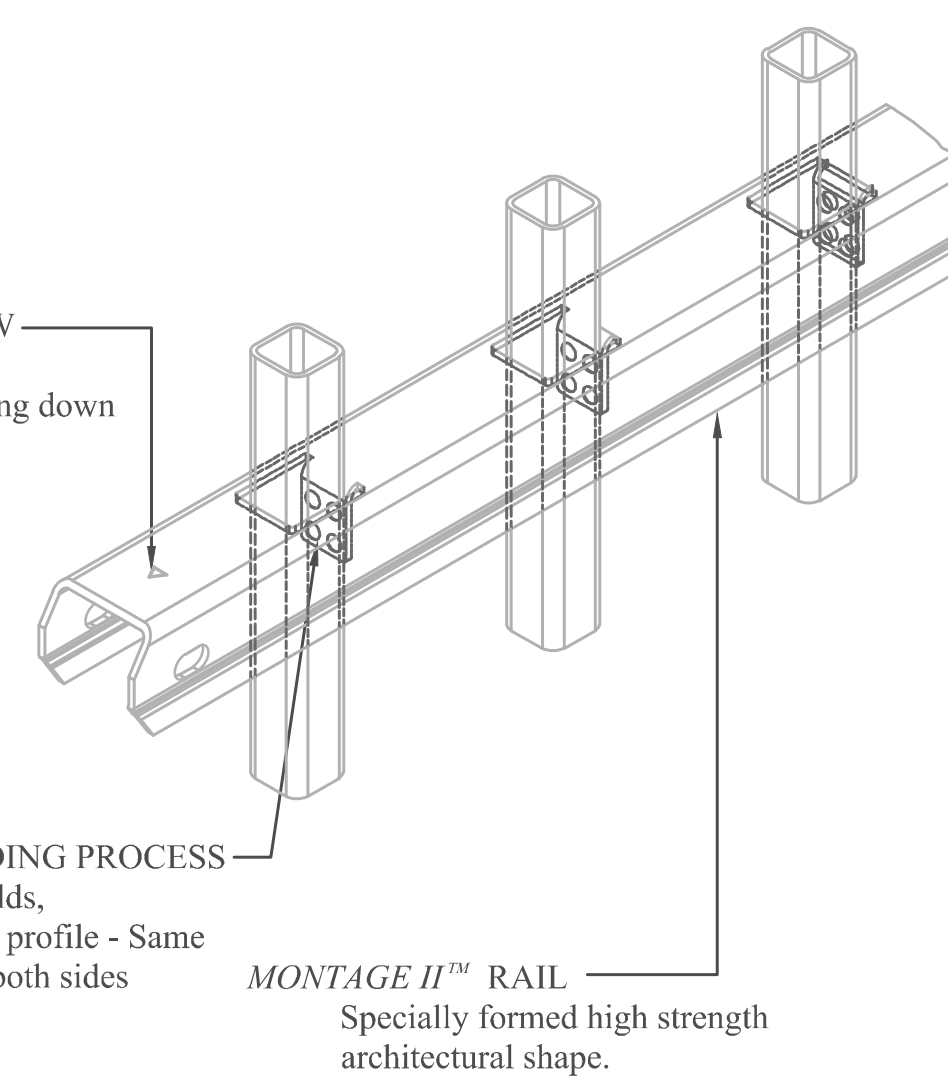


3 VEHICULAR GATE COLUMN SECTION
SCALE: 1/2" = 1'-0"



RAKING DIRECTIONAL ARROW
Welded panel can be raked 30" over 8" with arrow pointing down grade.

PROFUSION™ WELDING PROCESS
No exposed welds, Good Neighbor profile - Same appearance on both sides





City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - March 17, 2026

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER – ROLL CALL –

Chair Greg Gabauer called the meeting to order at 6:30 p.m. The Community Development Director took roll and a quorum was present. Commissioners Paul Zeps, Nick Perica and Jason Cruse were absent.

CONSENT AGENDA -

Approval of the minutes of the February 17th, 2026 meeting. - Vincent Bombardier motioned and Sherri Neff seconded to approve the February 17, 2026, meeting with the correction made to CO2. The motion passed unanimously 4-0.

OLD BUSINESS -

NEW BUSINESS -

PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street) - The Community Development Director, Mark Lee, presented the staff report considering the request for a preliminary plat for the Bungalows at Bonner Springs. Chair Lloyd Mesmer motioned to open the public hearing at 6:34 p.m.

After the Public Hearing for Case Number PP-01-25 was opened discussion was had on the order in which PP-01-25 and BSRZ-03-25 should be addressed by the commission. After discussion, it was decided to close the public hearing for PP-01-25 at 6:37 pm and hear case BSRZ-03-25; the request for rezoning and development plan for the Bungalows at Bonner Springs, before the preliminary plat.

Lloyd Mesmer motioned and Chair Greg Gebauer reopened the public hearing for case number PP-01-25 at 7:25 p.m.

Greg Musil asked for the approval of the preliminary plat.

No one spoke for or against the proposal.

Lloyd Mesmer motioned to close the public hearing. Greg Gebauer closed the public hearing at 7:27 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded, to approve the preliminary plat. Sherri Neff voted No. The motion passed 3-1.

The Commission took a 5-minute break.

PUBLIC HEARING – Rezoning - Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street. - The Community Development Director gave the staff report for BSRZ -03-25 for the rezoning and development plan for the Bungalows of Bonner Springs. Lloyd Mesmer motioned and Greg Gebauer opened the public hearing at 6:40 p.m.

Greg Musil - 11005 W 141st, Overland Park, KS - Attorney for Cavan Companies gave a presentation on the traffic study. The Bungalows have fewer units at 184 and less traffic than what was previously approved in 2023 for 204 apartment units. The study showed no change in the traffic study from 2023 to the present study. The traffic study had been completed by our traffic engineer but had not been reviewed by Wilson and Company, the City engineer, by the January 20, 2026, meeting. City Council discussed and sent it back to the Planning Commission for review. Amy McCurdy did the traffic study in 2023 and was present on zoom. Our contention is that there will be no lower traffic generator on this site than the project up for review tonight. The A.M. peak for the previously approved apartment plan generated 86 A.M. trips in and out. The proposed development 48 trips or 67% fewer trips than the previous 2023 plan. On the P.M. peak trips, the in and out approved apartment plan generated 108 trips and our development would be 86 trips or 52% less trips than the approved plan. There are concerns about the intersection at K7 and Kansas Ave and what impact there would be. Traffic engineers do levels of service A,B,C,D,E,F . Acceptable Level of service (LOS) threshold is considered Level D or better. The A.M. peak LOS was C and is still C. The P.M. peak LOS was D and is still D. Ms. McCurdy's conclusion is there are no significant changes in operations. You can make some improvements by optimizing and adjusting the signal timing, which is run by KDOT. I want to clarify that the point to the west at Davis Ave will be an egress or exit only. They will not be coming in that point.

Speak in Favor - **NONE**

Speak opposed

Brad Landers - 333 S 132nd Terr. I disagree. The traffic study was not the only reason the City Council sent it back. They sent it back because they didn't have a reason why you turned it down the first time. I live on the backside at the corner of 132nd and Davis. They plan on putting units 10 feet off my property line. Density is the biggest problem I have with this.

Gregg Gibson - 13116 Heritage Dr. I would like clarification on the traffic numbers on pages 7, 8 and 10. Mark Lee stated the numbers on pages 7 and 8 are existing traffic. The numbers on page 10 are future. We will clarify that with Ms. McCurdy. Mr. Gibson addressed the commission on January 20th. At the council meeting, several council members said they didn't understand why the commission voted the way you did. This project is too dense for the space and the increase in traffic will only exasperate an already chaotic traffic mess at K7 and Kansas Ave.

Sherri Neff asked, Did they take into account the apartments south of Kansas Ave that are being built now?

Amy McCurdy, traffic engineer, answered. She asked if this was existing or new. Mark Lee said they are being constructed now and there are 48 senior units. 48 senior units are one of the lowest traffic generators. There would be an additional 2223 trips in the morning and about the same in the afternoon. They generally do not generate trips during the peak hour. Greg Musil asked Amy to clarify pages 7 - 8 and 10-11 existing traffic vs anticipated traffic. Can you tell us how you got those numbers? Amy stated that the existing traffic volumes are from actual counts done at the site, so that would be figure 3 for the A.M. peak hours outside parenthesis and inside parenthesis is the peak hour of the afternoon count. She stated that the appendix gives a complete break-down.

Greg Musil stated to be clear, the existing load is on page 4. The existing plus the new site is on page 7. The existing plus the site plus future development in the corridor is on page 10.

Sherri Neff asked, Are you saying that the new construction south of Kansas Ave would be an additional 23 A.M. and P.M.? Amy McCurdy stated, " Yes, that is off the cuff and senior development is generally the lowest trip generating rates." Generally, if you can get the A.M. and P.M. peak hours to work, the rest will operate better. Seniors don't need to be at school or work at 8 or the dentist at 8, so they schedule their trips outside the peak periods. Sherri asked if the trips would double if another 48 units were there. Amy McCurdy said it would be close but not necessarily double. Sherri stated it is not Senior it is 55 plus. Amy stated age restriction is basically what this falls in. Greg Musil addressed the 10' setback comment and stated that the setback is 25'.

Chair Greg Gabauer called for a motion to close the public hearing. Lloyd Mesmer motioned to close.

The public hearing was closed at 7:12p.m.

Vincent Bombardier wanted to discuss the operation and optimization and said that the engineer approved it because it's positive. KDOT is looking at this intersection for future adjustments based on growth and how it affects K7 so when the need arises, the adjustments are made. So KDOT has more control of the intersection than the city. Mark Lee stated yes, KDOT has full control of the intersection and any improvement. KDOT has a plan for an overpass at that intersection and there is some resistance to that design.

Sherri Neff stated that the report says they can make adjustments at the intersection for timing and flow. Does the City have any options for working with the city for another stoplight? Mark Lee stated that KDOT would not allow another stop light and that a roundabout would not work there either, because delivery trucks have to use Kansas Ave to back into the dock and would not be able to. A roundabout would have to be enormous and take up the parking lot of local businesses. It's a commercial intersection and the major intersection in our city. Sherri Neff stated she likes the layout of the Bungalows but the traffic is the main issue. Mark Lee stated the whole K7 and Kansas Ave intersection is a major project.

Lloyd Mesmer motioned Vincent Bombardier seconded to approve the rezoning and development plans for the Bungalows of Bonner Springs.

Greg Gebauer asked for a roll call vote. Sherri Neff voted against. The motion passed 3-1. This item will be at the April 13, 2026 City Council meeting.

PUBLIC HEARING – Rezoning - BSRZ-01-26 – 236 Santa Fe Road – Consider a request for approval of a zoning change from RR (Rural Residential) to the zoning category of HI (Heavy Industrial). - The Community Development Director, Mark Lee, gave the staff report fo Rezoning of BSRZ 01-26.

Lloyd Mesmer made the motion and Greg Gebauer opened the public hearing at 7:36 pm. No one spoke for or against. The applicant, Jason Bowman, 14620 Archer Rd, said that the land had been vacant for a long time. He wants to put a small garage there.

Lloyd Mesmer made a motion and Greg Gebauer closed the public hearing at 7:39 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded to approve the rezoning of BSRZ 01-26. Lloyd stated that the applicant will be improving the look of the neighborhood if he builds what is proposed.

The motion passed unanimously 4-0.

It will be on the April 13th City Council meeting agenda.

PUBLIC HEARING – Rezoning - BSRZ-02-26 – Destination KCK - Consider a request for approval of a zoning change from RR (Rural Residential); MR (Mixed-Residential) and LI (Light Industrial) for 12301, 12215 and 11801 State Avenue as well as 720 N. 118th Street to a zoning category of ENT (Entertainment District). - The Community Development Director, Mark Lee, gave the staff report for BSRZ 02-26, Destination KCK.

Lloyd Mesmer made the motion and Greg Gebauer opened the public hearing at 7:44 pm.

Speaking in favor - None

Speaking Against

Laura Burch, 101 S 118th Street, stated she opposes this because it is right next to a residential area. The noise, bright lights, crime, traffic, views from homes and property values. Nuisance law states that you cannot use your property in a way that unreasonably interferes with someone's use and enjoyment of someone else's land and placing an amusement park or entertainment center near homes is an infringement on residents' right to enjoy their peace and quiet and privacy. I would hope there is some kind of buffer zone or are you condemning the residents' houses like they did for the speedway? She stated there would have been more people here, but they didn't know about this hearing.

Andy Gabbert 10733 W 109th St. Overland Park Ks, Consultant for Destination KCK stated that they are moving forward. To answer some of the questions, there is a 120' wide right of way to the south of the property. This is a major intersection in Bonner Springs and is prime for this kind of development and rezoning. This was zoned industrial and would say this is more favorable than industrial.

Lloyd Mesmer made a motion and Greg Gebauer closed the public hearing at 7:53 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded to approve BSRZ 02-26.
The motion passed unanimously 4-0.

PUBLIC HEARING - Rezoning: BSRZ-03-26 – 601 E. Front Street – Consider a request for approval of a zoning change from CC; (Central Commercial) to HC (Highway Commercial) - Item was rescinded. The applicant found another tenant and pulled the rezoning.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT –

April 20th will have a work session with the City Council to discuss growth planning. It is the day before our regular Planning session.

He also stated that he had 4 interviews for City Planner position on Wednesday.

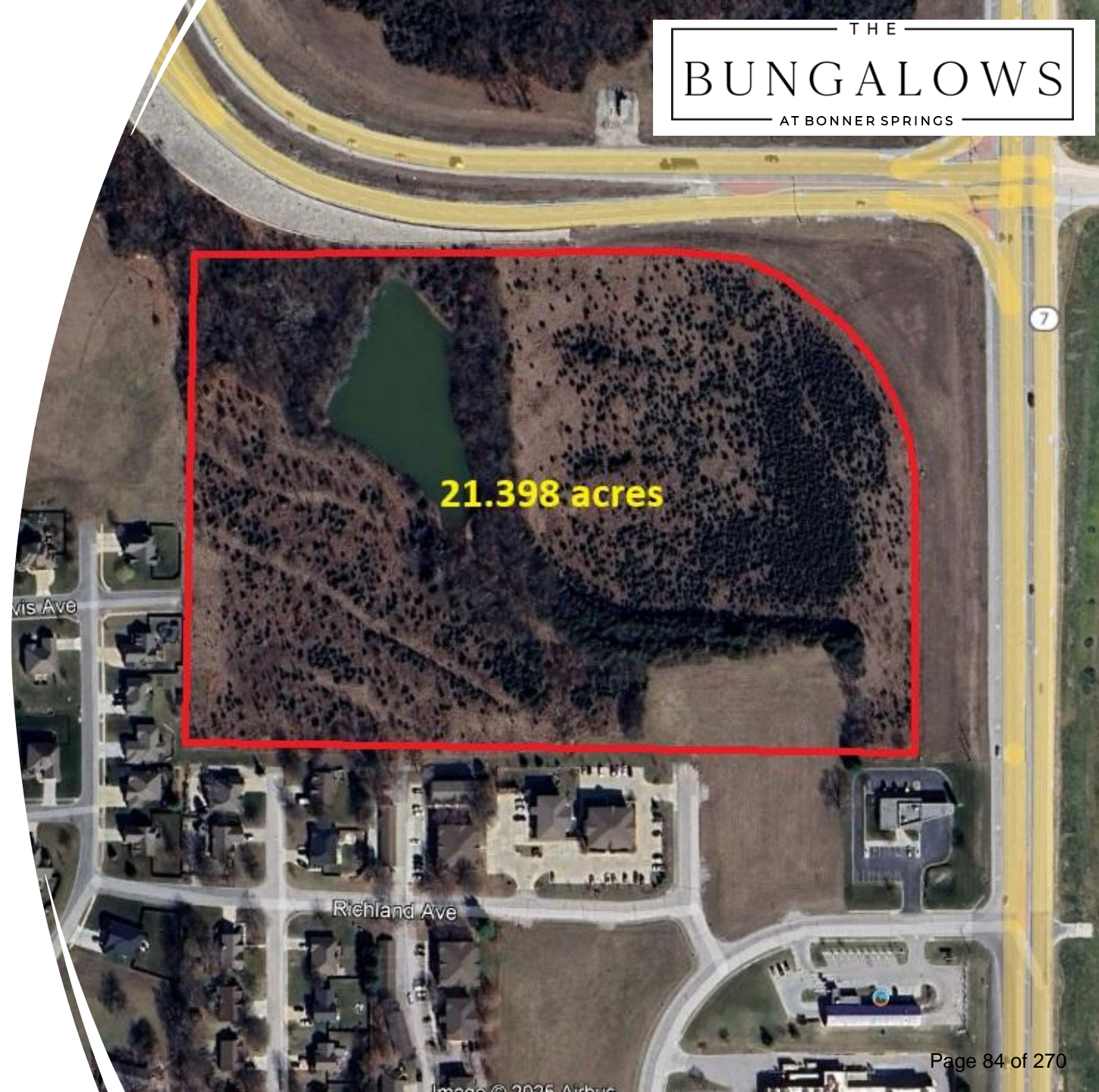
ADJOURNMENT - Chair Greg Gebauer adjourned the meeting at 8:02 p.m.

THE
BUNGALOWS
AT BONNER SPRINGS



Location & Context

- SWC I-70 & K-7 Highway
- Mixed use area
Commercial and Residential
- 21.4 acres
- Access from south and west
- Designated “Mixed Use” on the Comprehensive Plan



THE
BUNGALOWS
AT BONNER SPRINGS



SITE DATA

SITE AREA: 21.4 AC (+/-)
GROSS DENSITY: 8.6 DU/AC

UNIT COUNT

1 BEDROOM: 28 (15%)
2 BEDROOM: 86 (47%)
3 BEDROOM: 70 (38%)
TOTAL: 184

PARKING PROVIDED

GARAGE: 168
UNCOVERED: 247
UNCOVERED ADA: 9
TOTAL: 424



FRONT

Clubhouse - Conceptual Rendering



1 bedroom duplex



2-bedroom home



3-bedroom home

Exceptional Interior Design

- Spacious Open Concept Floorplan
- Oversized Windows
- 10 Ft. Ceilings
- Plank Flooring
- Raised Panel Doors
- Quartz Countertops
- Raised Panel Cabinets
- All Stainless-Steel Appliances
- Full Size Laundry Rooms in Units



Resort-Style Amenities



Recreation



Dog Wash Station



Community Gathering



Fitness Center



Swimming Pool



Outdoor Kitchen

What Sets The Bungalows Apart?

- **Detached Homes:** Quiet, spacious living with an abundance of natural light
- **Private Yards:** Functional outdoor space for pets and entertaining
- **Resort-Style Amenities:** Clubhouses, pools, fitness centers, sport courts, firepits, outdoor kitchens, pet washing stations and dog parks
- **Timeless Design:** Clean lines with muted colors and pleasing, complementary building materials
- **High Standards:** Professional on-site management & maintenance.
- **Price Premium:** Monthly rents higher than apartments

Our residents come to the Bungalows because the homes are viewed as an ideal housing option for their lifestyle for which they can afford the premium.



Resident Concerns

Three Main Themes

1. Plan will generate too much traffic at Kansas Ave & K-7
2. Use incompatible with surrounding land uses
3. Secondary access undesirable

Historical Context

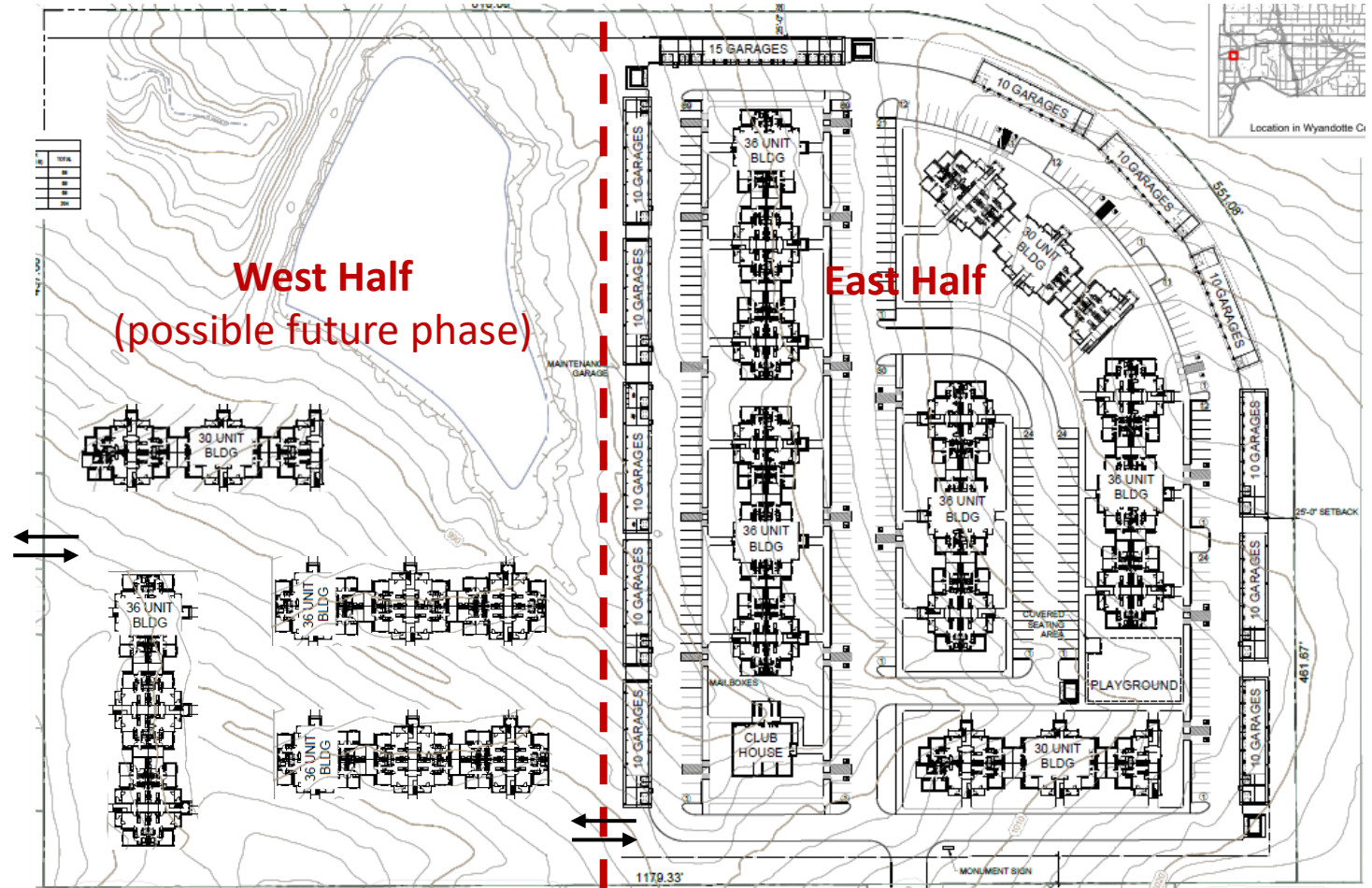
Previously Approved 3-Story Apartments (taxpayer subsidized)

	<u>Units</u>
East Half (approved)*	204
West Half (possible)**	<u>136</u>
Whole Property	<u>340</u>
Total Potential	

* Approved to be built “as of right” today

** Assumes 2/3 of western half developed with similar apartments

Cornerstone Subsidized Apartments



Traffic Generation

	<u>Cornerstone Subsidized Apartments</u>			<u>The Bungalows</u>	
	<i>Approved East Half</i>	<i>Possible West Half</i>	Potential Total Property	Total Property	
Number of Units	204	136	340	184	
Building Height	<i>3 Stories</i>	<i>3 Stories</i>	3 Stories	<i>1 Story</i>	
Building Area (Sq.Ft.)	<i>254,580</i>	<i>170,570</i>	425,150	235,000	
Building Height	<i>40 feet</i>	<i>40 feet</i>	40 feet	22 feet	
Parking Spaces	434	289	723	424	
<u>Traffic Counts</u>					
Peak AM Hour Trips (in & out)	86	58	144	48	67% LESS
Peak PM Hour Trips (in & out)	108	72	180	86	52% LESS

Note: A commercial use of equal size would generate more traffic than a residential use

Level of Service **AM Peak**

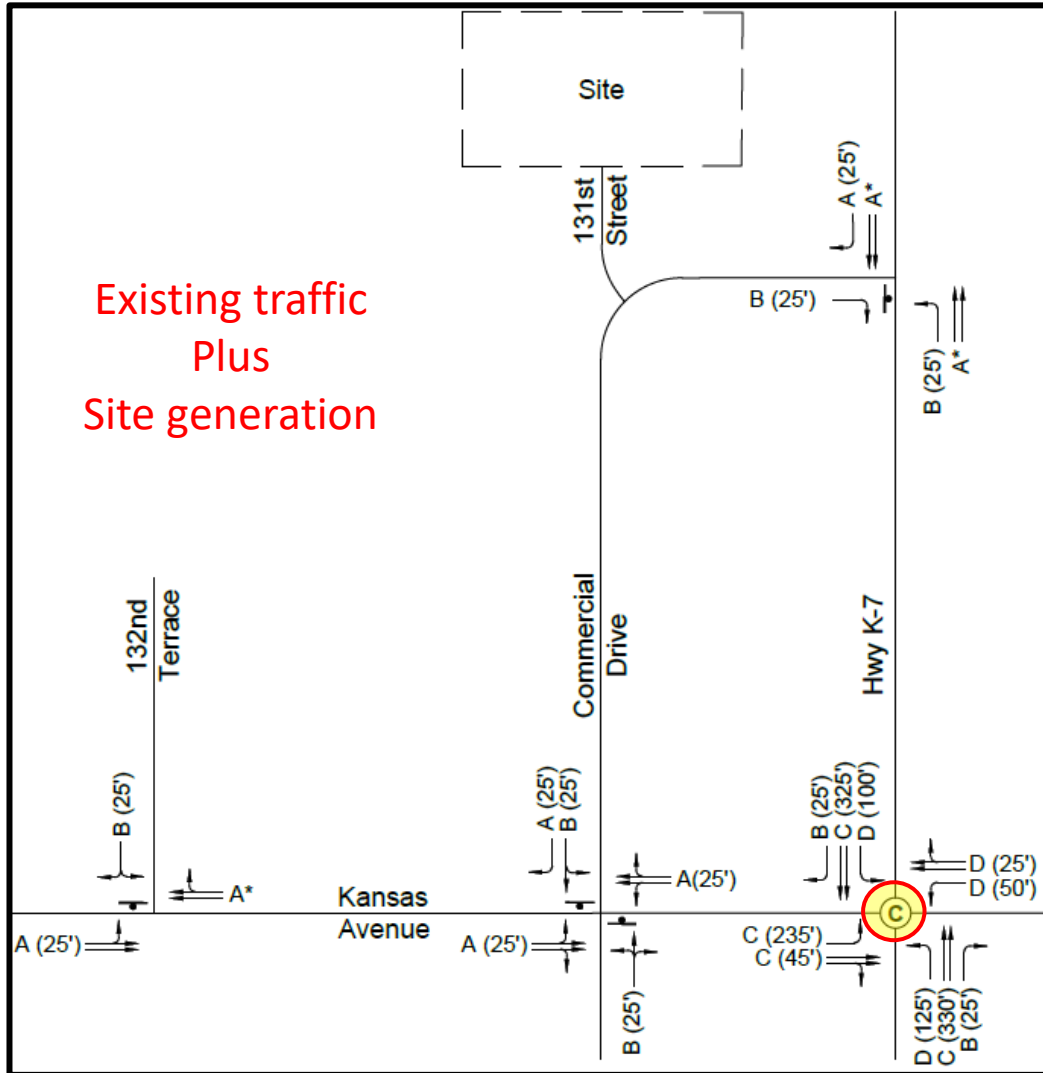


Table 5 – Intersection Level of Service

Level of Service (LOS)	Average Control Delay (sec/veh)	
	Unsignalized	Signalized
A	< 10	< 10
B	< 15	< 20
C	< 25	< 35
D	< 35	< 55
E	< 50	< 80
F	≥ 50	≥ 80

Acceptable LOS threshold is considered Level D or better

Highway K-7 & Kansas Ave (**LOS C**)

“There are no significant changes in the operations expected from the existing conditions.”

“Optimize/adjust signal timings as necessary at the intersection of Highway K-7 and Kansas Avenue.”

McCurdy Engineers

Level of Service **PM Peak**

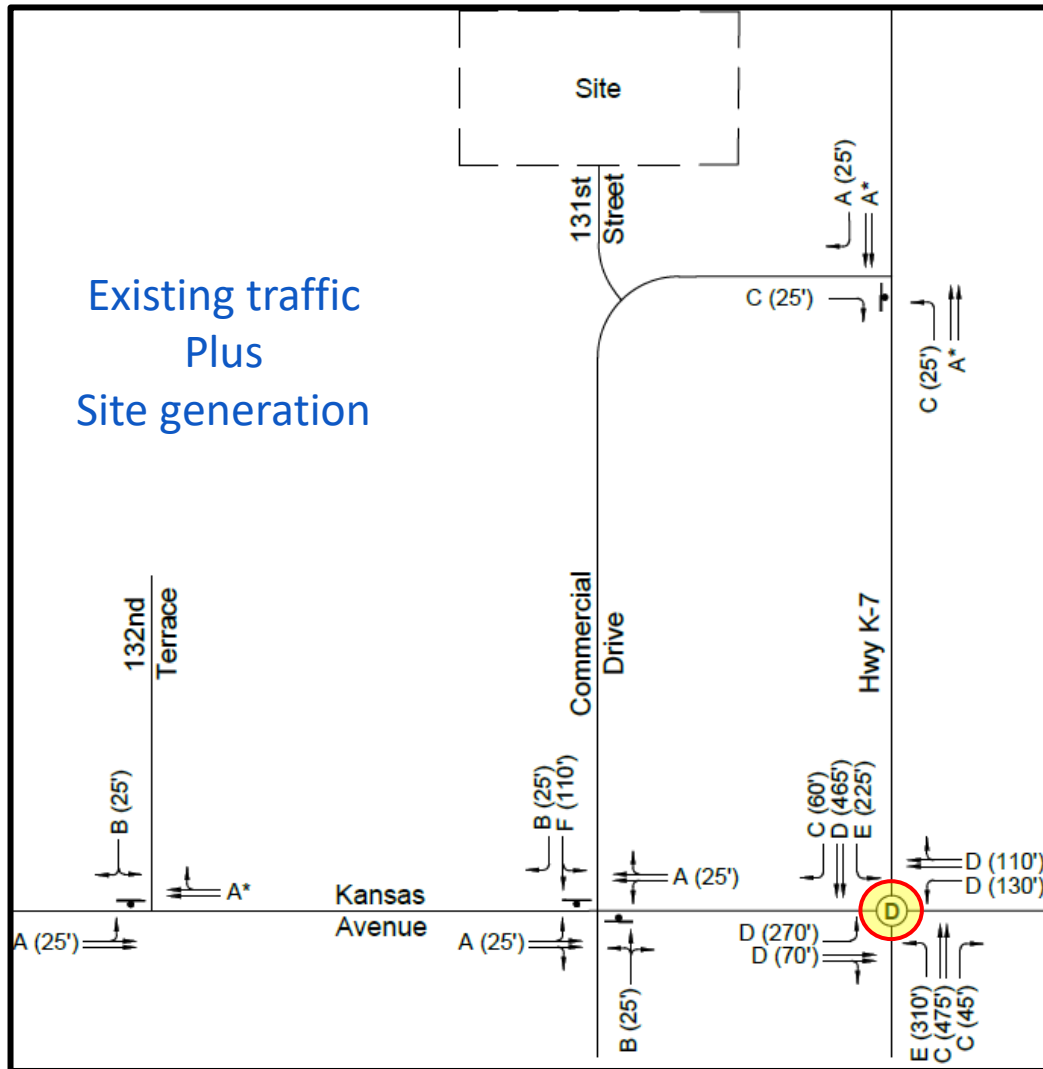


Table 5 – Intersection Level of Service

Level of Service (LOS)	Average Control Delay (sec/veh)	
	Unsignalized	Signalized
A	< 10	< 10
B	< 15	< 20
C	< 25	< 35
D	< 35	< 55
E	< 50	< 80
F	≥ 50	≥ 80

Acceptable LOS threshold is considered Level D or better

Highway K-7 & Kansas Ave (**LOS D**)

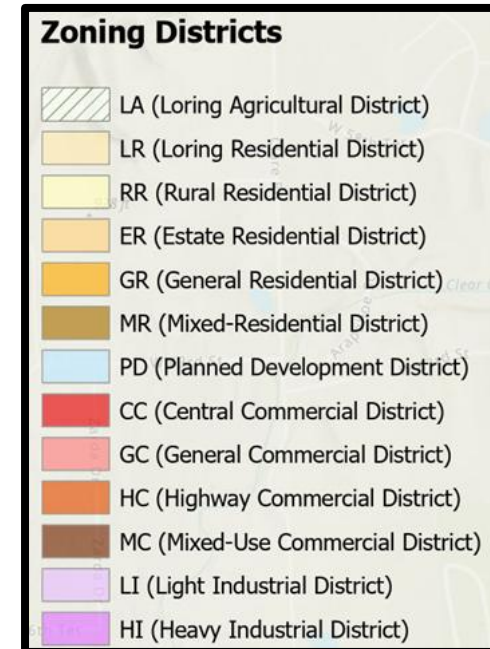
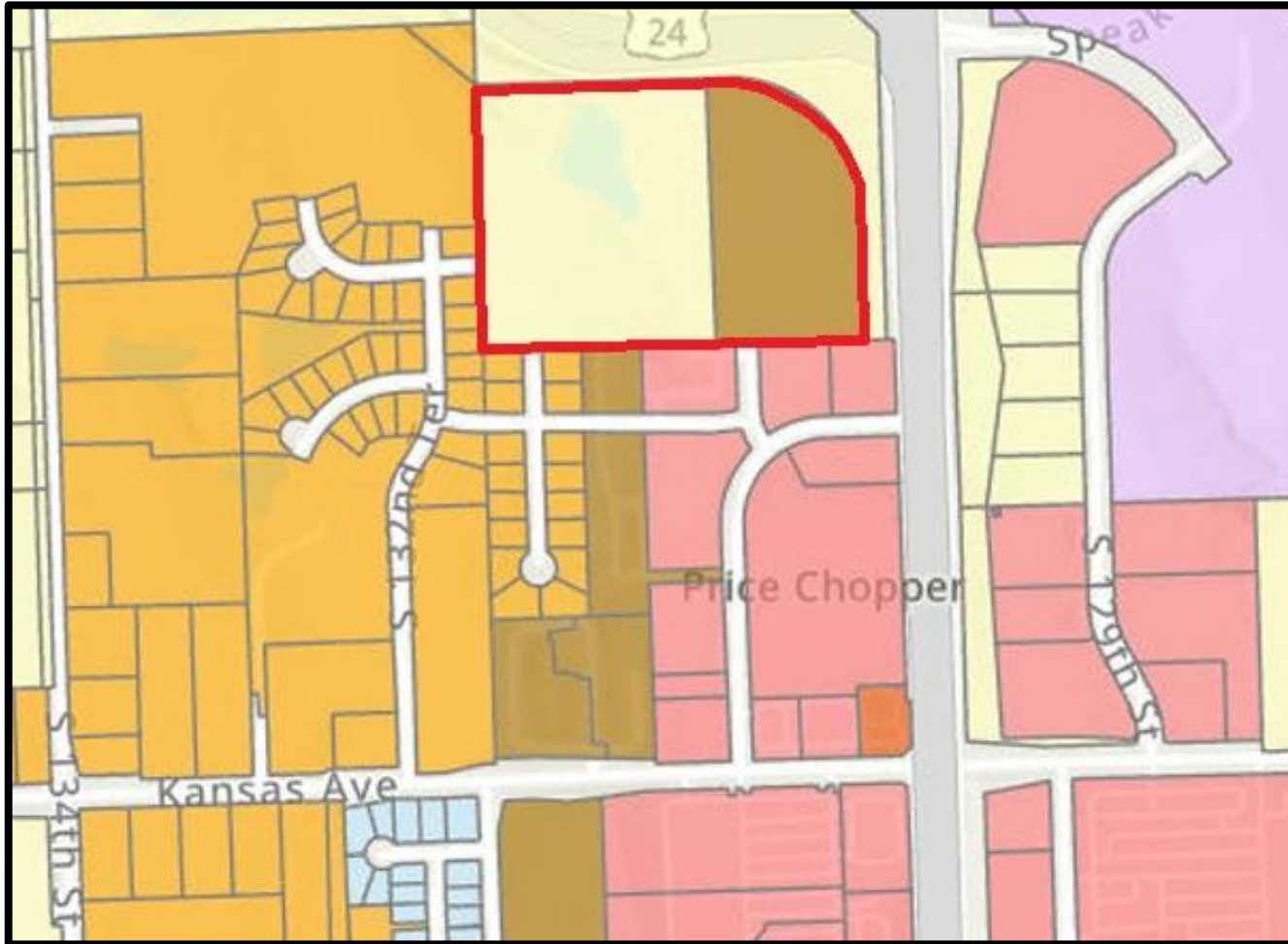
“There are no significant changes in the operations expected from the existing conditions.”

“Optimize/adjust signal timings as necessary at the intersection of Highway K-7 and Kansas Avenue.”

McCurdy Engineers

Compatible Land Use

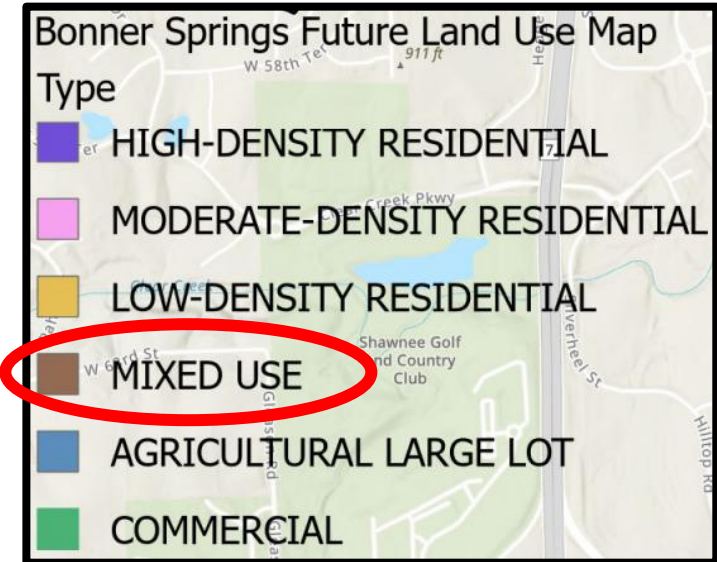
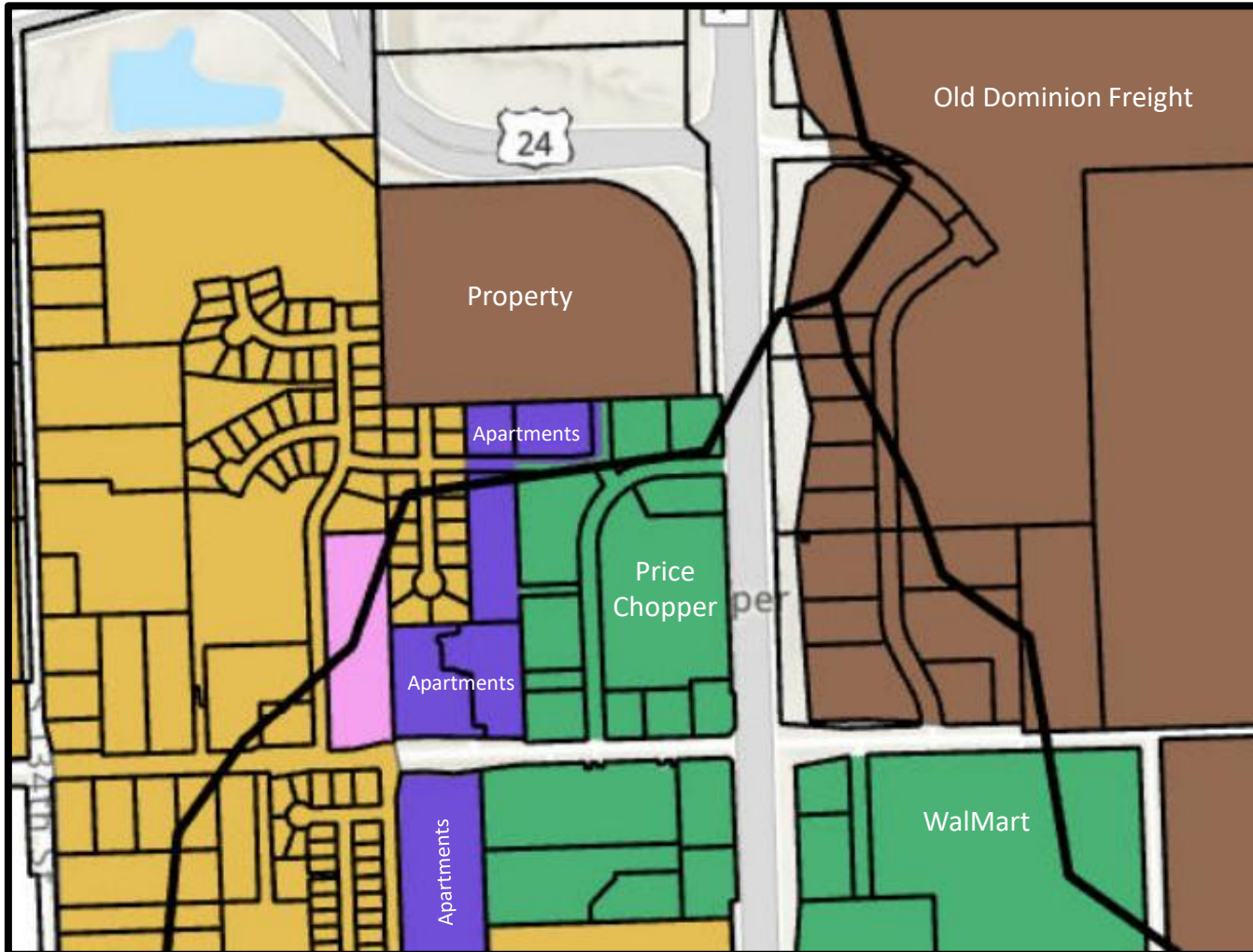
Bonner Springs Zoning Map



The proposed use is a **DOWN ZONING** of previously approved apartments and **COMPATIBLE** with surrounding uses

Compatible Land Use

Bonner Springs Comprehensive Plan



"This category promotes a variety of high-density residential land uses including a variety of commercial and mixed use residential/commercial land uses..."

(Bonner Springs Comprehensive Plan, p. 66)

Secondary Property Access

Access onto a public street

Street connection already in city's plan

Complies with Fire / Life Safety code

Minimal use expected



Reasons to Approve The Bungalows

Less traffic than the apartments

Fewer units than the apartments

More affluent residents than the apartments *(not subsidized housing)*

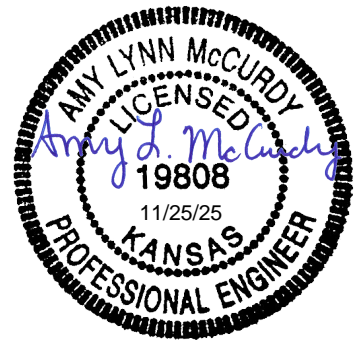
Single-story homes verses 3-story stacked apartments

Compatible with the surrounding uses

Fire/life safety access standards compliance

Bungalows at Bonner Springs
Traffic Impact Study
Bonner Springs, Kansas

November 25th, 2025



Prepared by:



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INTRODUCTION

The purpose of this traffic impact study is to assess the potential impact on traffic for the Bungalows at Bonner Springs development on the southwest corner of the intersection of Highway K-7 and the I-70 eastbound ramps in Bonner Springs, Kansas. The location of the development in relation to the street network is shown in Figure 1. The site plan for the development is shown in Figure 2.

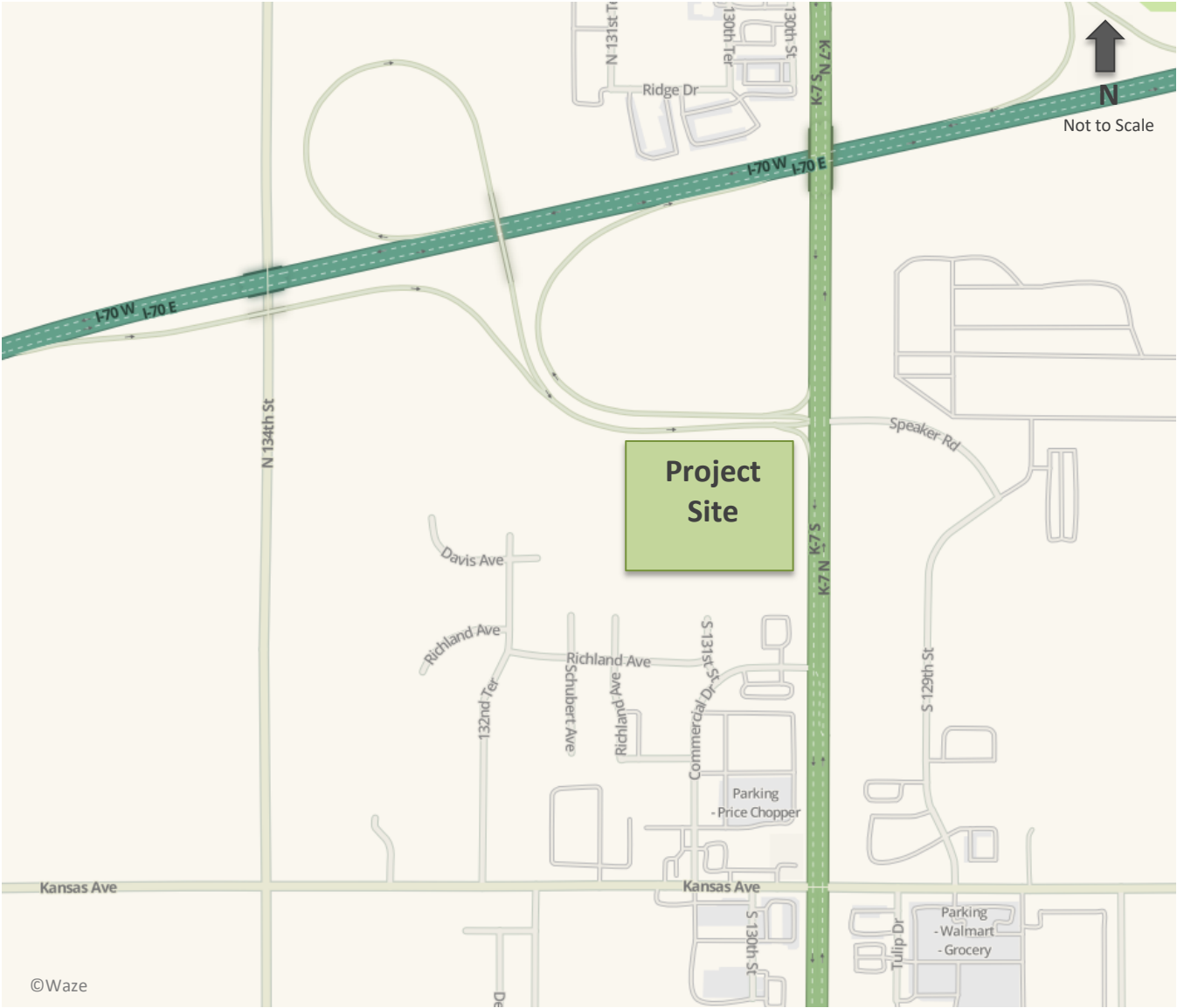


Figure 1 – Development Location



Not to Scale



Figure 2 - Site Plan

EXISTING CONDITIONS

The site is in Bonner Springs, Kansas, in the southwest quadrant of the intersection of Highway K-7 and the I-70 eastbound ramps. The current land use surrounding the planned development site is undeveloped to the west and east, low-density residential/light commercial to the south, and Kansas Department of Transportation property to the north.

Street Network and Traffic Control

The development is bordered on the north by the eastbound I-70 ramps and to the east by Highway K-7. Kansas Avenue is the next major roadway to the south.

Highway K-7 is a four-lane north-south median divided highway/expressway with a posted speed limit of 55 miles per hour (mph).

Kansas Avenue is located approximately 1,300 feet south of the site and is a four-lane east-west major collector roadway with a posted speed limit of 30 mph. The intersection of Highway K-7 and Kansas Avenue is signalized with left-turn lanes on all movements, a southbound right-turn lane, and a northbound right-turn lane. There are north-southbound pedestrian crosswalks and signal equipment but no facilities for pedestrians crossing Highway K-7 east-west. The intersection of Highway K-7 and Kansas Avenue is approximately 3,500 feet south of I-70.

Commercial Drive is located approximately 300 feet south of the site and is a two-lane local roadway with no pavement markings or posted speed limit. The intersection of Commercial Drive and Highway K-7 is a three-quarter access (right-in/right-out/left-in) and is stop-controlled with Commercial Drive stopping. The intersection of Commercial Drive and Kansas Avenue is a full-access and is stop controlled with Commercial Drive stopping.

132nd Terrace is a two-lane north-south local roadway located approximately 900 feet west of the site with no pavement markings and a posted speed limit of 30 mph. The intersection of 132nd Terrace and Kansas Avenue is stop-controlled with 132nd Terrace stopping.

Traffic Volumes

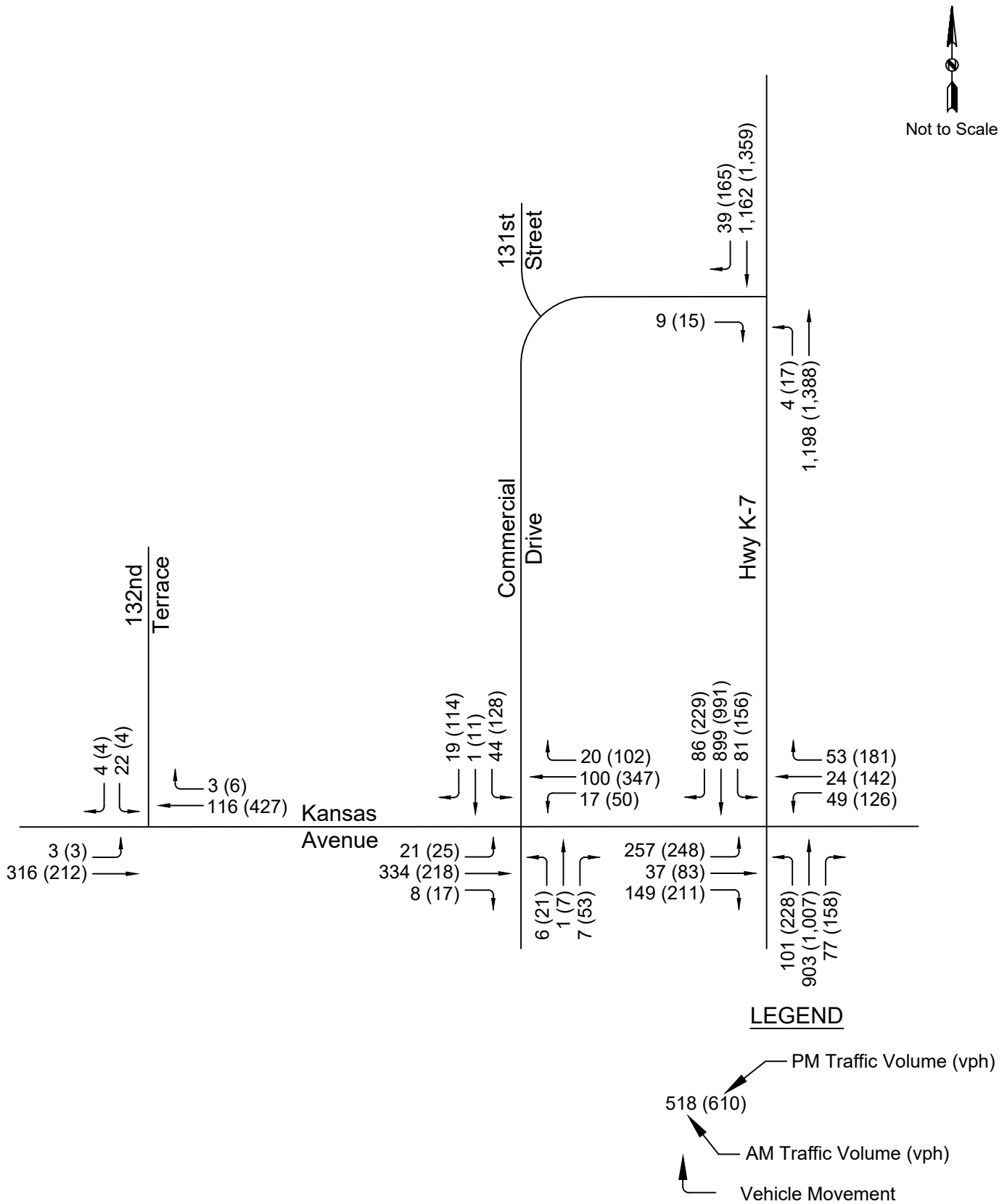
Intersections counted for analysis in this study were:

- Highway K-7 and Kansas Avenue
- Highway K-7 and Commercial Drive
- Kansas Avenue and Commercial Drive
- Kansas Avenue and 132nd Terrace

The turning movement traffic counts were completed on Tuesday, September 12th, 2023, for the peak volume time periods. Morning traffic counts were conducted from 7:00 AM until 9:00 AM and afternoon traffic counts were from 4:00 PM until 6:00 PM. The morning peak period was determined to be from 7:00 AM until 8:00 AM and the afternoon peak period was determined to be from 4:45 PM until 5:45 PM.

Existing 24-hour machine approach counts, speed data, and vehicle classifications were collected on each approach of Highway K-7 and Kansas Avenue intersection.

Existing traffic volumes are shown on Figure 3. Traffic counts and speed data are included in the Appendix.



PROPOSED CONDITIONS

The Bungalows at Bonner Springs development is expected to be constructed in one phase and will consist of 184 new single-family housing units constructed on small lots with communal maintenance.

Access Plan

The site will be accessed via an extension of the existing 131st Street to the south and Davis Avenue to the west.

There will be no access to the site from I-70 or Highway K-7.

Sight Distance

No sight distance was measured at 131st Street as it is an existing roadway.

Trip Generation

The expected trip generation for the development was estimated using the 12th Edition of the Trip Generation Handbook published by the Institute of Transportation Engineers. The trip generation was based on Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 AM along with Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 PM criteria. The current edition of the Trip Generation Handbook includes average rates for Patio Homes under Single-Family Detached Housing and defines them as: *A patio home is a detached housing unit that is located on a small lot with little (or no) front of back yard. In some subdivision, communal maintenance of outside grounds is provided for the patio homes.* As the the patio home description most closely fits the proposed development land use, the provided average rates were used rather than the Single-Family Detached Housing. The detailed land use description from ITE are included in the Appendix.

Estimates for the expected trips generated by the development are provided in Table 2.

Table 2 – Trip Generation					
ITE Land Use Code	Units	A.M.		P.M.	
		Trips In (vph)	Trips Out (vph)	Trips In (vph)	Trips Out (vph)
210-Single-Family Detached Housing (Patio Home Trip Generation Rates)	184 dwelling units	13	35	53	33
Total		13	35	53	33

Trip Generation Comparison from Previous Site Plan

The previous site plan (Cornerstone Apartments, October 2023) was planned as 204 multifamily housing units. The Bungalows at Bonner Springs development would be replacing the proposed multifamily housing shown in the earlier site plans.

A comparison of the trips from the previous Cornerstone Apartments plan and the proposed Bungalows at Bonner Springs is provided in Table 3

Table 3 – Trip Generation Comparison					
ITE Land Use Code	Units	A.M.		P.M.	
		Trips In (vph)	Trips Out (vph)	Trips In (vph)	Trips Out (vph)
210-Single-Family Detached Housing (Patio Home Trip Generation Rates) Current Site Plan	184 dwelling units	13	35	53	33
220- Multifamily Housing (Low-Rise) 2023 Site Plan	204 dwelling units	21	65	68	40
Difference		-8	-30	-15	-7

During the morning and afternoon peak hours the trips for the single-family (patio homes) land use are expected to be lower than the multifamily land use.

Trip Distribution

The trip distribution pattern was determined for the site based on the existing directional traffic pattern of the peak period and based on a general analysis of the surrounding area. The detailed distribution patterns can be found in the appendix. Based on the existing traffic patterns, the type of development, location of nearby schools, and the metropolitan population centers, the new trips were assigned onto the roadway network, as shown below for the morning and afternoon periods.

Trip distribution during the morning peak period:

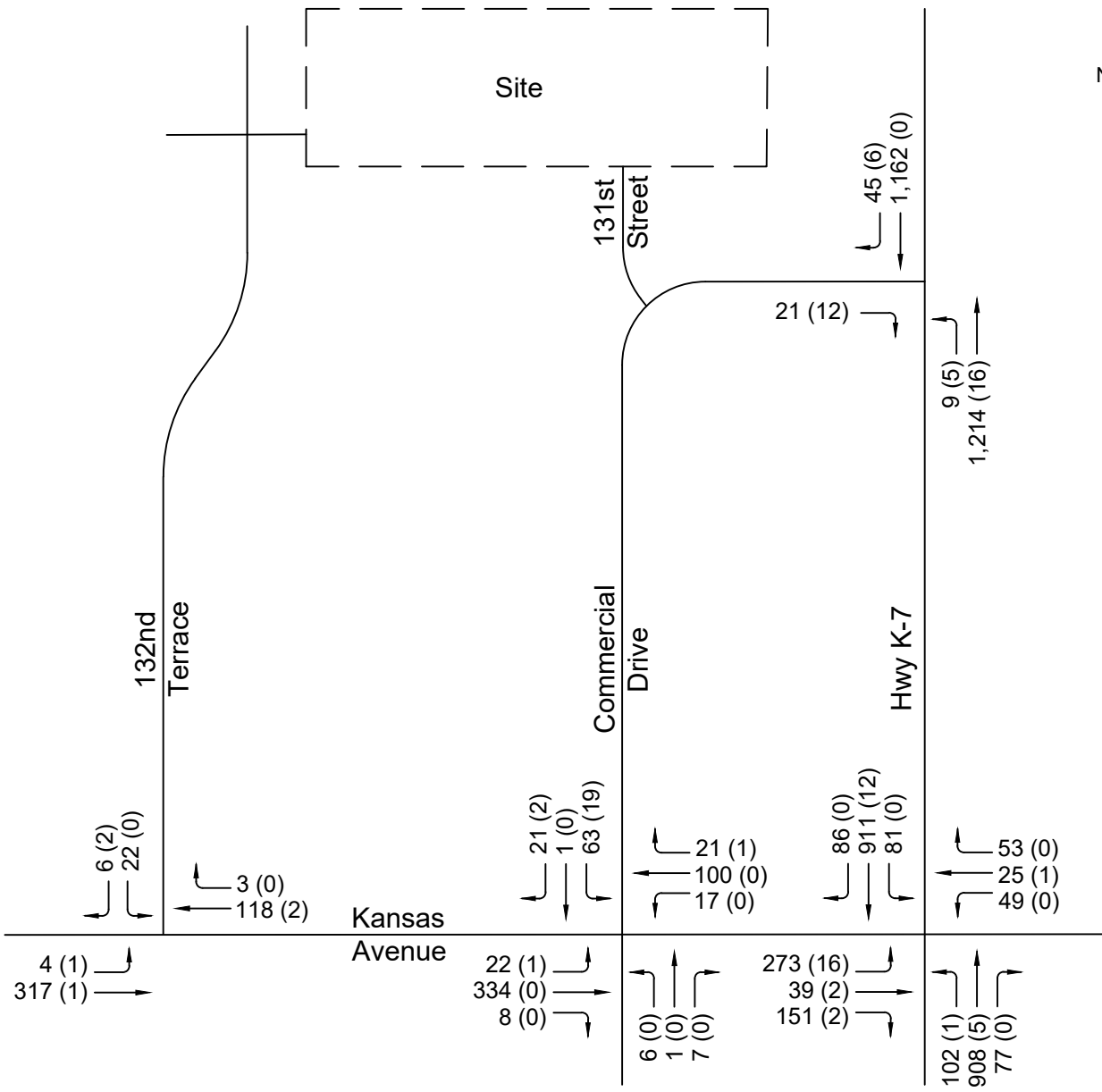
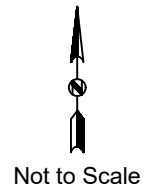
- 45% to/from the north
- 40% to/from the south
- 5% to/from the east
- 10% to/from the west

Trip distribution during the afternoon peak period:

- 40% to/from the north
- 40% to/from the south
- 10% to/from the east
- 10% to/from the west

Existing Plus Site Traffic Volumes

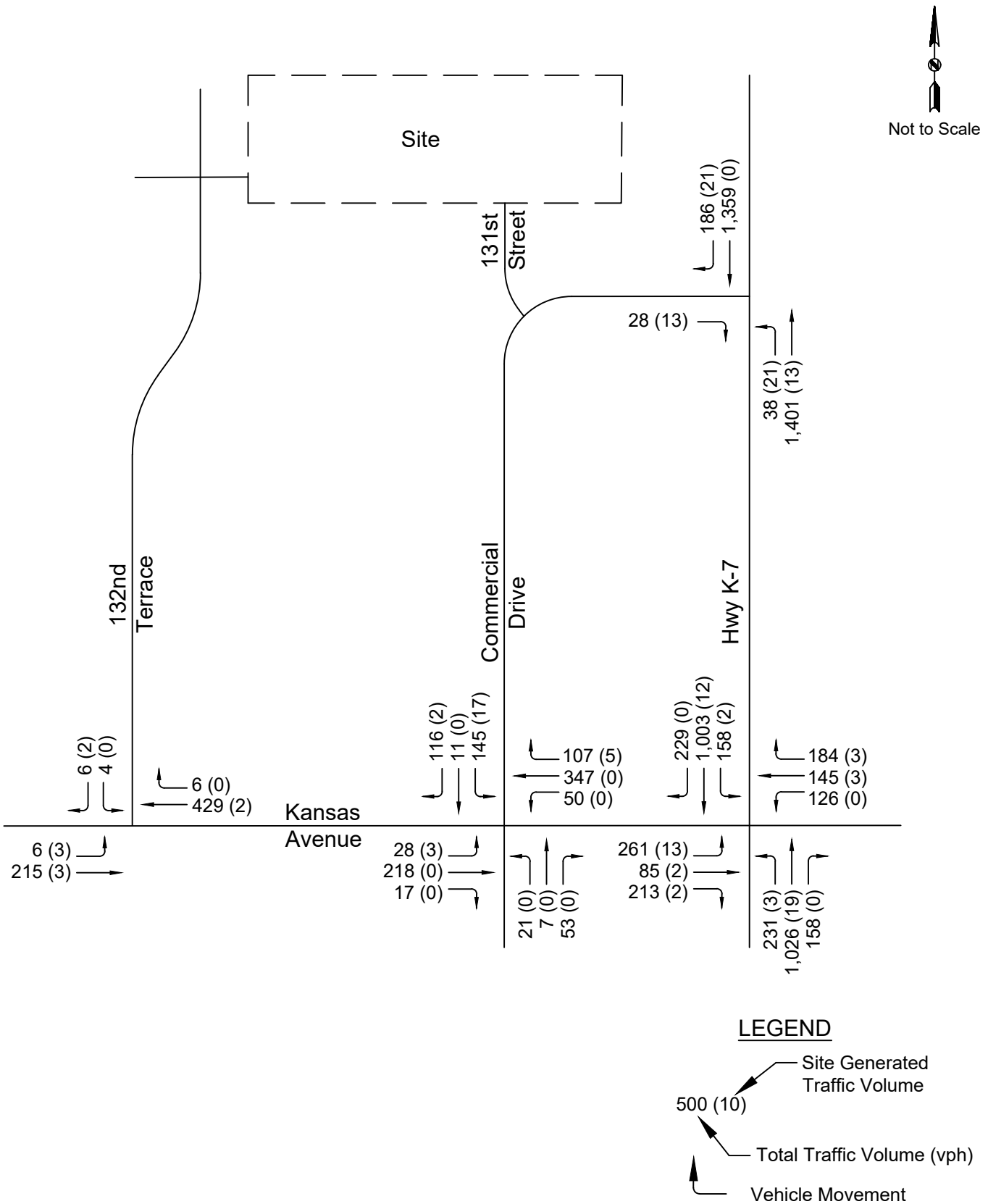
The expected development site-generated traffic volumes were added to the existing traffic scenario. The volumes are shown on Figures 4 and 5.



LEGEND

- Site Generated Traffic Volume
- Total Traffic Volume (vph)
- Vehicle Movement

Figure 4 - Existing plus Site AM Volumes



Future Traffic Volumes

An additional single-family development is expected to the west of Bungalows at Bonner Springs in the near future with no specific timeline or site plan currently available. The second development is estimated to be 44 dwelling units. Trips for this development were estimated and are provided in Table 3.

Table 3 – Future Development Trip Generation					
ITE Land Use Code	Units	A.M.		P.M.	
		Trips In (vph)	Trips Out (vph)	Trips In (vph)	Trips Out (vph)
210-Single-Family Detached Housing	44 dwelling units	9	26	28	17
Total		9	26	28	17

These trips were added to the expected site-generated traffic volumes and projected using a rate of 2% annual growth over a twenty-year period. The calculated traffic volumes were added to the existing plus site traffic. The volumes for the future morning and afternoon peak hours are shown on Figure 6.

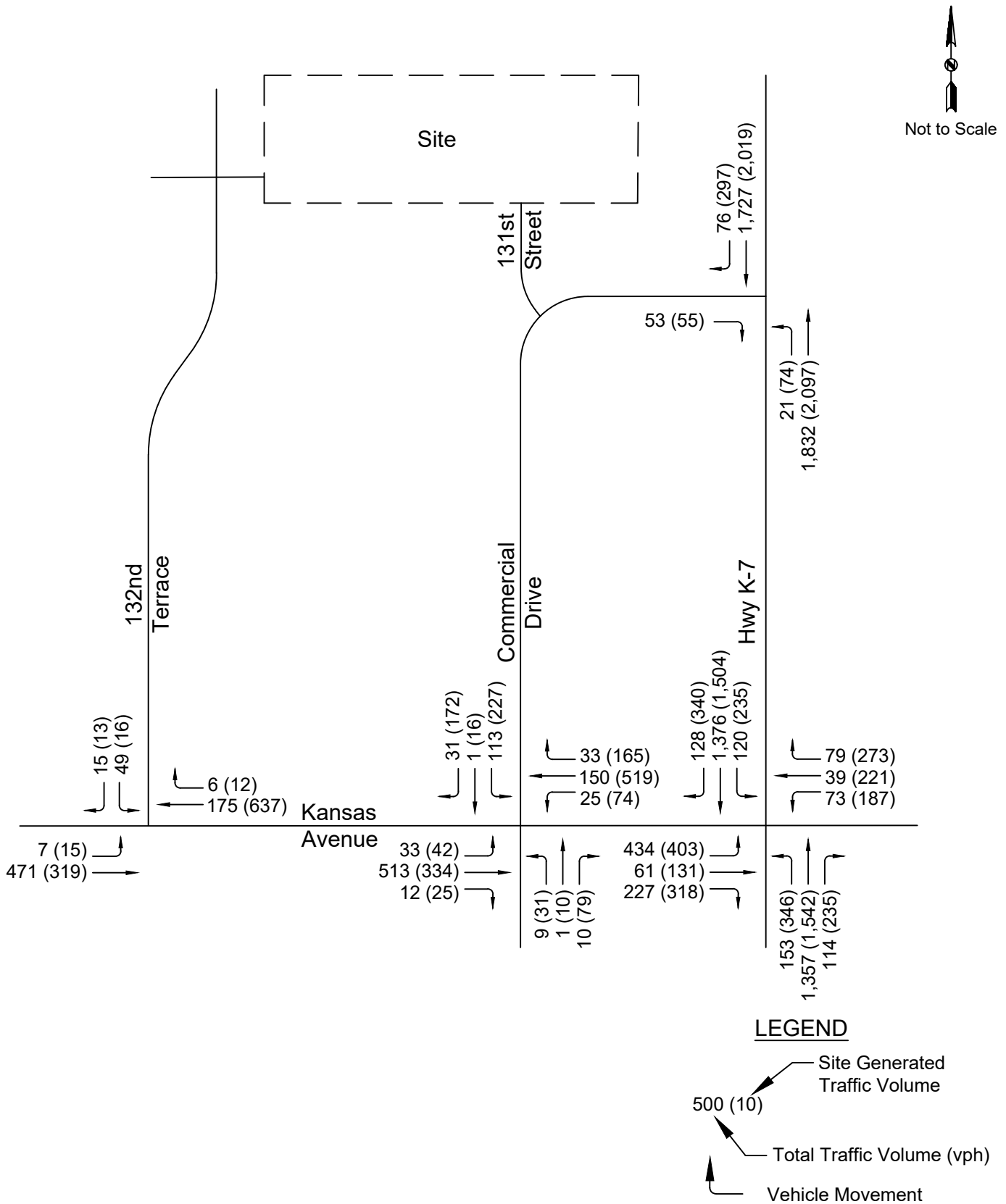


Figure 6 - Future AM and PM Volumes

Signal Warrant Study

It may be considered justified to install a traffic signal at a location if one or more of the traffic signal warrants listed in the 2023 MUTCD is met. The traffic signal warrants are:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour
- Warrant 4: Pedestrian Volume
- Warrant 5: School Crossing
- Warrant 6: Coordinated Signal System
- Warrant 7: Crash Experience
- Warrant 8: Roadway Network
- Warrant 9: Intersection Near at Grade Crossing

Warrants 3, 4, and 7 were evaluated at the analysis intersections as part of this study.

Warrant 3: Peak Hour

The peak hour warrant is satisfied if either of the two following conditions are met:

A: This condition is satisfied if any of the following conditions are met for a period of one hour during an average day:

1. The total stopped time delay experience by the traffic on one minor-street approach (one direction only) controlled by a stop sign equals or exceeds: 4 vehicles-hours for a one-lane approach or five vehicle hours for a two-land approach and
2. The volume on the same minor-street approach (one directions only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes and
3. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.

(Condition A is not being examined in this study)

B: The peak hour warrant is satisfied if the vehicles per hour on both approaches of the major street and the vehicles on the higher volume approach of the minor street for one hour fall above the 2009 MUTCD Warrant 3 curve.

Warrant 4: Pedestrian Volume

The pedestrian volume warrant is satisfied if either of the two following conditions are met:

A: The pedestrian volume warrant is satisfied if the vehicles per hour for four hours on both approaches of the major street all pedestrians crossing the major street fall above the 2023 MUTCD Warrant 4 curve.

B: The pedestrian volume warrant is satisfied if the vehicles per hour for one hour on both approaches of the major street all pedestrians crossing the major street fall above the 2023 MUTCD Warrant 4 curve.

Warrant 7: Crash Experience

The crash experience warrant is met if all of the three following conditions are met:

A: The crash experience warrant is met if alternatives and enforcement has failed to reduce crash frequency over a satisfactory trial period.

B: The crash experience warrant is met five or more correctable crashes have occurred within a 12- month period.

C: For each of any eight hours of an average day, the vehicles per hour given are 80 percent of Condition A in Table 4C-1 or the vehicles per hour in are 80 percent of Condition B in Table 4C-1 or 80 percent of the requirements specified in the Pedestrian Volume warrant. These major-street and minor-street volumes shall be for the same 8 hours.

Analysis

Based on traffic signal warrant analysis, a traffic signal is not warranted at either study intersection for the existing, existing plus site, or future traffic volumes. Table 4 summarizes the results of the traffic signal warrant analysis.

Table 4 – Traffic Signal Warrant Analysis		
Warrant	Satisfied	Comments
3: Peak Hour	No	The traffic volumes do not meet the requirements for this warrant for existing or existing plus site conditions. The intersection of Kansas Avenue and Commercial Drive approach the warrant criteria for future conditions.
4: Pedestrian Volume	No	This warrant is not satisfied based on the current number of pedestrians crossing at the intersection.
7: Crash Experience	No	This warrant is not satisfied as there were less than five correctable crashes during the previous 12-month period.

The raw data and graphs from the 2023 MUTCD are included in the Appendix.

Right-Turn and Left-Turn Lane Warrants

The need for right and left-turn lanes at the site entrances were evaluated using KDOT's turning lane guidelines for four-lane roadways at 132nd Street and Kansas Avenue and at Commercial Drive and Kansas Avenue entrance as part of this study for the existing, existing plus site, and future conditions.

Right-Turn Warrant

Right-turn lane guidelines per KDOT's *Access Management Code* are based on the number of right turning vehicles into the site, number of roadway lanes, speed limit, and the directional design hourly volume.

Left-Turn Warrant

Left-turn lane guidelines per KDOT's *Access Management Code* are based on a three-tiered warrant analysis including:

- Safety—a crash rate statistically higher than statewide average
- Special Circumstances—lack of site distance, educational or medical facility in area with a posted speed limit greater than 45 mph, or known special circumstances
- Operations—based on speed, traffic volumes, and number of roadway lanes

The traffic volumes are not expected to warrant a right or left-turn lane at either intersection during the existing or existing plus site conditions. Commercial Drive and Kansas Avenue approach the right and left-turn criteria for the future conditions.

The raw warrant analysis data and curves are included in the Appendix.

CAPACITY

The capacity analysis for the study intersections was completed using the methodology outlined in the [Highway Capacity Manual](#), 6th Edition. The volume and capacity analysis was completed using Trafficware SYNCHRO software (latest version). The criteria for determining Level of Service (LOS) for signalized and unsignalized study intersections and access points are based on the average vehicle delay and is outlined in Table 5 below. Level of Service is defined as the measure of the quality of traffic flow and is graded from “A” to “F”—with “A” being the best situation and “F” being the worst.

Table 5 – Intersection Level of Service		
Level of Service (LOS)	Average Control Delay (sec/veh)	
	Unsignalized	Signalized
A	< 10	< 10
B	< 15	< 20
C	< 25	< 35
D	< 35	< 55
E	< 50	< 80
F	≥ 50	≥ 80

Existing Conditions

[Highway K-7 and Kansas Avenue](#)

All approaches operate at a LOS D or above for the morning peak periods and the intersection has sufficient capacity for queuing vehicles. The overall LOS for the intersection is a LOS C during the morning peak period.

During the afternoon peak period, all approaches at this intersection operate at a LOS D or better with the exception of the north and southbound left-turning movements, which operate at a LOS E. The intersection has sufficient capacity for queuing vehicles and the overall LOS for the intersection is a LOS D.

[Highway K-7 and Commercial Drive](#)

The through movements of Highway K-7 are not stop-controlled and therefore operate in a free-flow condition. The northbound left-turn movement and the eastbound right-turn movement operate at a LOS C or better and have sufficient capacity for queuing vehicles.

Kansas Avenue and Commercial Drive

The through movements of Kansas Avenue are not stop controlled and are therefore operating in a free-flow condition. The northbound movements operate at a LOS B and the southbound right-turn movement operates at a LOS B or better for both the morning and afternoon peak period. During the afternoon peak period, the southbound shared left-turn/through movement operates at a LOS E (43.7 seconds), which is below the accepted LOS threshold. There is sufficient capacity for queuing vehicles at the intersection.

Kansas Avenue and 132nd Terrace

The through movements on Kansas Avenue are not stop-controlled and therefore operate in a free-flow condition. The southbound movements operate at a LOS B and have sufficient capacity for queuing vehicles.

The results of the existing conditions analysis are shown for the morning and afternoon peak hours along with lane configuration and queue lengths on Figures 7 and 8.

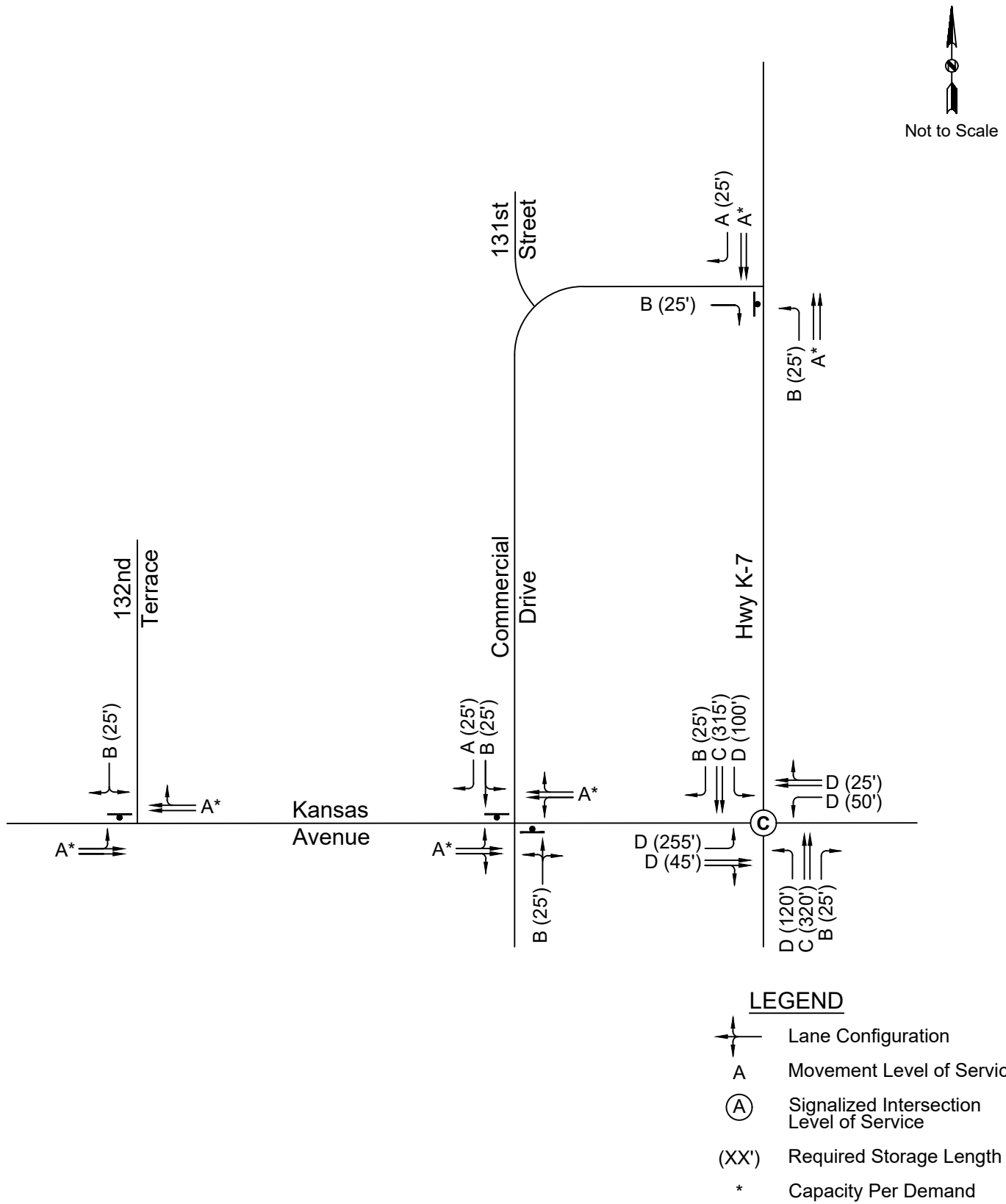


Figure 7 - Existing AM Level of Service

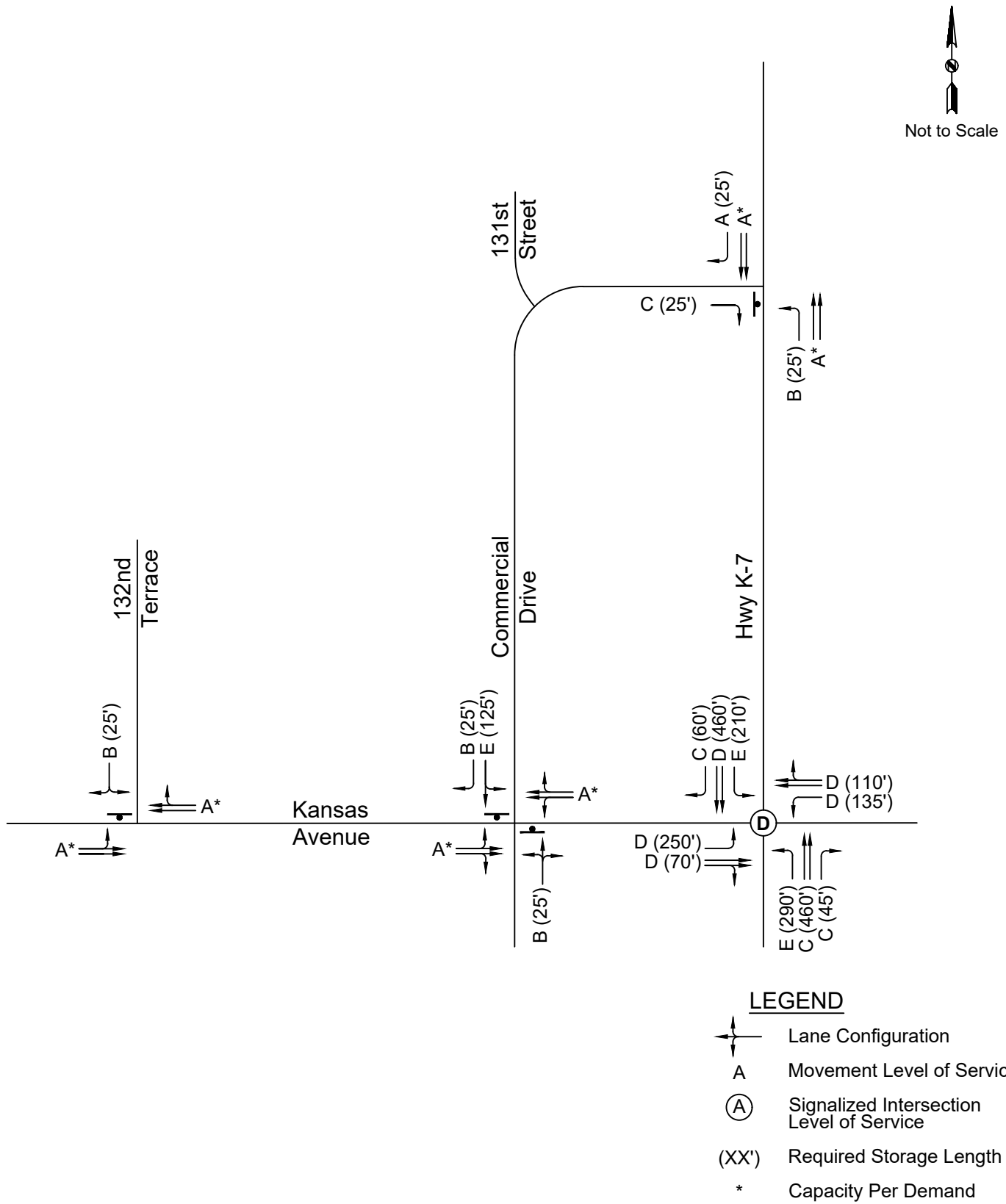


Figure 8 - Existing PM Level of Service

Existing Plus Site Conditions

Signal timings were optimized to account for the additional traffic.

Highway K-7 and Kansas Avenue

There are no significant changes in the operations expected from the existing conditions. All movements except the north and southbound left-turns continue to operate at a LOS D or better and the left-turns operate at a LOS E. The queue lengths for the eastbound left-turns will approach the capacity of the left-turn lane during the morning peak period. All other movements have sufficient capacity.

Highway K-7 and Commercial Drive

There is no significant change in the operations of this intersection from the existing conditions. All approaches continue to operate at a LOS C or better for the morning and afternoon peak periods and the intersection has sufficient capacity for queuing vehicles.

Kansas Avenue and Commercial Drive

The additional traffic volumes will cause the southbound shared through/left-turns level of service to decrease from a LOS E to a LOS F (57.1 second delay) during the afternoon peak period. All other approaches continue to operate at a LOS B or better for the morning and afternoon peak periods. Even with the additional delay experienced by the southbound through and left-turning vehicles, the intersection has sufficient capacity for queuing vehicles. It is expected that during the afternoon peak hour vehicles will utilize other access points and avoid turning left onto Kansas Avenue.

Kansas Avenue and 132nd Terrace

There is no significant change in the operations of this intersection from the existing conditions. All approaches continue to operate at a LOS B or better for the morning and afternoon peak periods and the intersection has sufficient capacity for queuing vehicles.

The results of the existing plus site analysis for the morning and afternoon peak hour conditions along with lane configuration and queue lengths are shown on Figures 9 and 10.

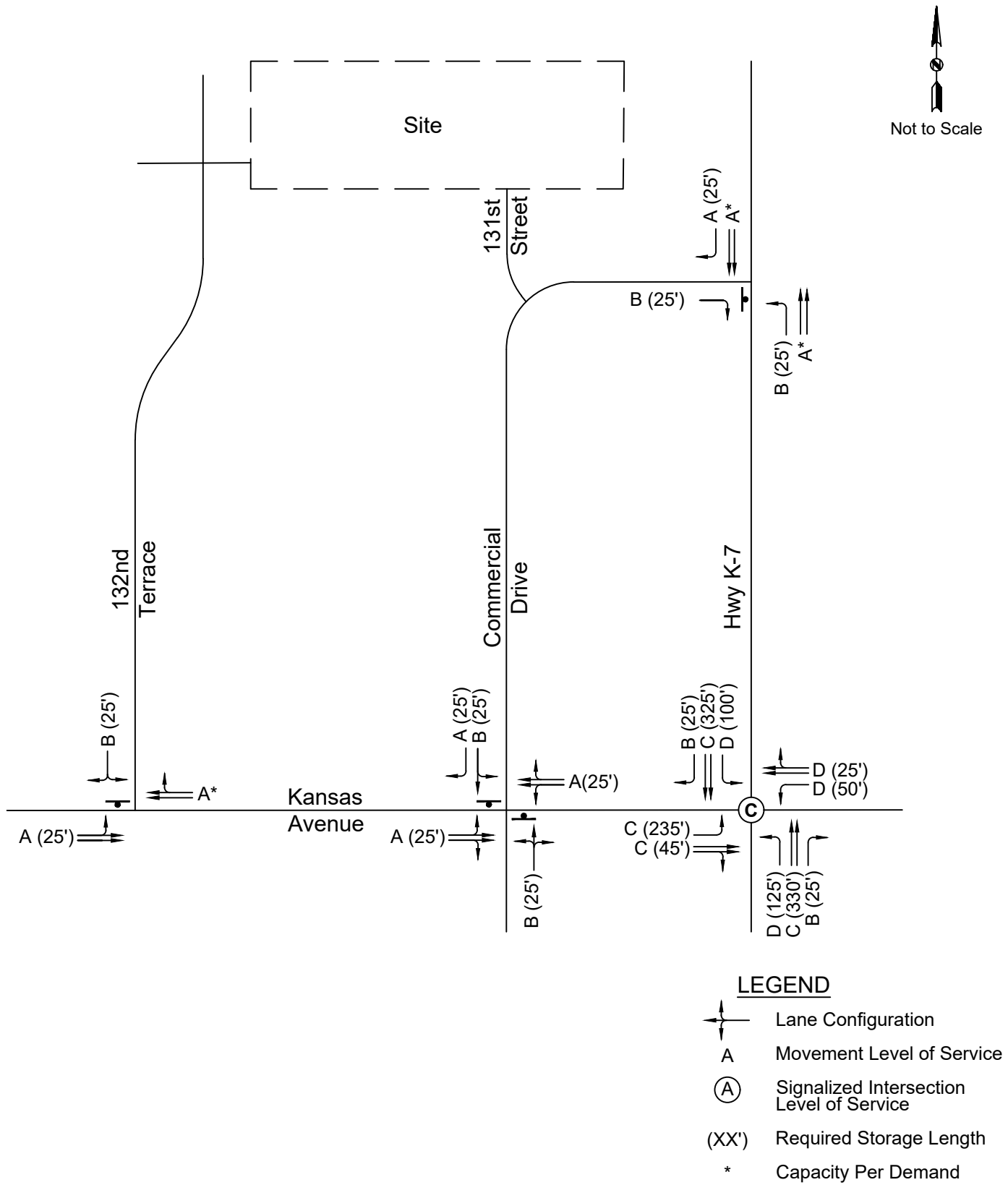


Figure 9 - Existing plus Site AM Level of Service

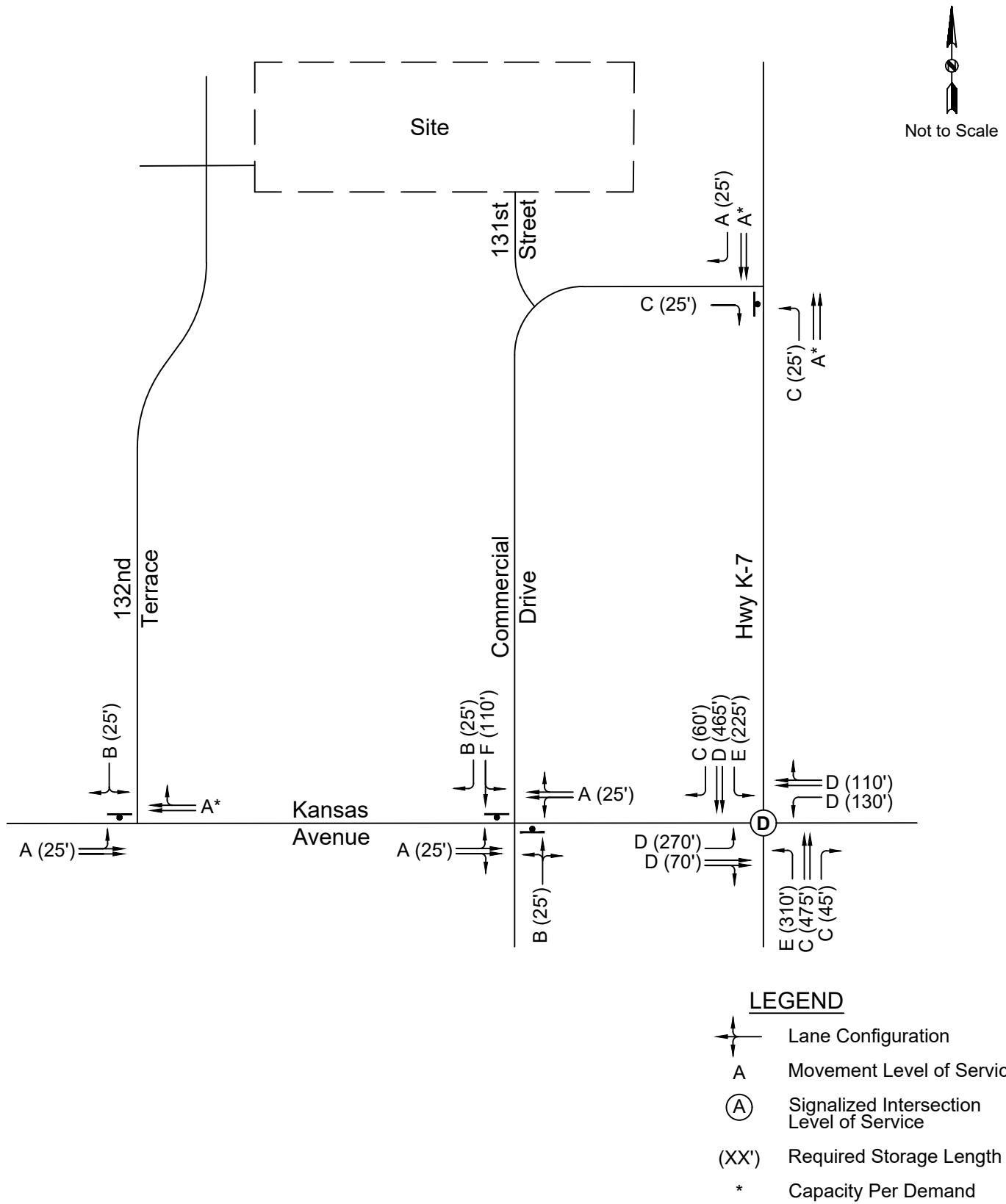


Figure 10 - Existing plus Site PM Level of Service

Future Conditions

Future analysis is intended to provide a high-level overview of increases in trips as other development occurs and provide recommendations for reserving right-of-way for future expansion. Signal timings of intersection movements were optimized to account for the additional traffic.

Using a 2% annual growth rate, the future traffic is expected to cause a noticeable decrease in the overall level of service of the nearby intersections.

Highway K-7 and Kansas Avenue

In a twenty-year scenario with 2% annual growth, the intersection of Highway K-7 and Kansas Avenue will have multiple movements drop to LOS F with queue lengths exceeding available storage.

Highway K-7 and Commercial Drive

The increased southbound traffic volumes decrease the number of gaps in traffic for northbound left-turning and eastbound right-turning vehicles, which causes an increase in delay. While there is sufficient capacity for queuing vehicles, multiple movements drop to a LOS E.

Kansas Avenue and Commercial Drive

Future traffic volumes could cause both north and southbound traffic volumes to drop to a LOS E and LOS F with queues exceeding current storage lengths. The intersection of Kansas Avenue and Commercial Drive could approach the signal warrant threshold, however its proximity (within 600 feet) to the signalized Highway K-7 and Kansas Avenue intersection makes signalization a less favorable choice in improving operations as opposed to a restricting left-turns out with the construction of a three quarters median.

Kansas Avenue and 132nd Terrace

There is no significant change in the operations of this intersection from the existing or existing plus site conditions. All approaches continue to operate at a LOS C or better for the morning and afternoon peak periods and the intersection has sufficient capacity for queuing vehicles.

The results of the future analysis are shown for the morning and afternoon peak hour conditions along with lane configuration and queue lengths on Figures 11 and 12.

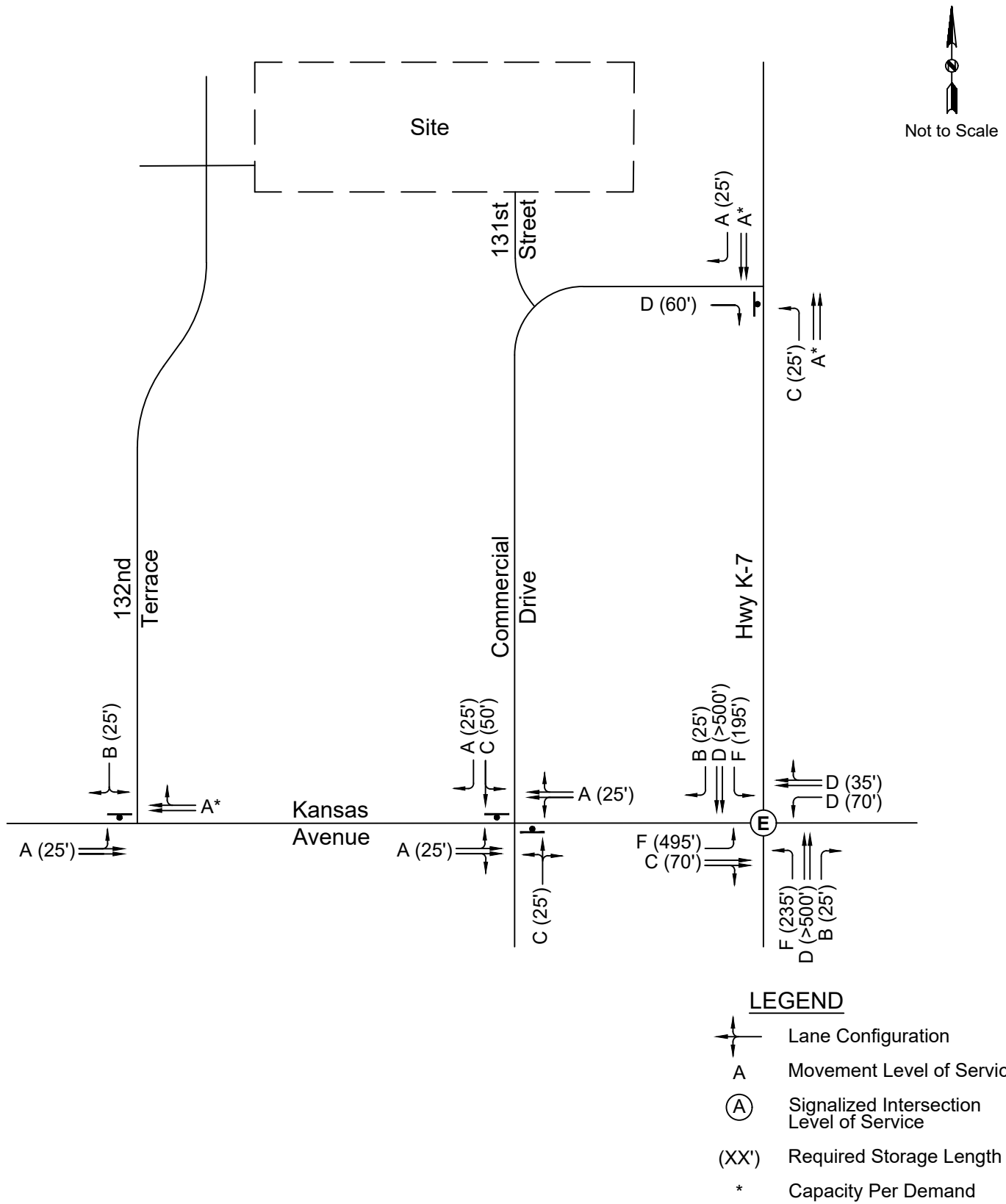


Figure 11 - Future AM Level of Service

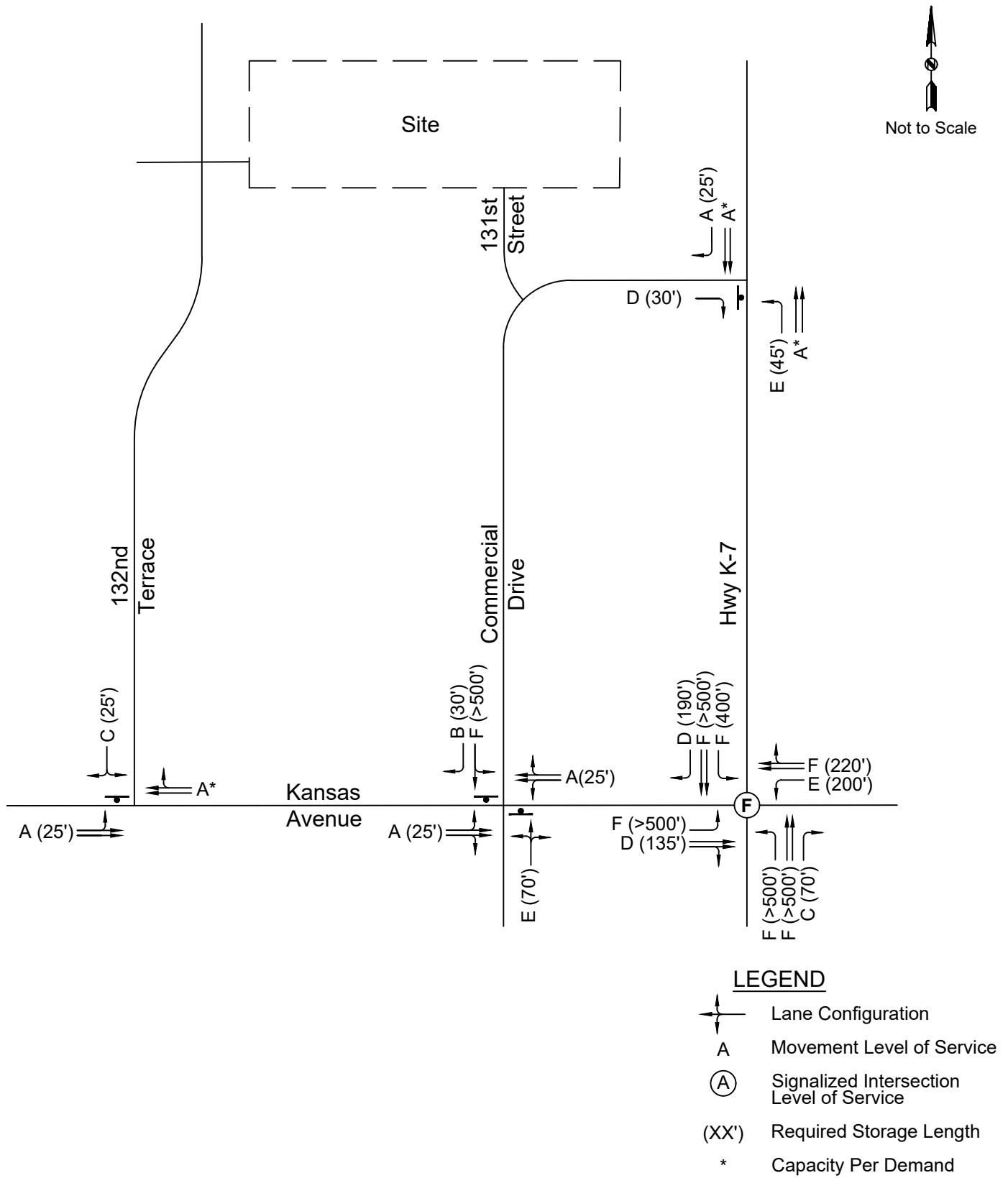


Figure 12 - Future PM Level of Service

RECOMMENDATIONS

This study documents the findings of the traffic analysis of the expected traffic for the Bungalows at Bonner Springs development in Bonner Springs, Kansas. The study includes an analysis of the existing conditions, existing plus site conditions, and future conditions.

Based on the results of the SYNCHRO analysis, observations from the field, and engineering judgment, the following recommendations are made:

- Optimize/adjust signal timings as necessary at the intersection of Highway K-7 and Kansas Avenue.
- The need for future roadway improvements should be reevaluated as traffic patterns change or additional development occurs.

LEGEND

—	BOUNDARY LINE	— X — X —	FENCE
- - -	LOT LINE	- - -	EDGE OF WATER
- - -	SECTION LINE	- - -	EXISTING TREE LINE
- - -	EASEMENT & SETBACK LINES	□	EXISTING BUILDINGS
—	RIGHT-OF-WAY	□	PROPOSED BUILDINGS
—	LIMITS OF NO ACCESS	□	PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
SS	SANITARY SEWER	□	PROPOSED CONCRETE PAVEMENT
ST	STORM SEWER	□	PROPOSED CONCRETE SIDEWALK
O/U	OVERHEAD UTILITIES	⊙	PARKING STALL COUNT
G	GAS		
W	WATER		
FO	FIBER OPTIC		
E	ELECTRIC		
CA	CABLE		
T	TELEPHONE		

LEGEND - BUILDING TYPE

□	ONE BEDROOM
□	TWO BEDROOM
□	THREE BEDROOM
□	GARAGE

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	ADVANCED ACQUISITIONS, LLC JEREMY HALL jhall@acvancompanies.com 480.627.7000 8800 E. RAIN TREE DRIVE, SUITE 300 SCOTTSDALE, ARIZONA 85260
PLANNER	RVI PLANNING + LANDSCAPE ARCHITECTURE JESSICA MILLER jmill@rviplanning.com 480.994.0994 4900 N. SCOTTSDALE ROAD, SUITE 1200 SCOTTSDALE, ARIZONA 85251
ENGINEER	LAMP REYNARDSON DAN MCGHEE dan.mcgee@lampreynardson.com 816.361.0440 9001 STATE LINE ROAD, SUITE 200 KANSAS CITY, MO 64114

4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

NORTH

0 30' 60' 120'

SCALE: 1" = 60'-0"

Know what's below.
Call before you dig.

SITE DATA	Existing	Proposed	Deviation Requested?	Approval
Zoning	MR, FR	PD-MR		
Gross Land Area				
in square feet	933,702.00	933,702.00		
in acres	21.43	21.43		
Right-of-way Dedication				
in square feet	0	0		
in acres	0	0		
Net Land Area				
in square feet	933,702.00	933,702.00		
in acres	21.43	21.43		
Building Area (sq. ft.)	0	248,433.24		
Floor Area Ratio	0	0.27		
Residential Use Info				
Total Dwelling Units	0	186		
Detached House	0	0		
Zero lot line House	0	0		
Cottage House	0	156		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	15		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit Building	0	0		
Total Lots	0	1		
Residential	0	1		
Public/Civic	0	0		
Commercial	0	0		
Industrial	0	0		
Other	0	0		

BUILDING DATA	BUILDING TYPE	BUILDING FOOTPRINT AREA SF	NUMBER OF BUILDINGS	TOTAL BUILDING AREA SF	NUMBER OF DWELLING UNITS
ONE BEDROOM	1,354.00	15	20,310.00	30	
TWO BEDROOM	1,013.00	86	87,118.00	86	
THREE BEDROOM	1,370.00	70	95,900.00	70	
CLUBHOUSE	2,256.00	1	2,256.00		
6 CAR GARAGE	1,530.33	22	33,667.26		
5 CAR GARAGE W ADA	1,530.33	6	9,181.98		
			248,433.24	186	
TOTAL BUILDING FOOTPRINT AREA				248,433	
PROJECT TOTAL DWELLING UNITS				186	

PARKING DATA	VEHICLE SPACES	
	REQUIRED	PROPOSED
TYPICAL PARKING STALLS	372	259
ADA PARKING STALLS INCLUDING GARAGES	9	9
GARAGE PARKING STALLS	0	156
TOTAL	381	424

GENERAL SITE NOTES

- ALL PARKING STALLS ARE 9' WIDE AND 18' LONG. PARKING STALLS IN GARAGE ARE 9' WIDE AND 20' LONG.
- ALL ACCESSIBLE PARKING SHALL MEET AND BE SIGNED PER CITY STANDARDS.
- ALL DRIVE AISLE WIDTHS ARE 27' WIDE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
- A 30-FT BUILDING SETBACK IS PROPOSED ALONG THE KDOT THOROUGHFARE (K-7 AND I-70), AS THE EXISTING KDOT RIGHT-OF-WAY WIDTHS ARE EXTENSIVE. A 25-FT WIDE LANDSCAPE BUFFER IS PROPOSED ALONG THE KDOT RIGHT-OF-WAY.
- BUILDING SEPARATION IS 10' MINIMUM.
- SIDEWALKS BETWEEN UNITS ARE 5' WIDE.
- SIDEWALK ADJACENT TO PARKING STALLS ARE 6' WIDE.
- TRACT A IS TO BE OWNED AND MAINTAINED BY LOT 1 OWNER AND IS TO BE USED FOR STORMWATER MANAGEMENT.

BUNGALOWS AT BONNER SPRINGS
DEVELOPMENT PLAN SUBMITTAL
BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

PROJECT NO: 25007109
DATE: DECEMBER 10, 2025
DRW: JM
RWW: JM

REVISIONS

1	
2	
3	
4	
5	

OVERALL SITE PLAN

SP.C



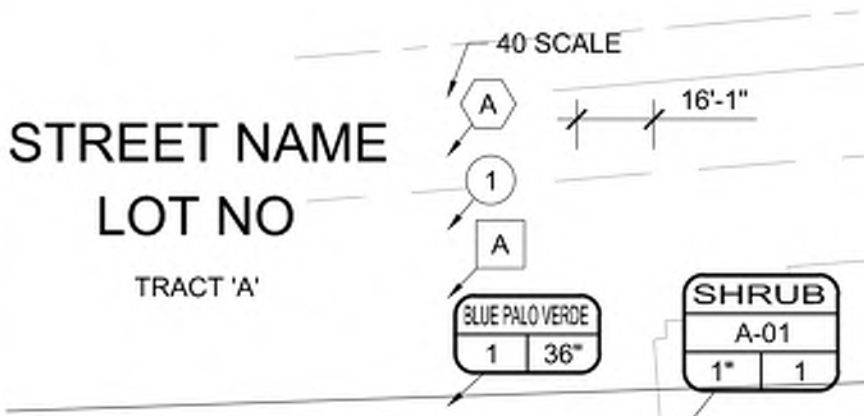
LEGEND

- BOUNDARY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT & SETBACK LINES
- - - RIGHT-OF-WAY
- /// LIMITS OF NO ACCESS
- SS SS SANITARY SEWER
- ST ST STORM SEWER
- OHU OHU OVERHEAD UTILITIES
- G G GAS
- W W WATER
- FO FO FIBER OPTIC
- E E ELECTRIC
- CA CA CABLE
- T T TELEPHONE
- X X FENCE
- - - EDGE OF WATER
- - - EXISTING TREE LINE

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PARKING STALL COUNT

**DAVIS ESTATES
SECOND PLAT**

CEDAR RIDGE I



RVI
 4900 N. Scottsdale Rd. Suite 1200
 Scottsdale, Arizona 85251
 Tel: 480.984.0994
 www.rviplaning.com

NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

811
 Know what's below.
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BUNGALOWS AT BONNER SPRINGS
 DEVELOPMENT PLAN SUBMITTAL
 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

PROJECT NO: 25007109
 DATE: DECEMBER 10, 2025
 DRW: JM
 RWV: JM

REVISIONS

1	
2	
3	
4	
5	

ENLARGED
 SITE PLAN
 AREA 1

SP.1

LEGEND

- BOUNDARY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT & SETBACK LINES
- - - RIGHT-OF-WAY
- - - LIMITS OF NO ACCESS
- SS SS SANITARY SEWER
- ST ST STORM SEWER
- OHU OHU OVERHEAD UTILITIES
- G G GAS
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- E E ELECTRIC
- CA CA CABLE
- T T TELEPHONE
- X X FENCE
- - - EDGE OF WATER
- - - EXISTING TREE LINE
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- Ⓟ PARKING STALL COUNT



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 Scottsdale, Arizona 85251
 Tel: 480.984.0994
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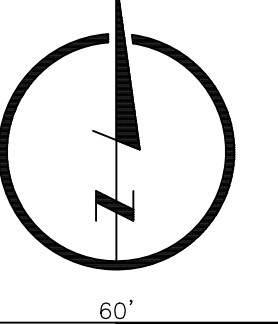
BUNGALOWS AT BONNER SPRINGS
 DEVELOPMENT PLAN SUBMITTAL
 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

PROJECT NO: 25007109
 DATE: DECEMBER 10, 2025
 DRW: JM
 RW: JM

REVISIONS

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ENLARGED
 SITE PLAN
 AREA 2

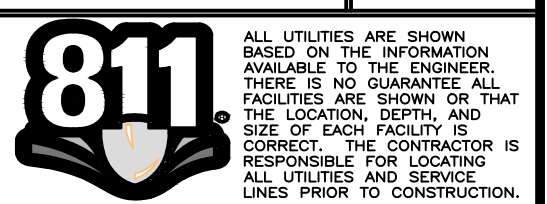


SITE PLAN SUBMITTAL

NOT RELEASED FOR CONSTRUCTION
 MARK DANIEL MCGHEE JR.
 KS PE-20773

UTILITY PLAN

ADVANCED ACQUISITIONS, LLC - BUNGALOWS AT BONNER SPRINGS
 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES AND MARKING LINES PRIOR TO CONSTRUCTION.

REVISIONS	

DESIGNER / DRAFTER
 MDM/JEA
 DATE
 11/20/2025
 PROJECT NUMBER
 0325106
 BOOK AND PAGE

SHEET
C1.0

LEGEND

- BOUNDARY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT & SETBACK LINES
- - - RIGHT-OF-WAY
- SS SS PROPOSED SANITARY SEWER
- ST ST PROPOSED STORM SEWER
- W6" PROPOSED 6" WATER
- W8" PROPOSED 8" WATER
- ⦿ PROPOSED FIRE HYDRANT
- ▭ PROPOSED BUILDING
- PROPOSED PARKING LOT LIGHT

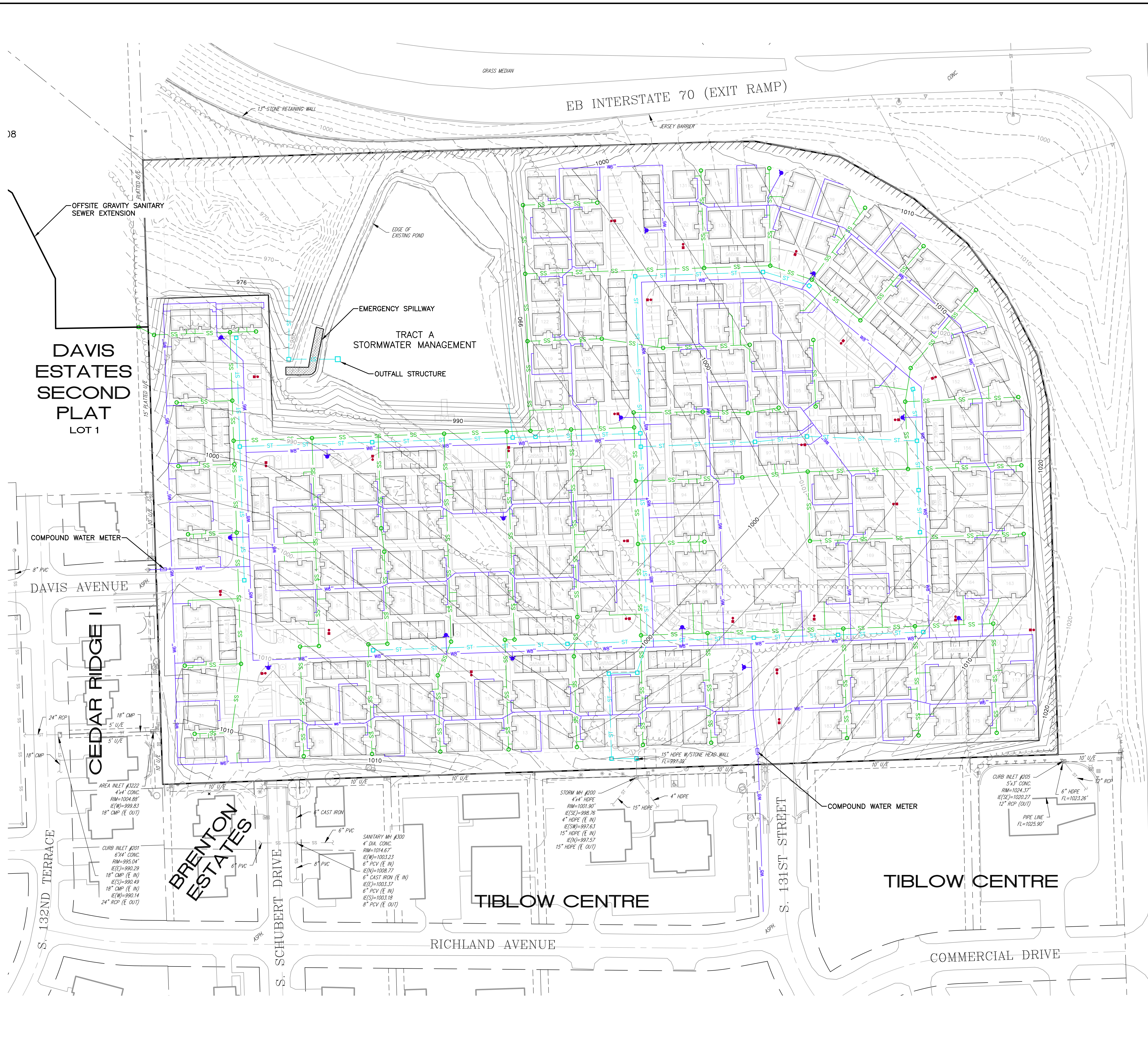
- UTILITY PLAN NOTES**
- ALL PUBLIC SANITARY SEWER LINES AND WATER LINES SHALL BE INSTALLED PER CITY OF BONNER SPRINGS STANDARDS.
 - ALL WATER AND SANITARY SEWER WITHIN LOT 1 IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF LOT 1.
 - WATER/SEWER CROSSINGS. PROVIDE MINIMUM OF 24" CLEARANCE BETWEEN WATER AND SEWER LINES.
 - FINAL WATER AND SEWER LOCATIONS ARE SUBJECT TO CONSTRUCTION AND BUILDING PERMIT DRAWINGS.
 - PERMANENT EASEMENT TO BE PROVIDED FOR OFFSITE GRAVITY SANITARY SEWER EXTENSION THROUGH DAVIS ESTATES SECOND PLAT PROPERTY. OFFSITE GRAVITY SANITARY SEWER EXTENSION IS PUBLIC.
 - ADDITIONAL SECONDARY PRIVATE STORM SEWER WILL BE PROVIDED TO COLLECT DRAINAGE NEAR UNITS AND ROUTE IT TO PRIVATE STORM SEWER IN PRIVATE DRIVES. ADDITIONAL DETAIL TO BE PROVIDED WITH SITE CONSTRUCTION PLANS.

K-7 HIGHWAY

PREPARED AND SUBMITTED BY:
ENGINEER:
 LAMP RYNEARSON
 9001 STATE LINE ROAD, SUITE 200
 KANSAS CITY, MO 64114
 CONTACT: DAN MCGHEE
 (816) 361-0440
 Dan.McGhee@lamprynearson.com

DEVELOPER:
 ADVANCED ACQUISITIONS, LLC
 15300 N. 90TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260

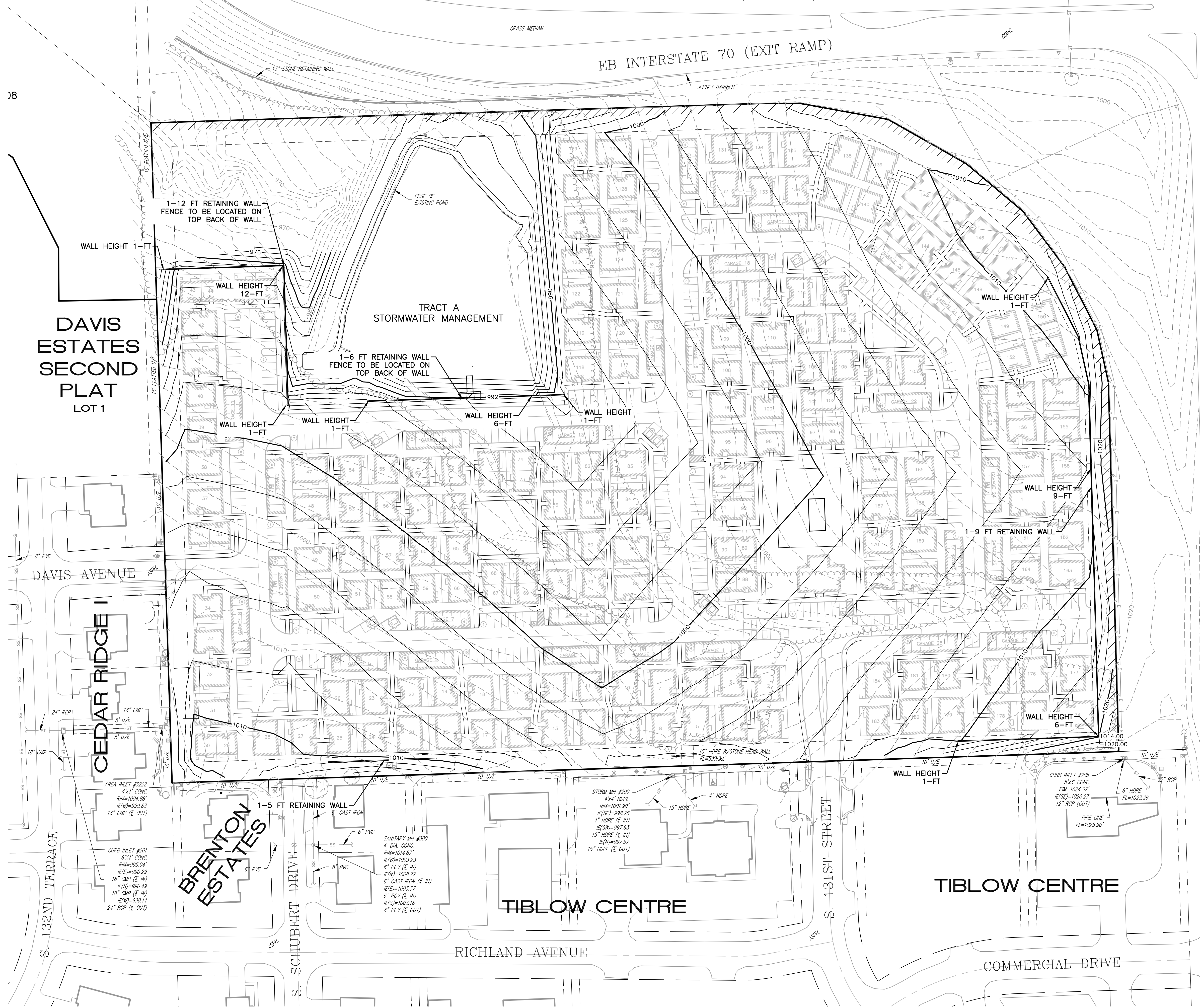
PROPERTY OWNER:
 SHIBLER LIVING TRUST
 196 118TH RD
 SAINT MARYS, KS 66536



38

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38

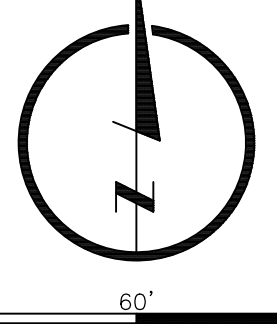


GRADING PLAN NOTES

- 1. ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2-FT INTERVALS.

LAMP RYNEARSON

LAMP RYNEARSON.COM
 OMAHA, NEBRASKA
 14710 W. DODGE RD. STE. 100 (402) 496-2498
 NE AUTHORIZATION NO. CAD130
 FORT COLLINS, COLORADO
 4718 INNOVATION DR. STE. 100 (970) 238-0342
 KANSAS CITY, MISSOURI
 9001 STATE LINE RD. STE. 200 (816) 361-0440
 MO AUTH. NO. E-2013011903 | LS-2015043127



SITE PLAN SUBMITTAL

NOT RELEASED FOR CONSTRUCTION
 MARK DANIEL MCGHEE JR.
 KS PE-20773

GRADING PLAN

ADVANCED ACQUISITIONS, LLC - BUNGALOWS AT BONNER SPRINGS
BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS



REVISIONS
 11/20/2025 - ADDED TRACT A

DESIGNER / DRAFTER
 JDM/JEA
 DATE
 11/20/2025
 PROJECT NUMBER
 0325106
 BOOK AND PAGE

SHEET

C2.0

PREPARED AND SUBMITTED BY:
ENGINEER:
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 (816) 361-0440
 Dan.McGhee@lamprynearson.com

DEVELOPER:
 ADVANCED ACQUISITIONS, LLC
 15300 N. 90TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260

PROPERTY OWNER:
 SHIBLER LIVING TRUST
 196 118TH RD
 SAINT MARYS, KS 66536

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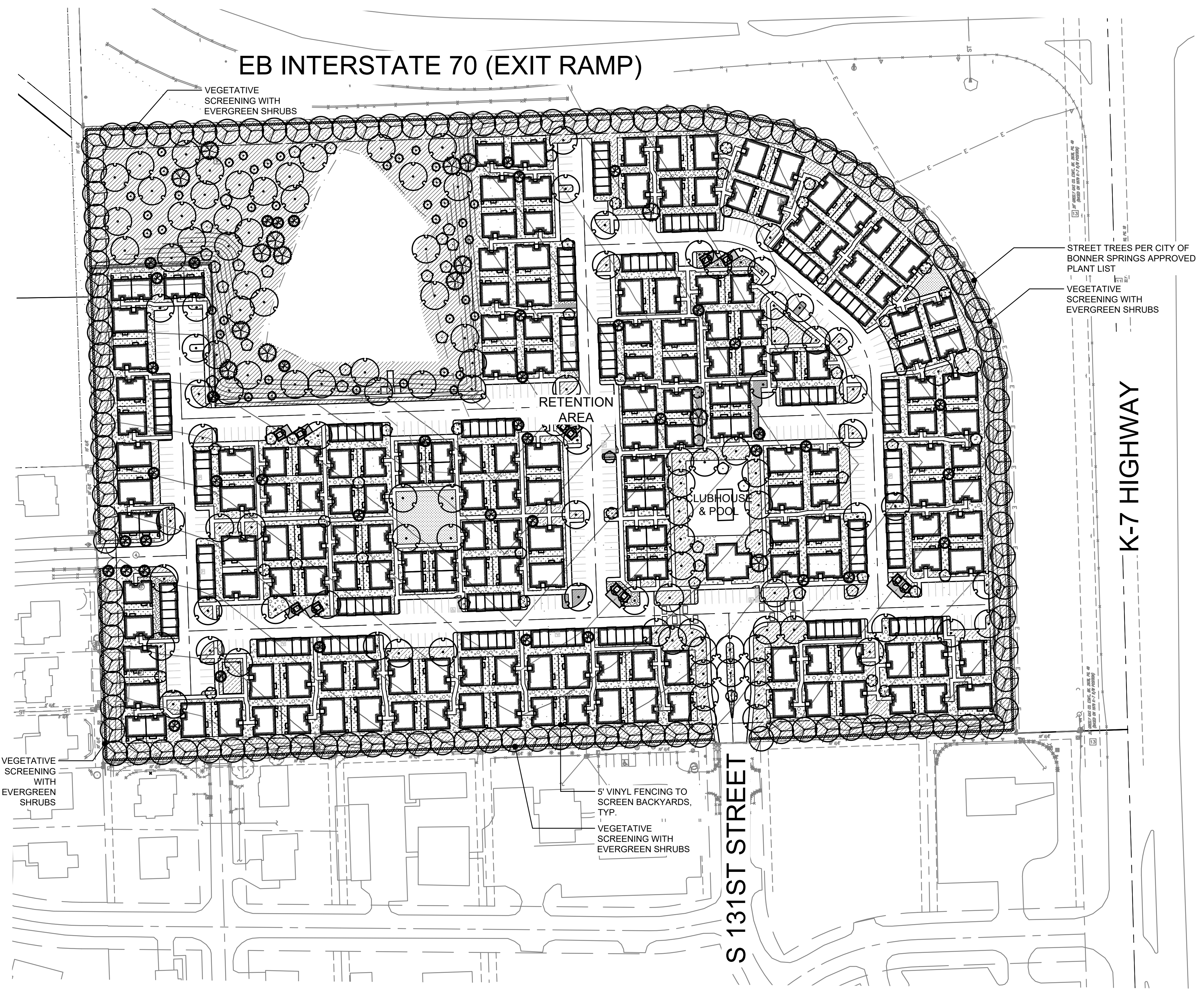
**BUNGALOWS AT BONNER
SPRINGS**
BONNER SPRINGS, KANSAS

PREPARED FOR:
CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jon Hamel

**LANDSCAPE CONSTRUCTION
DRAWINGS**
DATE: DECEMBER 5, 2025
REVISIONS:
NO. DATE ITEM

CITY NUMBERS:

**PLANTING PLAN
L-4.00**

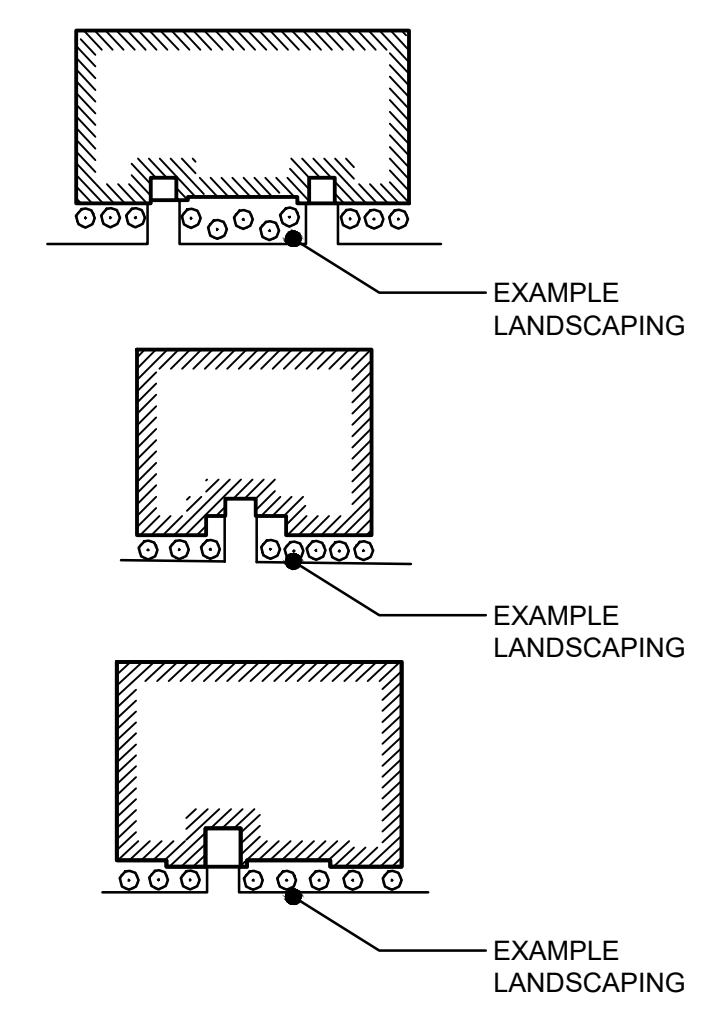


PLANT SCHEDULE LEGEND					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CAL	PLANTING HEIGHT	MATURE H/W
CONIFEROUS TREES					
	Abies concolor White Fir	-		6'-8'	H 30'-50'. W 20'-40'
	Picea pungens Colorado Spruce	-		H 6'-8'	H 40'-70'. W 20'-35'
	Picea pungens 'Densata' Colorado Blue Spruce	-		H 6'-8'	H 40'-70'. W 20'-35'
	Pinus strobus Easter White Pine	-		H 6'-8'	H 20'-40'. W 10'-15'
	Taxodium distichum 'Shawnee Brave' Shawnee Brave Bald Cypress	-		H 6'-8'	H 50'-75'. W 15'-20'
DECIDUOUS TREES					
	Acer ginnala 'Flame' Flame Amur Maple	-	Multi		H 20'. W20'.
	Acer rubrum 'October Glory' October Glory Red Maple	-	Cal 3"		H 45', W 45'
	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	-	Cal 3"		H 50'-60'. W 30'-40'
	Cercis canadensis Redbud	-	Multi-Stem	H 6'-8'	H 15'-20'. W 15'-20'
	Gleditsia triacanthos var. inermis 'Shademaster' Shademaster Honey Locust	-	Cal 3"		H 40'. W 40'
	Koelreuteria paniculata Golden Raintree	-	Cal 2.0"		H 15'-20'. W 20'-25'
	Malus x 'Prairifire' Prairifire Crabapple	-	Cal 2.0"		H 15'-20'. W 15'-20'
	Malus x 'Spring Snow' Spring Snow Crabapple	-	Cal 2.0"		H 15'-20'. W 15'-20'
	Platanus x acerifolia London Planetree	-	Cal 2.0"		H 60'-80'. W 50'-60'
	Quercus alba White Oak	-	Cal 2.0"		H 20'-30'. W 30'-40'
	Quercus rubra Northern Red Oak	-	Cal 2.0"		H 20'-30'. W 20'-25'
SYMBOL	BOTANICAL / COMMON NAME	SIZE	REMARKS	MATURE H/W	
SHRUBS					
	Andropogon gerardii 'Pawnee' Pawnee Big Bluestem	1 gal		H 4'-6', W 2'	
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal		H 3', W 3'	
	Buxus x 'Green Velvet' Green Velvet Boxwood	3 gal		H 3'-4', W 3'-4'	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal		H 2', W 3'	
	Carex oshimensis 'Carfit01' EverColor® Everest Japanese Sedge	1 gal		H 1.5', W 2'	
	Chasmanthium latifolium Northern Sea Oats	1 gal		H 2'-3', W 2'	
	Hosta x 'Blue Angel' Blue Angel Hosta	1 gal		H 2'-3', W 2'-3'	
	Hosta x 'June' June Hosta	1 gal		H 2', W 2'	
	Hydrangea paniculata 'Jane' Little Lime® Panicle Hydrangea	3 gal		H 3'-5', W 3'-5'	
	Hydrangea paniculata 'SMHPLQF' Little Quick Fire® Panicle Hydrangea	3 gal		H 3'-5', W 3'-5'	
	Juniperus horizontalis 'Monber' Icee Blue® Creeping Juniper	1 gal		H 6", W 6'-8"	
	Juniperus x 'Grey Owl' Grey Owl Juniper	3 gal		H 3', W 6'	
	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal		H 1.5', W 1.5'	
	Miscanthus sinensis 'Morning Light' Morning Light Eulalia Grass	1 gal		H 5', W 3'-4'	
	Miscanthus sinensis 'Oktoberfest' Oktoberfest Eulalia Grass	1 gal		H 6'-7', W 3'-4'	
	Penstemon digitalis 'Husker Red' Husker Red Penstemon	1 gal		H 2', W 2'	
	Rudbeckia fulgida 'Little Goldstar' Little Goldstar Black-Eye Susan	1 gal		H 2', W 2'	
	Spiraea betulifolia 'Tor' White Frost™ Birchleaf Spirea	3 gal		H 3', W 3'-4'	
	Sporobolus heterolepis Prairie Dropseed	1 gal		H 3', W 3'	
	Veronica longifolia 'Eveline' Eveline Speedwell	1 gal		H 1.5', W 1.5'	
	Viburnum rhytidophyllum 'Allegany' Leatherleaf Viburnum	5 gal		H 8'-10', W 8'-10'	
	Vinca minor 'Blue and Gold' Blue and Gold Periwinkle	1 gal		H 6'-8", W 1'-1.5"	

SITE DATA:
SITE AREA: 21.4 AC (+/-)
GROSS DENSITY: 8.6 DU/AC

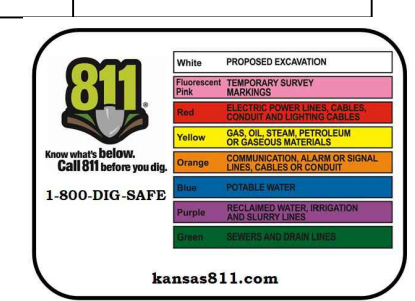
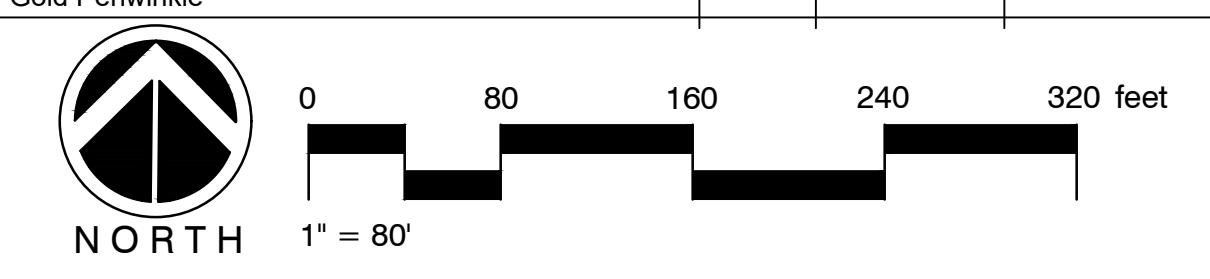
SAMPLE LANDSCAPE

PRELIMINARY PLANT SCHEDULE	QUANTITY
3" CAL. BUFFER SHADE TREE PER CITY OF BONNER SPRINGS RECOMMENDED TREE LIST	178
3" CAL. SHADE TREE	132
2" CAL. ORNAMENTAL TREE	176
EVERGREEN TREE	99
3 GAL. BROADLEAF BUFFER SHRUB	



Landscape Code Review (Unified Development Ordinance)			
Code	Required	Provided	Notes & Calculations
	Nonresidential, Multi-family, and Mixed-Use Development Buffers		
Chapter 4.03 E2 b	1,923 l.f. (64 trees required, 641 shrubs required.)	64 trees provided, 641 shrubs provided	25' wide min buffer planting. One shade tree per 301.f. and 1 shrub per 31.f.
Chapter 4.03 E2 c	1802 l.f. (45 trees required, 601 shrubs required) Overall Landscape Area	53 trees provided, 601 shrubs provided.	Arterial Street Buffer: 25' wide min., One shade tree per forty feet and one shrub per 31.f.
Chapter 4.03 G2	672,224 landscape area (s.f.). 224 trees required	277 Shade and Evergreen Trees Provided buffer and parking lot)	One shade tree required per 300 sq. ft. of overall landscape area (excluding buffer and parking lot)

GROUND COVERS	
	BACK YARD
	LAWN SOD
	LOW GROW GRASS AND NATIVE WILDFLOWER SEED MIX
	NON-IRRIGATED LAWN SEED
	STONE GROUND COVER



CALCULATION SUMMARY					
AREA NAME	AVE	MAX	MIN	AVG/MIN	
PARKING LOT	1.81	13.0	0.1	18.1	
SOUTH BUILDINGS 1-34, 173-184 SIDEWALKS	1.44	8.8	0.1	9.5	
WEST BUILDINGS 36-46 SIDEWALKS	1.05	5.5	0.1	10.5	
CENTRAL BUILDINGS 47-86 SIDEWALKS	1.05	9.7	0.1	10.5	
NORTHEAST BUILDINGS 117-130 SIDEWALKS	1.05	5.5	0.2	7.75	
NORTHEAST BUILDINGS 131-164 SIDEWALKS	1.43	8.5	0.1	14.3	
NORTH CENTRAL BUILDINGS 87-116, 166-172 SIDEWALKS	0.95	8.6	0.1	9.5	
PROPERTY LINE	0.01	0.3	0.0	N/A	

NOTES:
 1. ILLUMINANCE VALUES ARE IN FC.
 2. MAINTENANCE FACTOR OF 0.9 WAS USED AS FIXTURES ARE LED.

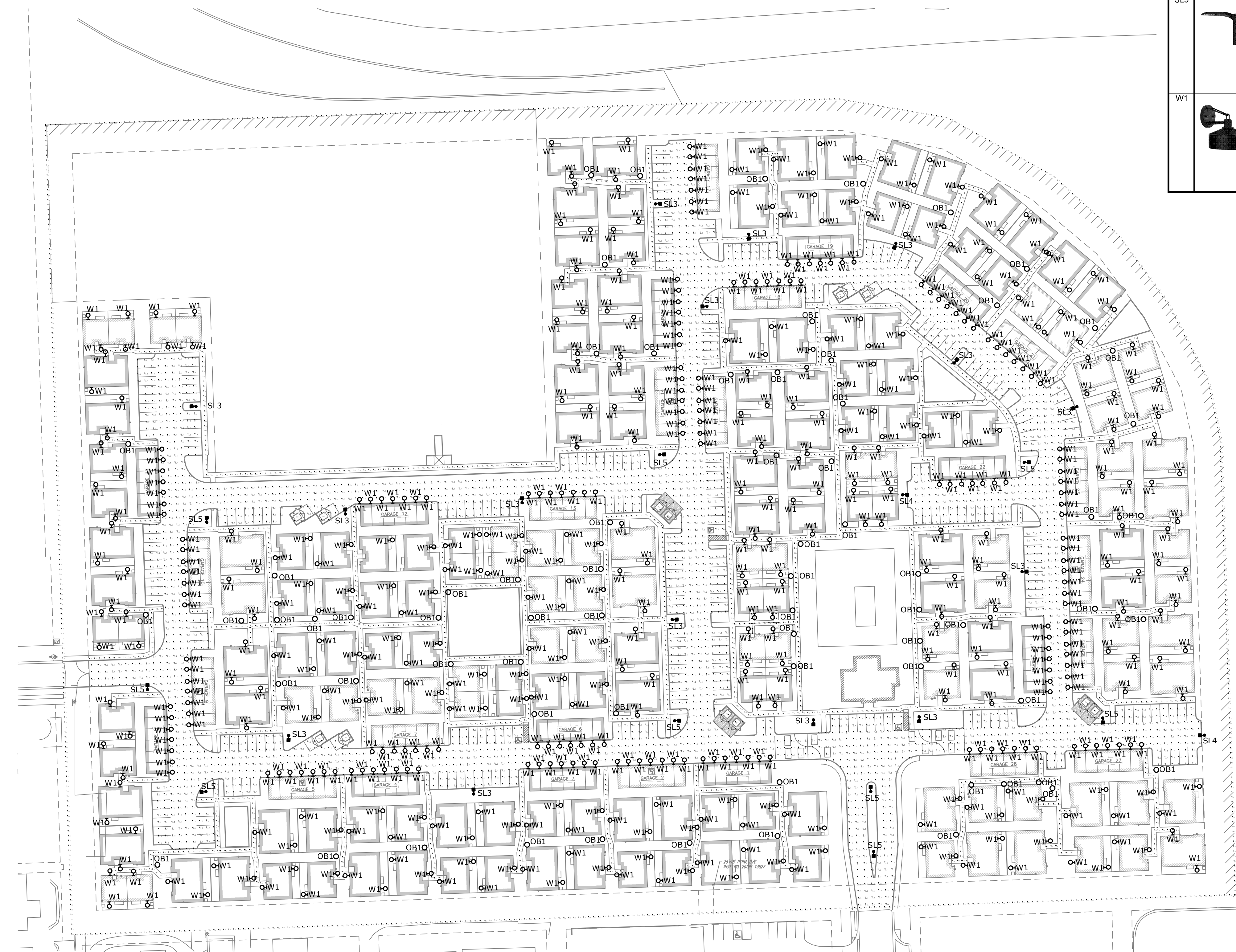
LIGHT FIXTURE SCHEDULE								
TYPE	IMAGE	DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A	
OB1		36" TALL ROUND BOLLARD, TYPE 3 WIDE. DIE CAST ALUMINUM HOUSING. INTEGRAL 0-10V DIMMING LED DRIVER. LIGHTLY DIFFUSED LENS, WITH INTEGRAL PHOTOCELL. BLACK FINISH.	GROUND CONCRETE BASE	1500 LUMENS 4000K 80 CRI	UNV	VISIONAIRE PRB OR APPROVED EQUAL	13	
SL3		SINGLE HEAD ARCHITECTURAL LED EXTERIOR PARKING LOT FIXTURE. TYPE 3 WIDE DISTRIBUTION. UL LISTED FOR WET LOCATIONS. PROVIDE WITH 18" SQUARE STEEL POLE. MOUNT HEAD TO SIDE OF POLE (TENON MOUNTING PROHIBITED). INTEGRAL 10% 0-10V DIMMING DRIVER. BLACK FINISH.	CONCRETE BASE 18"-0" POLE	14709 (DELIVERED) LUMENS 4000K 80 CRI	UNV	LITHONIA DSX1 OR APPROVED EQUAL	124	
SL4		SINGLE HEAD ARCHITECTURAL LED EXTERIOR PARKING LOT FIXTURE. TYPE 4 WIDE DISTRIBUTION. UL LISTED FOR WET LOCATIONS. PROVIDE WITH 18" SQUARE STEEL POLE. MOUNT HEAD TO SIDE OF POLE (TENON MOUNTING PROHIBITED). INTEGRAL 10% 0-10V DIMMING DRIVER. BLACK FINISH.	CONCRETE BASE 18"-0" POLE	14992 (DELIVERED) LUMENS 4000K 80 CRI	UNV	LITHONIA DSX1 OR APPROVED EQUAL	124	
SL5		SINGLE HEAD ARCHITECTURAL LED EXTERIOR PARKING LOT FIXTURE. TYPE 5 SQUARE DISTRIBUTION. UL LISTED FOR WET LOCATIONS. PROVIDE WITH 18" SQUARE STEEL POLE. MOUNT HEAD TO SIDE OF POLE (TENON MOUNTING PROHIBITED). INTEGRAL 10% 0-10V DIMMING DRIVER. BLACK FINISH.	CONCRETE BASE 18"-0" POLE	13184 (DELIVERED) LUMENS 4000K 80 CRI	UNV	LITHONIA DSX1 OR APPROVED EQUAL	103	
W1		9.5" DIAMETER SHADE DECORATIVE LED SCONCE. STEEL CONSTRUCTION. UL LISTED FOR WET LOCATIONS. BLACK FINISH.	SURFACE WALL 8"-0" AFF	LED 1,500 LUMENS 4000K 80 CRI	UNV	PROGRESS LIGHTING P560301 OR APPROVED EQUAL	18	

LAMP RYNEARSON

LAMP RYNEARSON.COM
 OMAHA, NEBRASKA
 14710 W. DODGE RD. STE. 100 (602) 496-2498
 NE AUTHORIZATION NO.: CA0130
 FORT COLLINS, COLORADO
 4718 INNOVATION DR. STE. 100 (970) 228-0342
 KANSAS CITY, MISSOURI
 9001 STATE LINE RD. STE. 200 (816) 361-1440
 MO AUTH. NO.: E-2013011903 | LS-2019043127

150
90
60
35
0
feet
Scale: 1" = 60'-0"

PROJECT NAME: 2611400 Bungalows at Bonner Springs Photometrics
 AUTOCAD FILE LOCATION: \\NAME:\Projects\2611400\2611400_Photometrics.dwg
 LAST CORRECTION BY: B. BOUCHER
 PLOTTED BY: B. BOUCHER
 DATE: 12/17/2025
 TIME: 1:36:38 PM
 WEDNESDAY, DECEMBER 17, 2025 1:37:27 PM



PHOTOMETRICS - SITE PLAN
 SCALE: 1"=60'

CAVAN - BUNGALOWS AT MAPLE WOODS
 KANSAS CITY, CLAY COUNTY, MISSOURI
 PHOTOMETRIC LIGHTING PLAN

811
 Know what's below.
 Call before you dig.

DESIGNER / DRAFTER	SBI
DATE	DECEMBER 17, 2025
PROJECT NUMBER	2611400
BOOK AND PAGE	
MISSOURI AUTHORIZATION NUMBER	E-2013011903 LS-2019043127
SHEET	ME2.0P

smith & boucher
 engineers
 25618 west 103rd st olathe, ks 66061
 phone 913.345.2127 fax 913.345.0617



REAR



FRONT

SMALL AMENITY BUILDING
Cottage

Scale: 1/4" = 1'-0"

CAVAN COMPANIES

Scottsdale, Arizona

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

A1.1





LEFT



RIGHT

SMALL AMENITY BUILDING

Cottage

Scale: 1/4" = 1'-0"

CAVAN COMPANIES

Scottsdale, Arizona

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A1.2





FRONT



REAR



REAR

PERSPECTIVE VIEWS

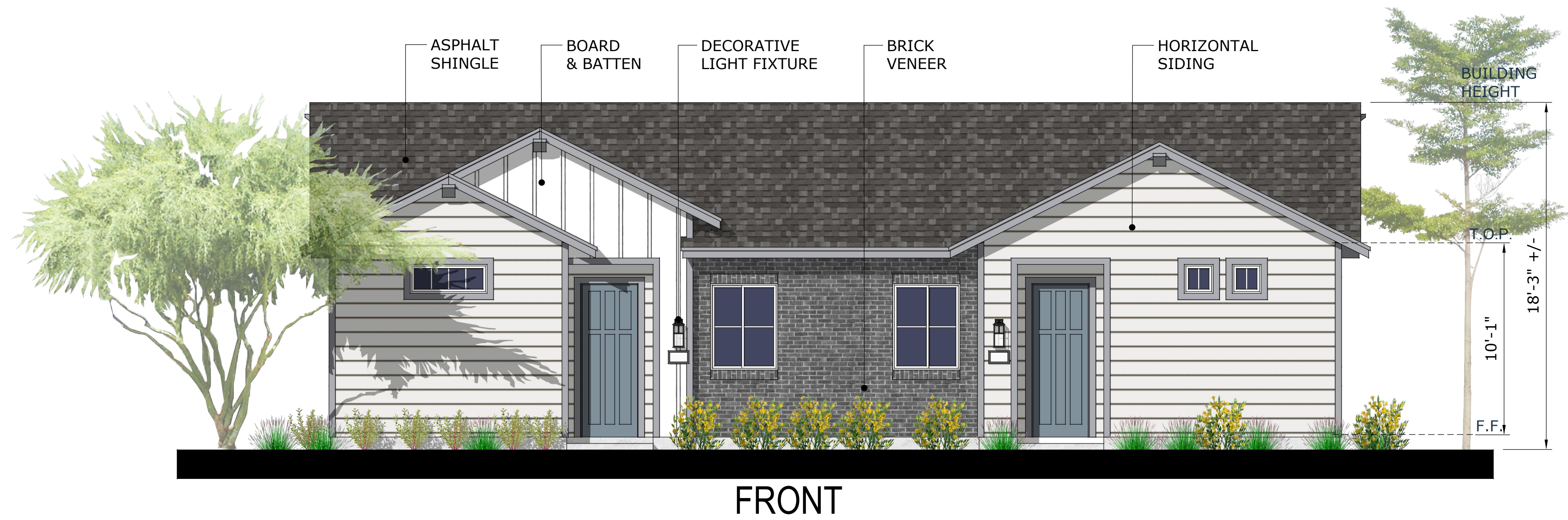
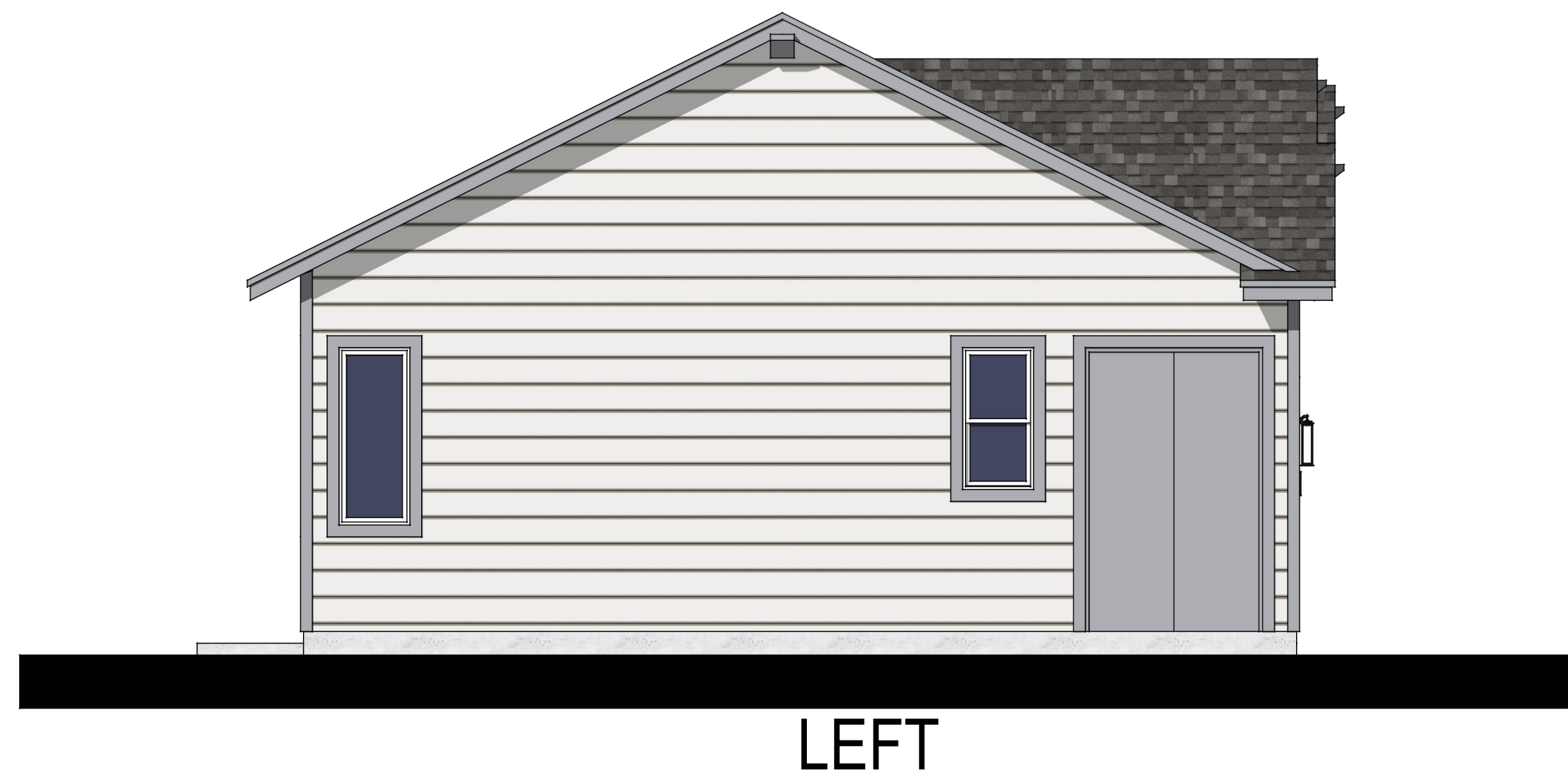
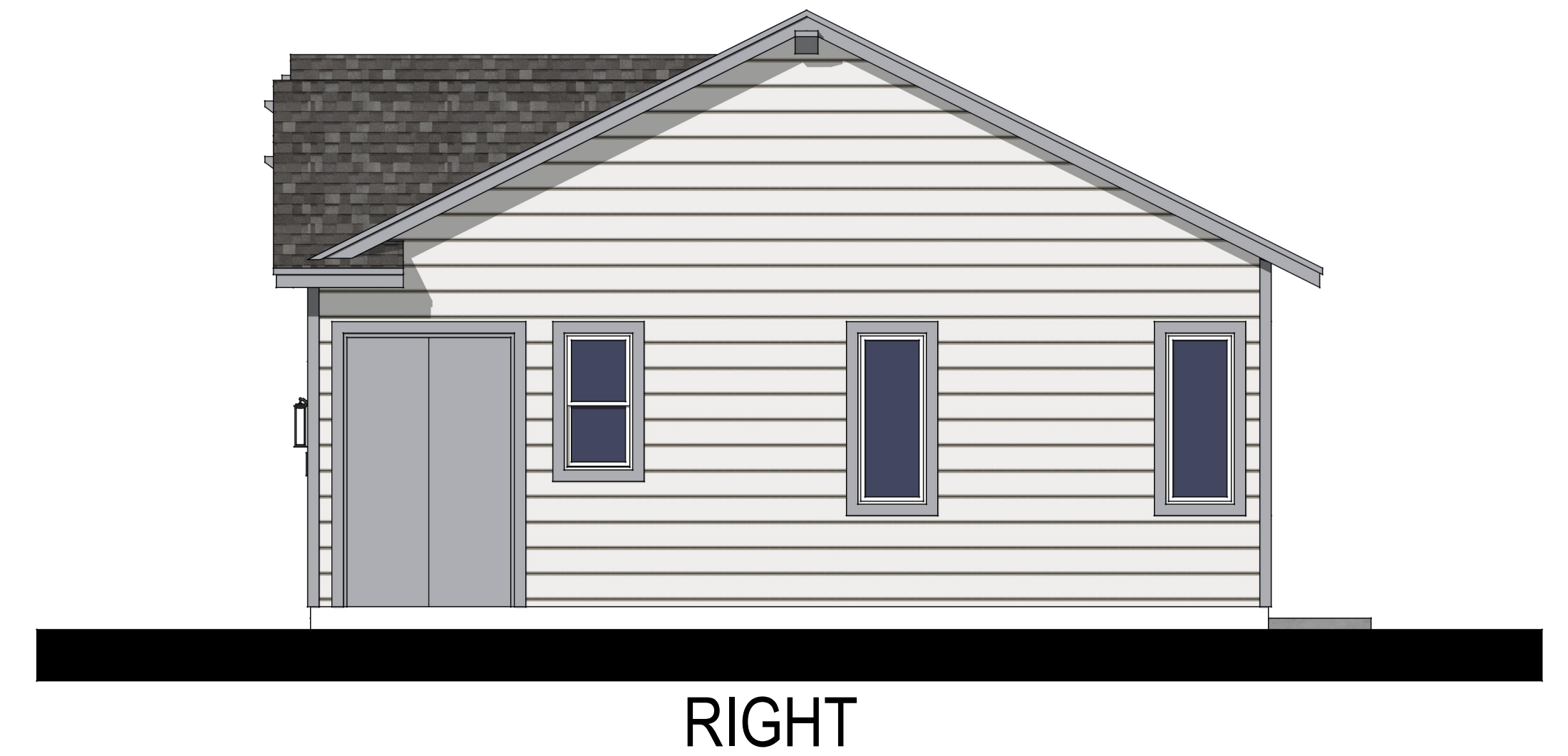
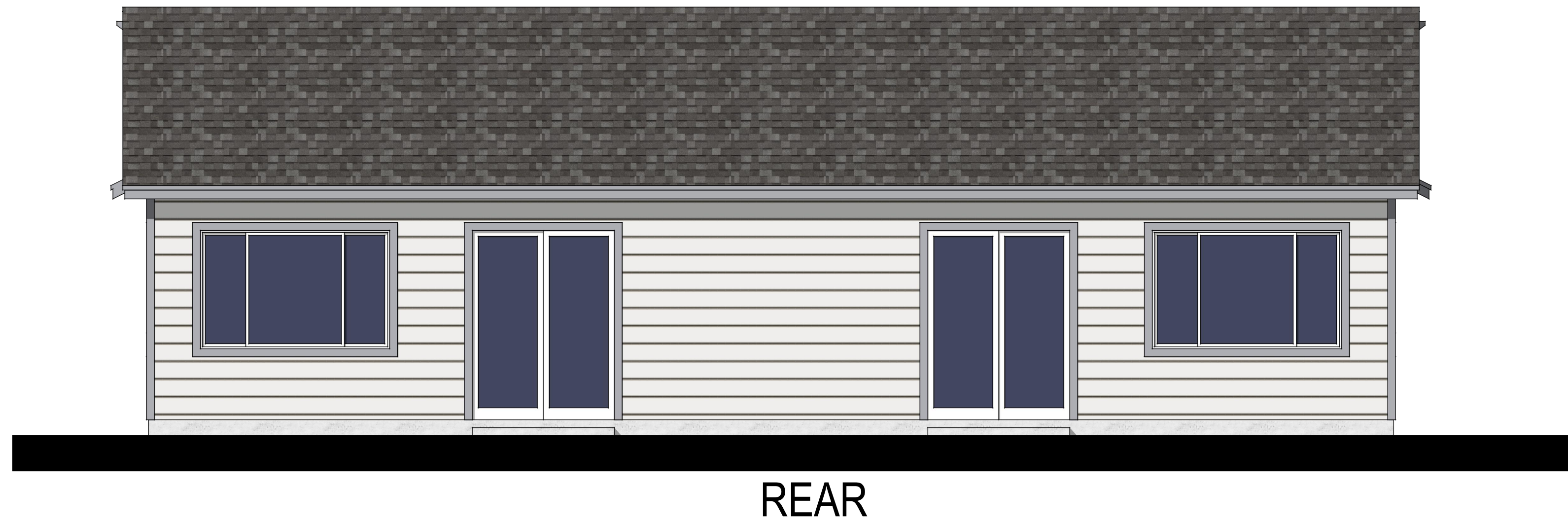
CAVAN COMPANIES

Scottsdale, Arizona

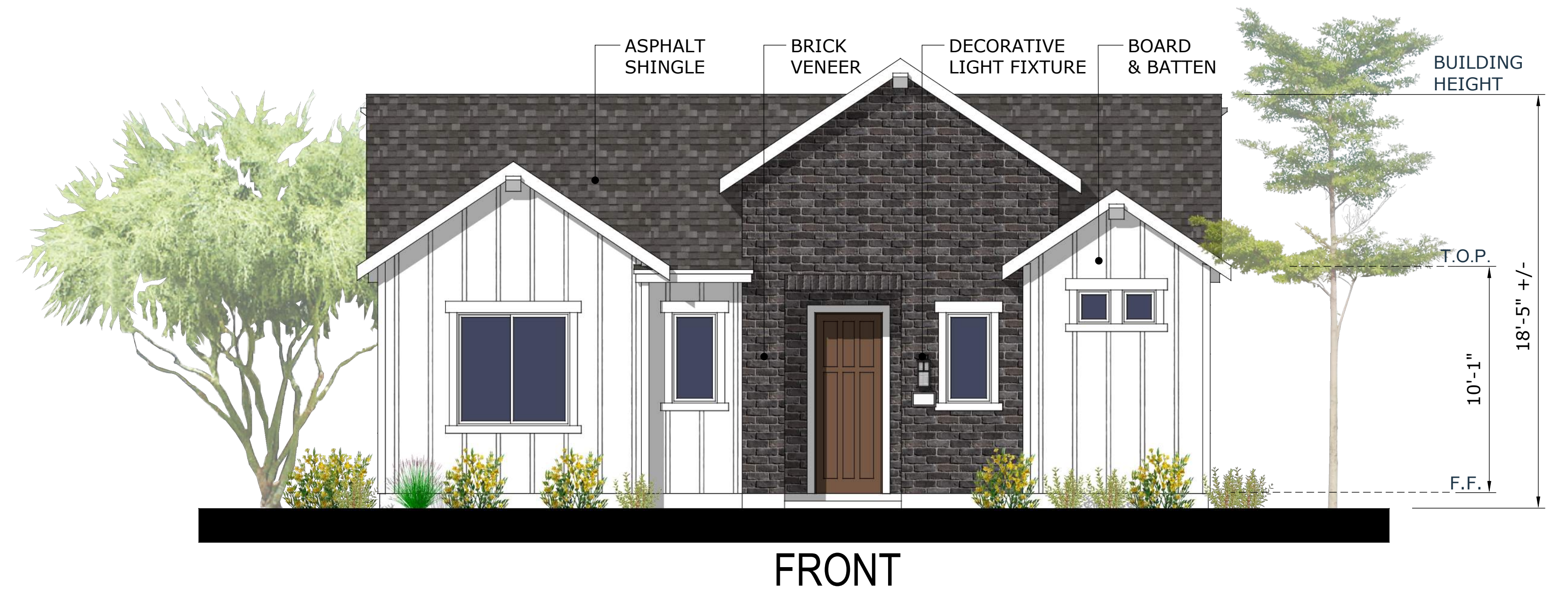
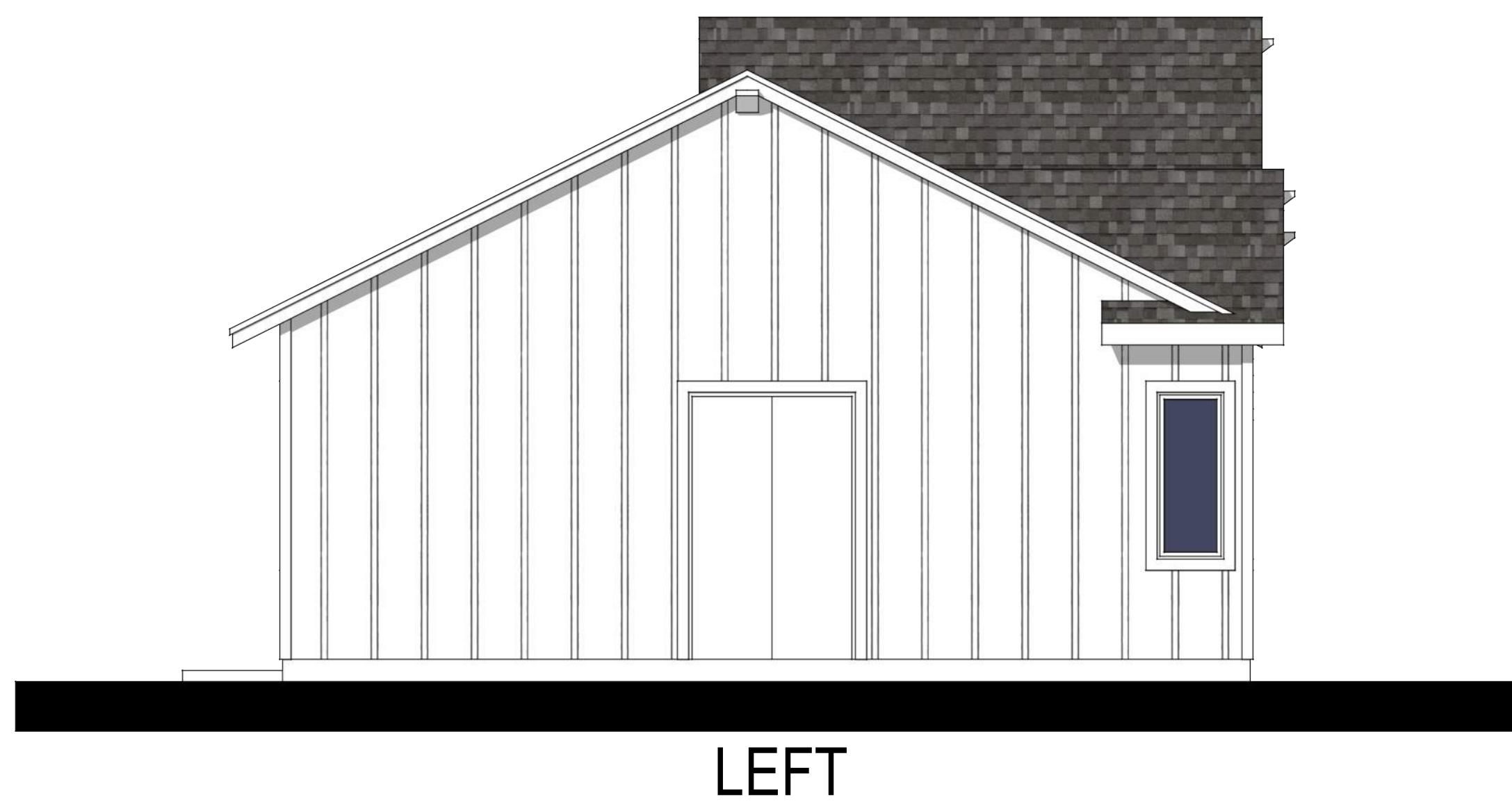
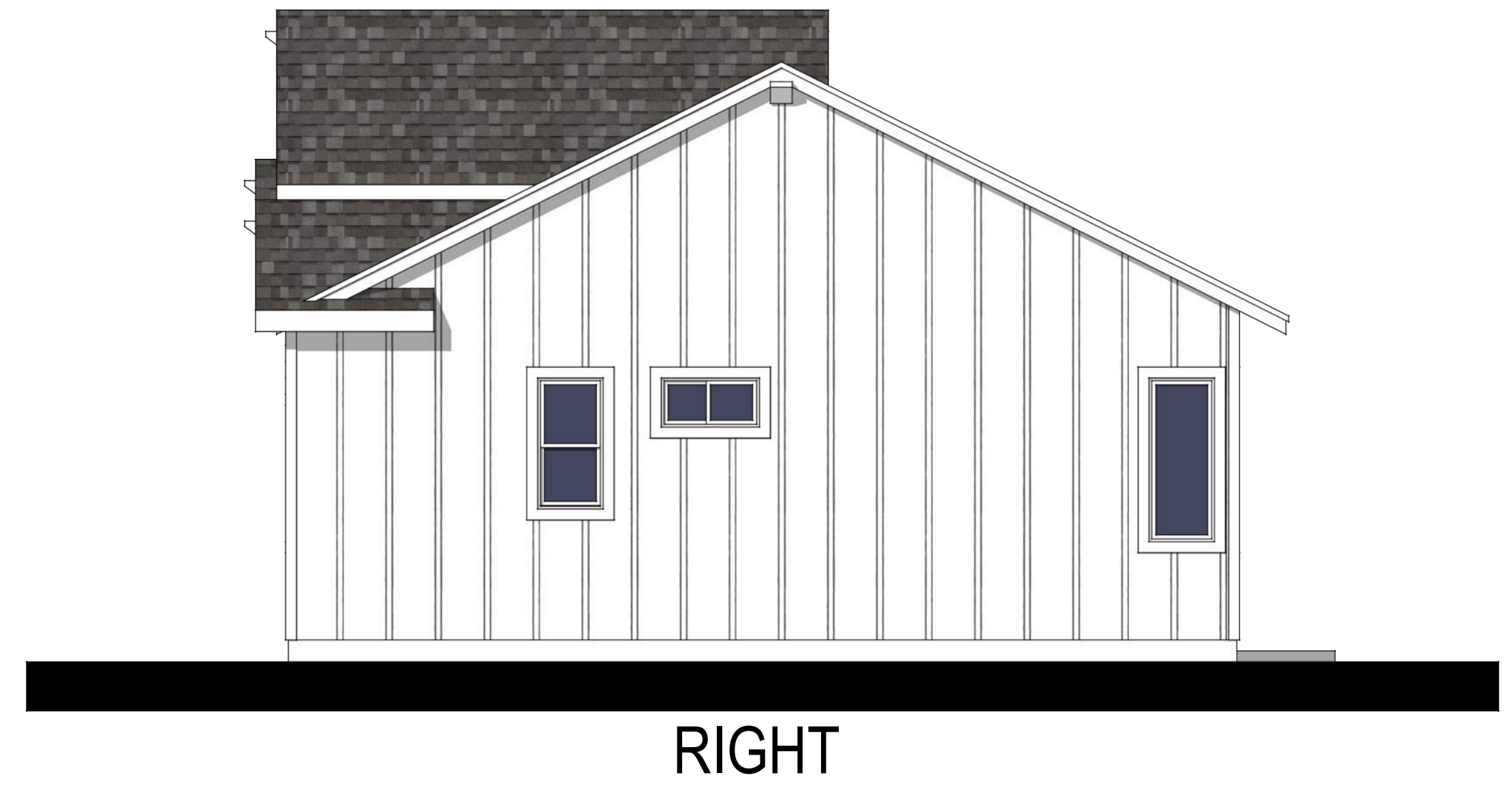
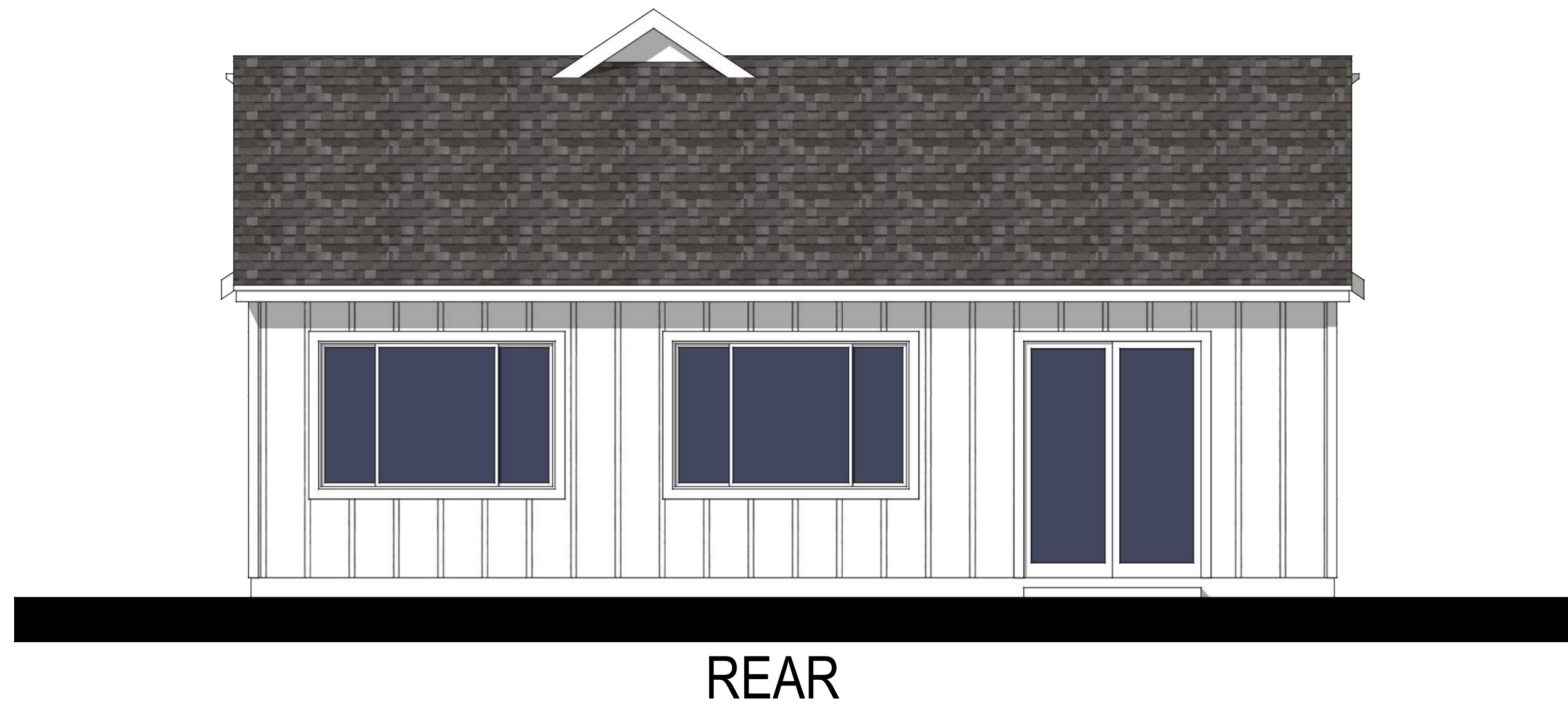
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A1.3

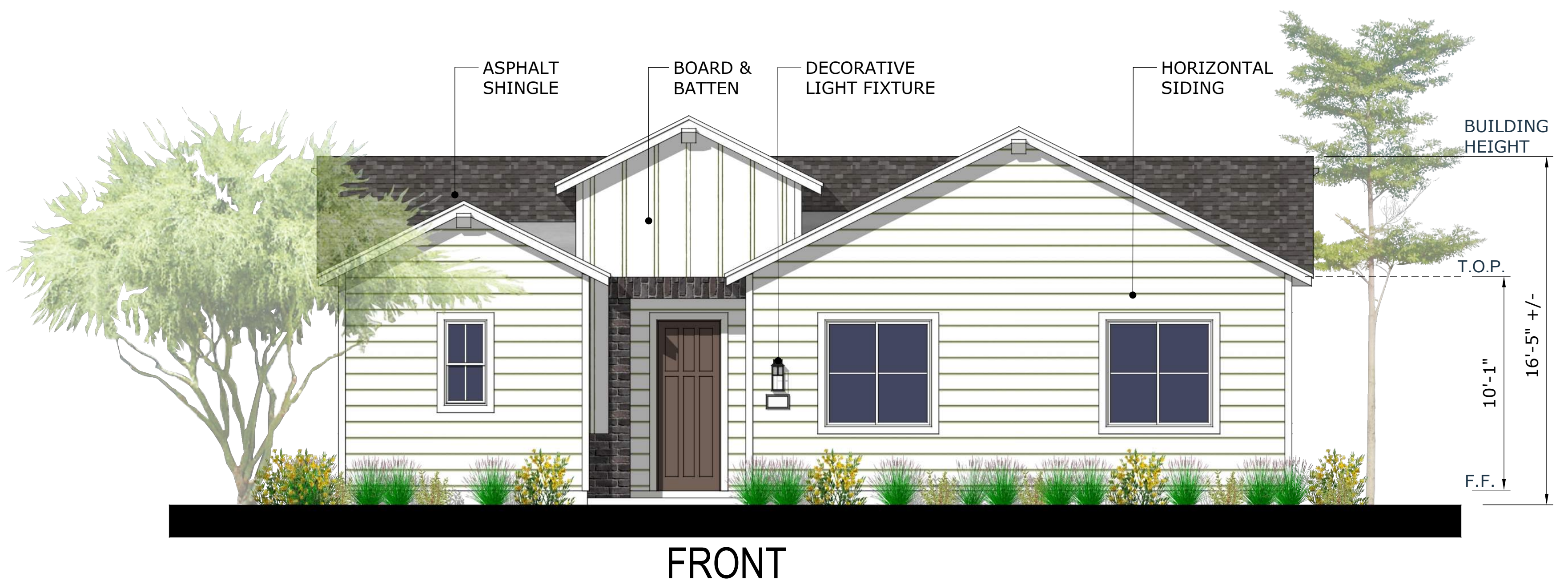
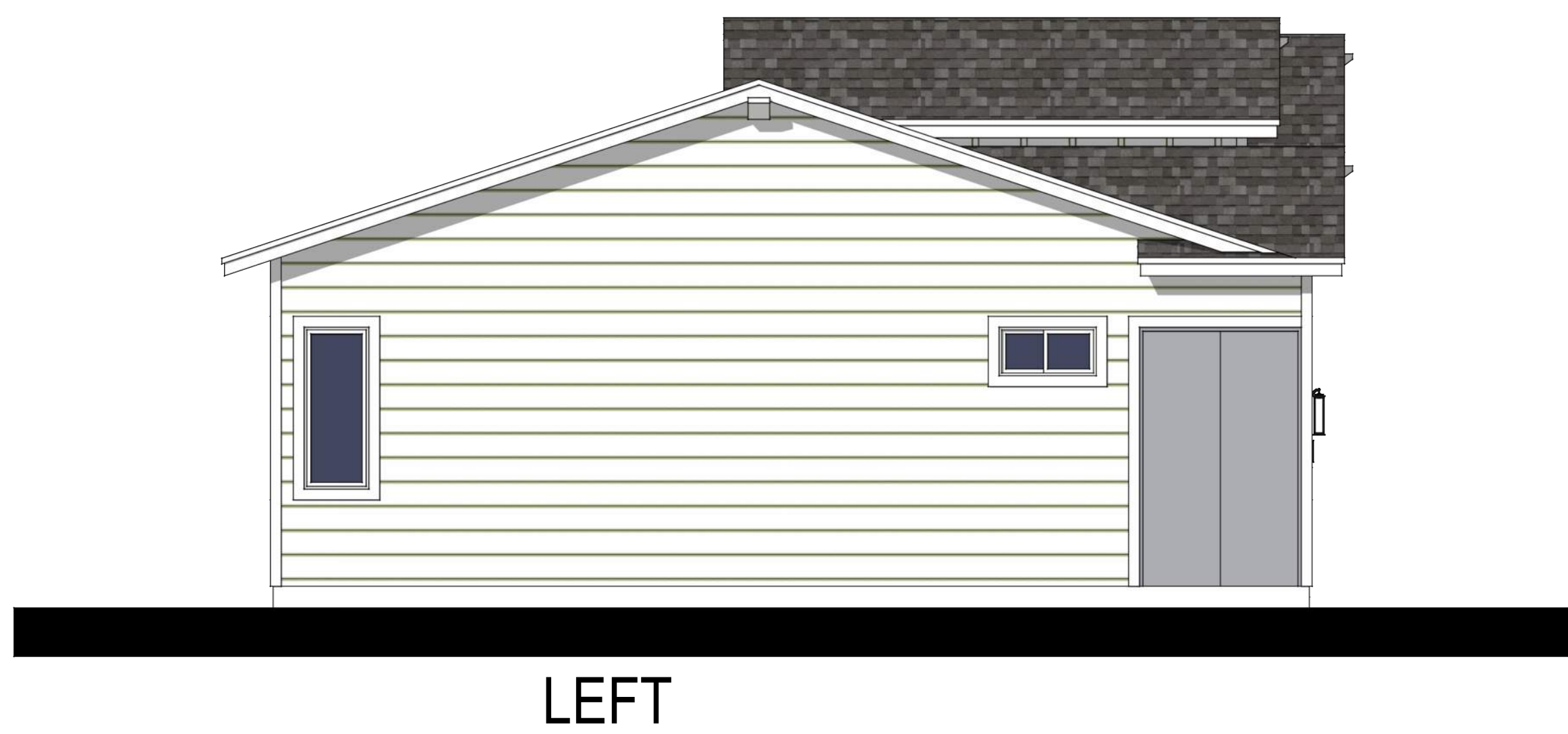
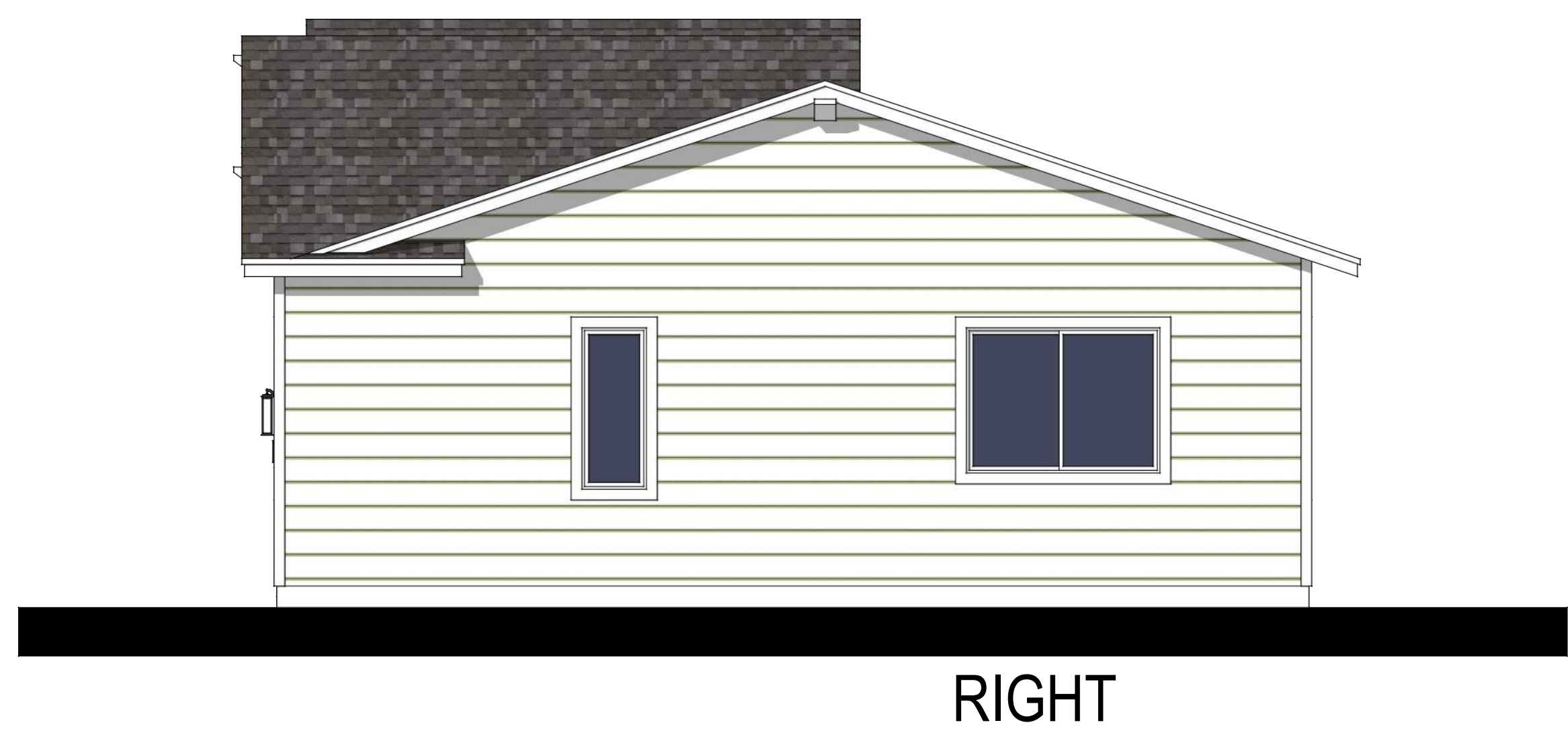




PLAN 1 - DUPLEX
Cottage
Scale: 1/4" = 1'-0"



PLAN 2
Craftsman
Scale: 1/4" = 1'-0"

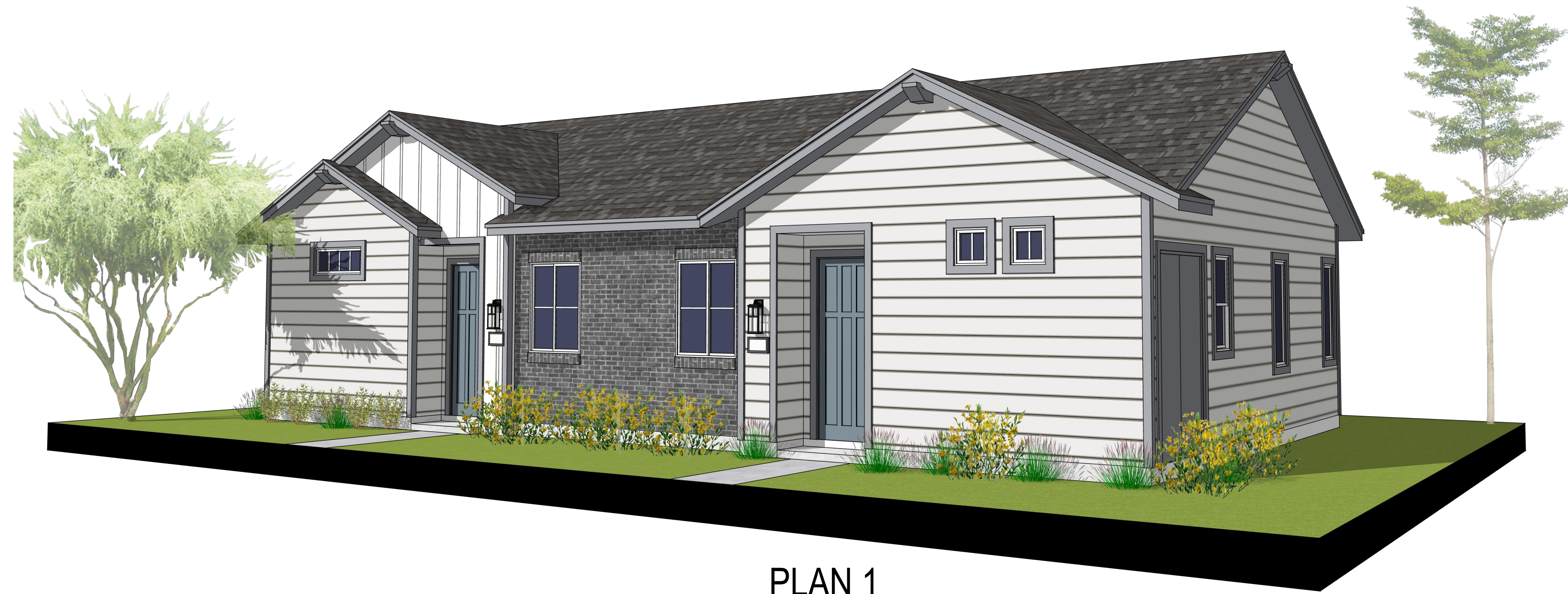


PLAN 3
Craftsman
 Scale: 1/4" = 1'-0"

CAVAN COMPANIES
 Scottsdale, Arizona

A1.6

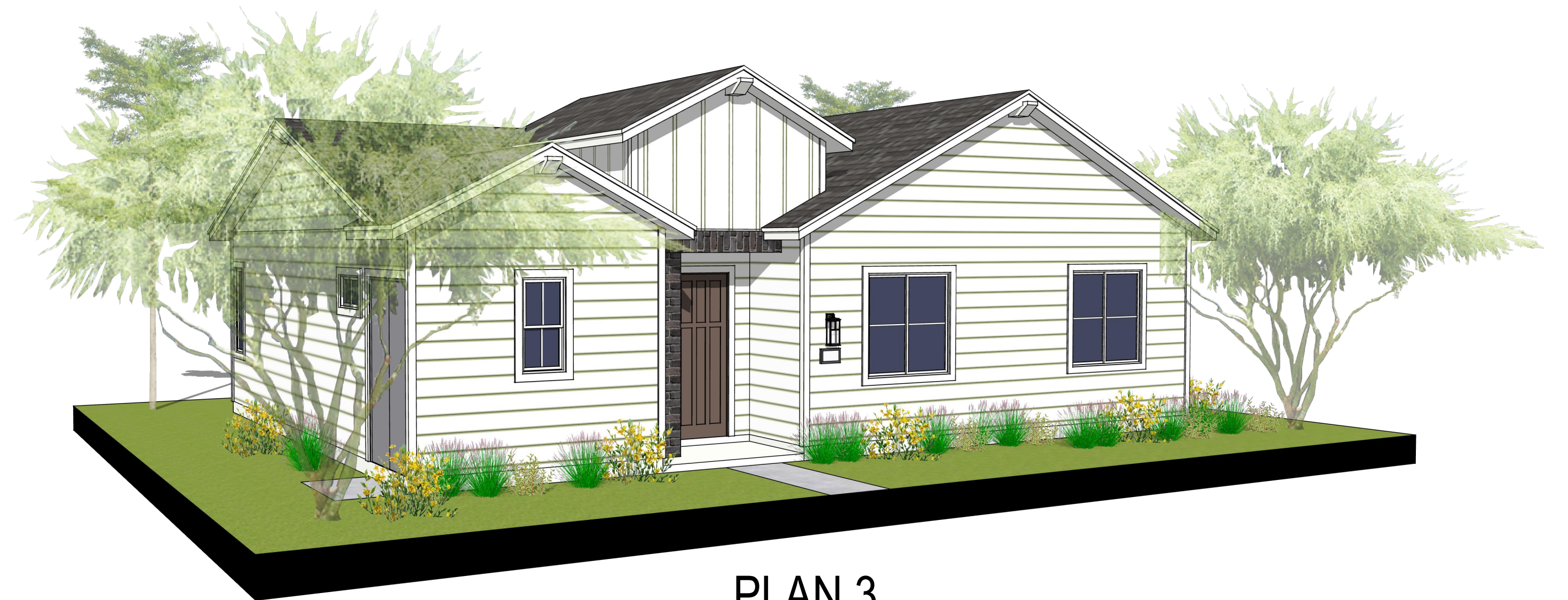
 BSB
 DESIGN



PLAN 1



PLAN 2



PLAN 3

PERSPECTIVE VIEWS

CAVAN COMPANIES

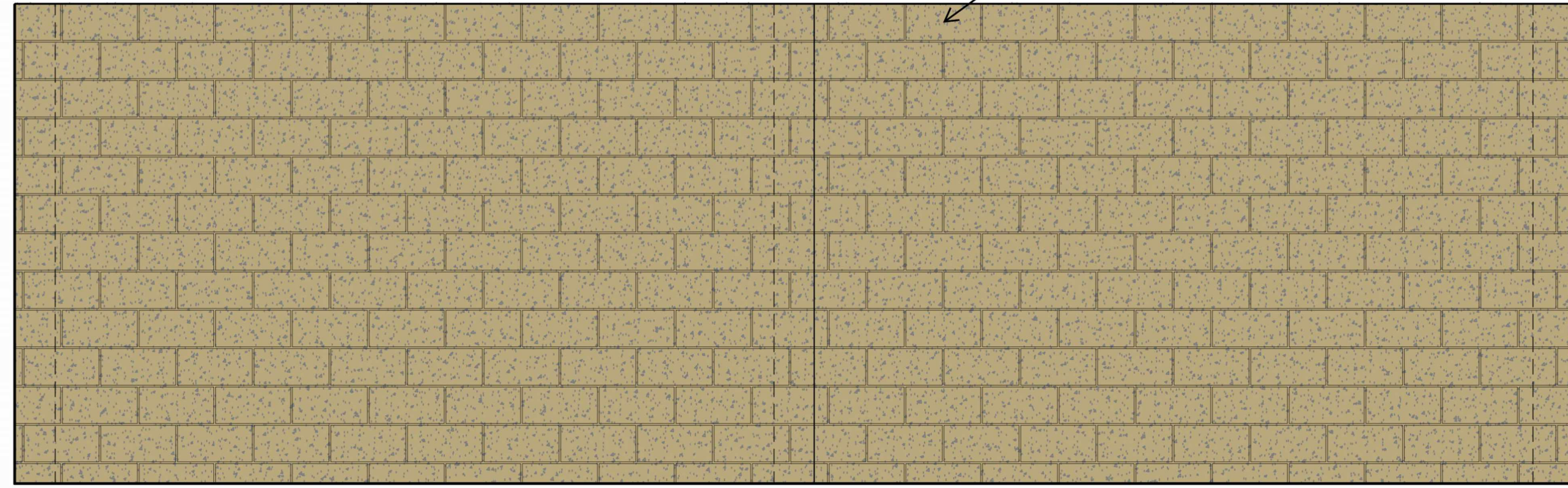
Scottsdale, Arizona

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A1.7

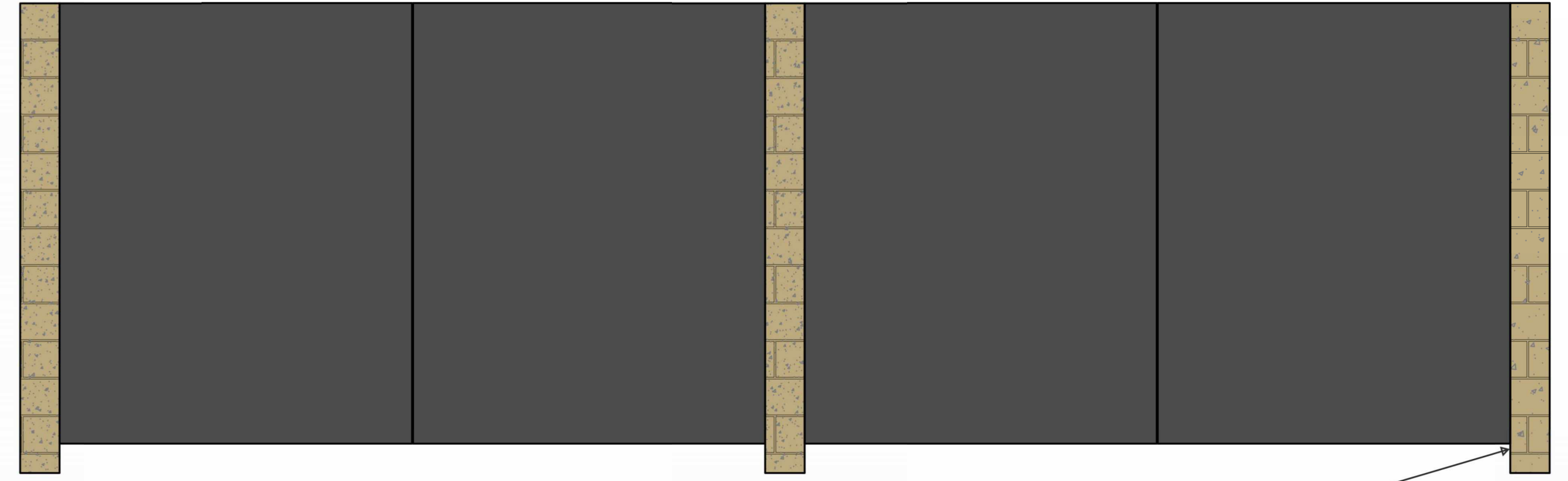


8"x8"x16" SPLIT FACE CMU WALL



REAR ELEVATION

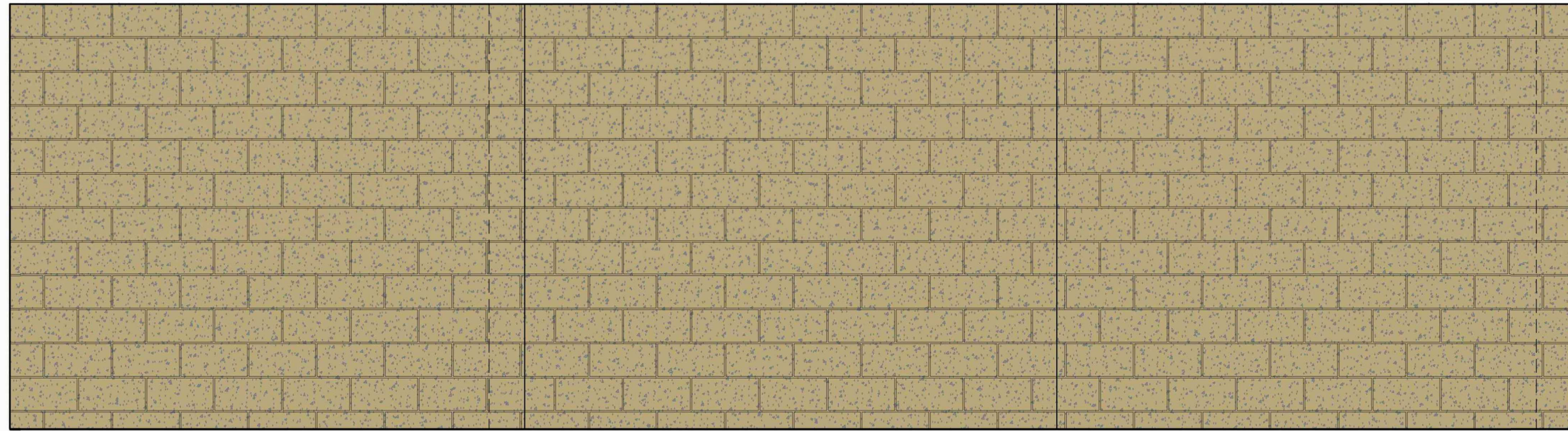
SCALE = 1/2" = 1'-0"



6" CLEARANCE MIN.

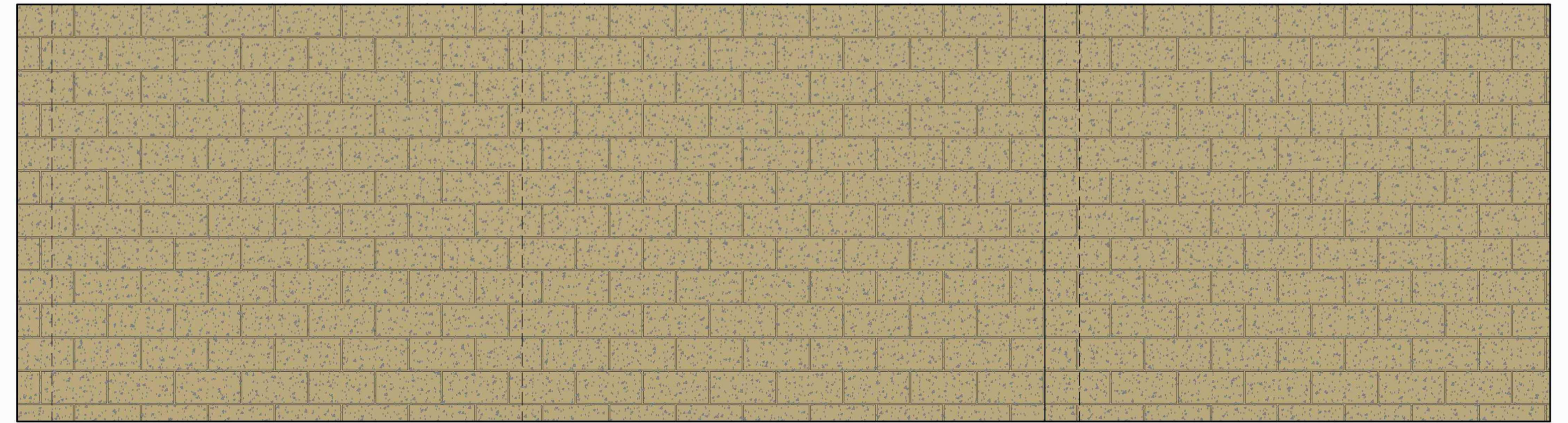
FRONT ELEVATION

SCALE = 1/2" = 1'-0"



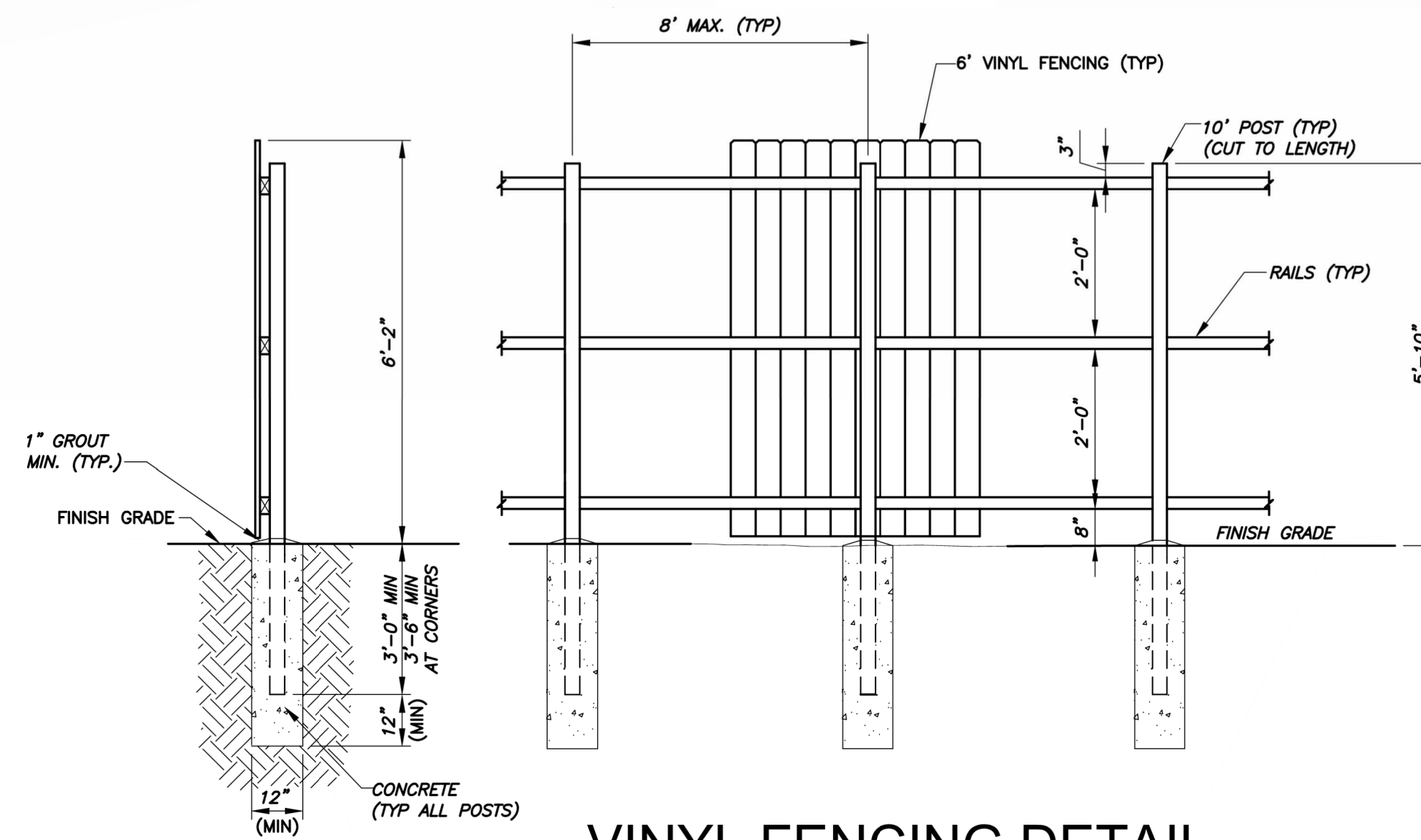
LEFT ELEVATION

SCALE = 1/2" = 1'-0"



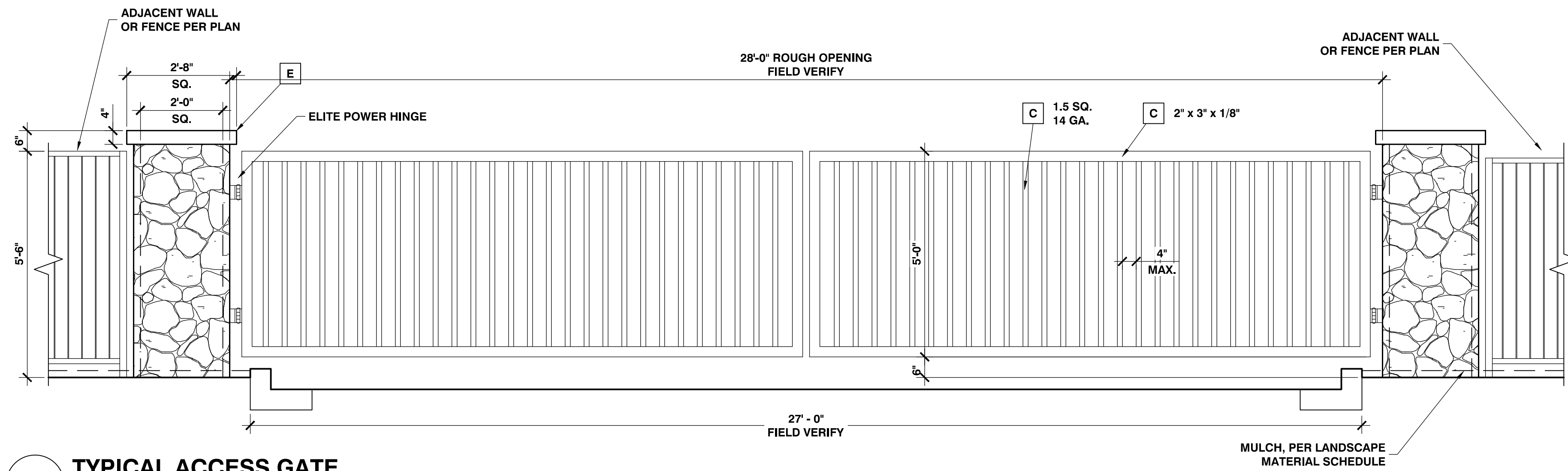
RIGHT ELEVATION

SCALE = 1/2" = 1'-0"



VINYL FENCING DETAIL

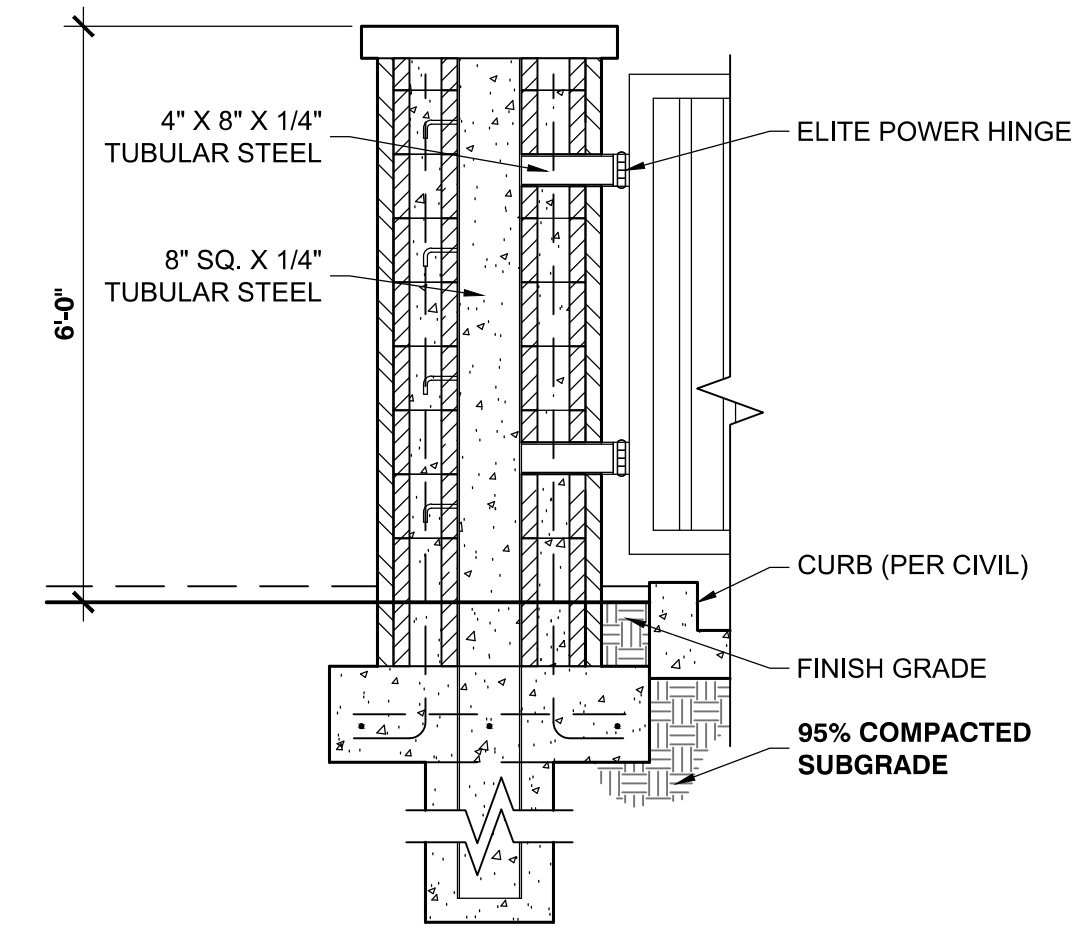
SCALE = N.T.S.



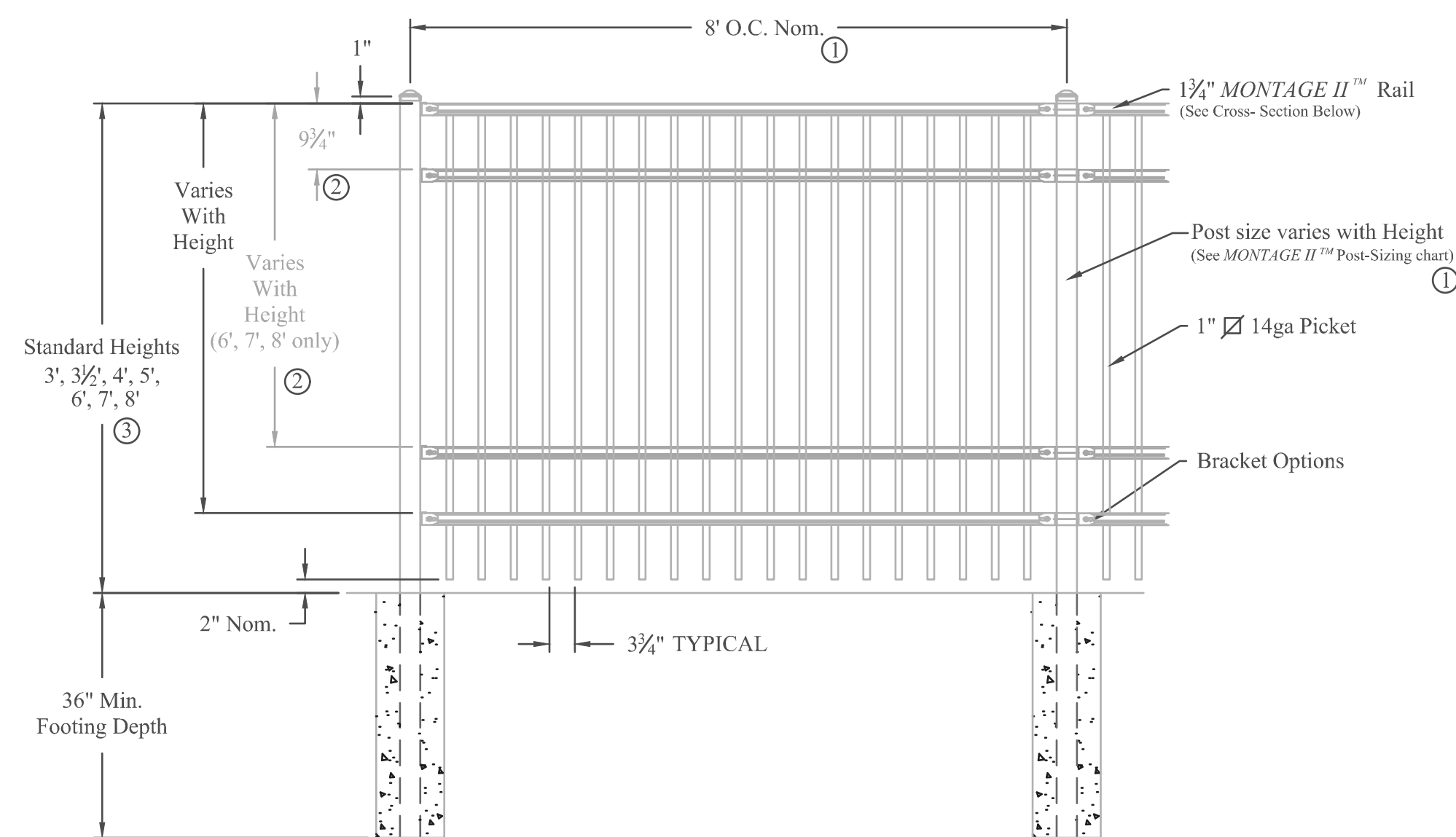
1 TYPICAL ACCESS GATE
SCALE: 1/2" = 1'-0"

NOTE:

- Refer to structural engineer's drawings for size & depth of reinforcement & concrete footings.
- Reference elevation for materials
- Grout solid all cells to receive rebar & below grade

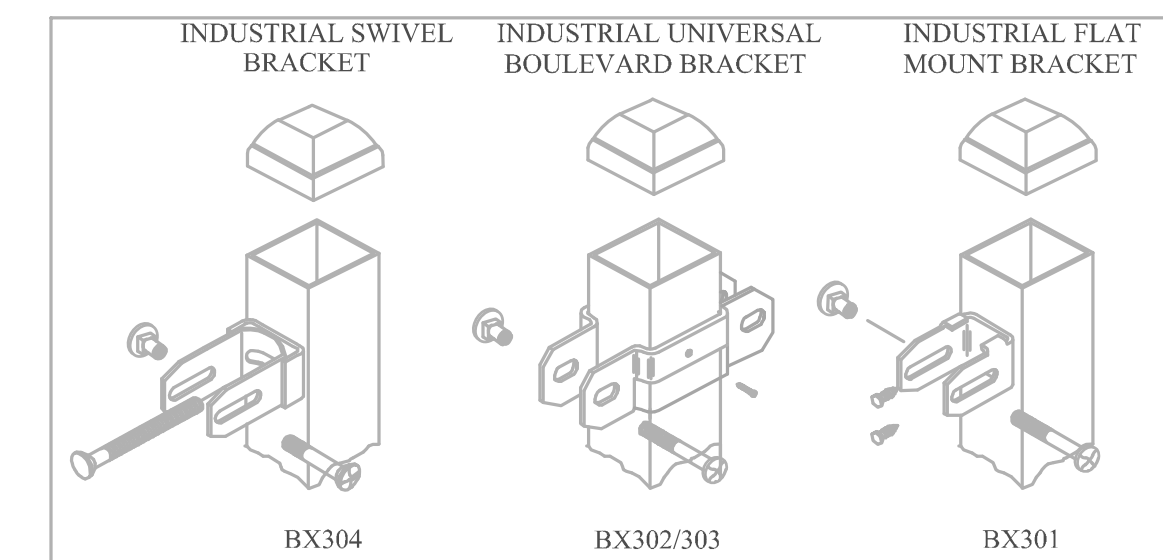
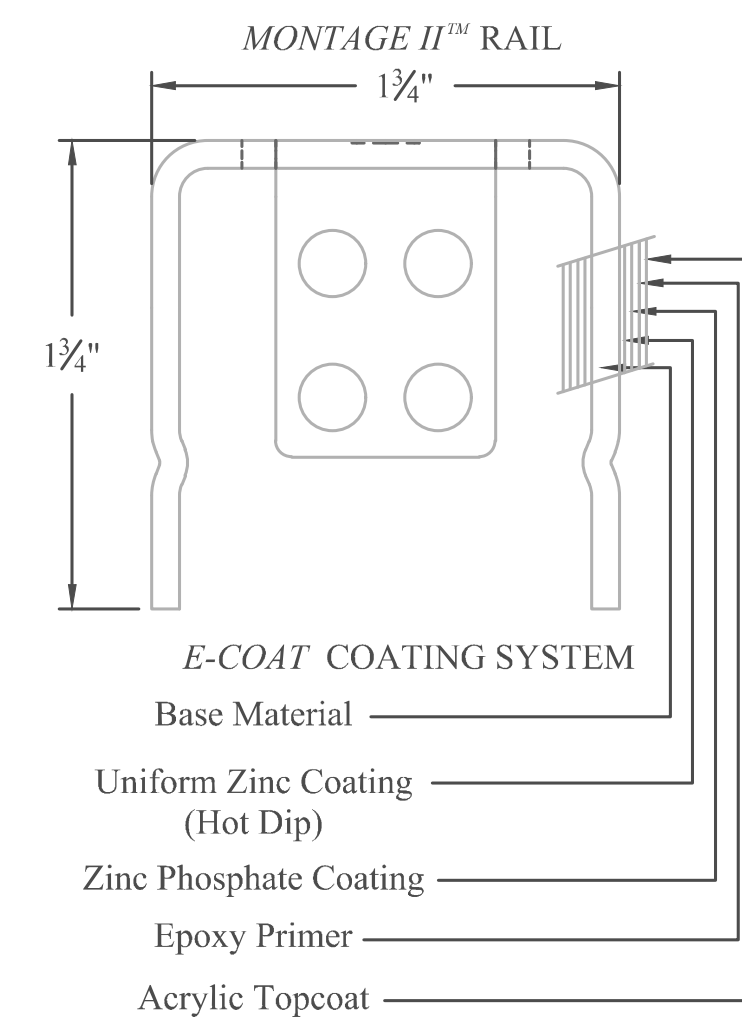
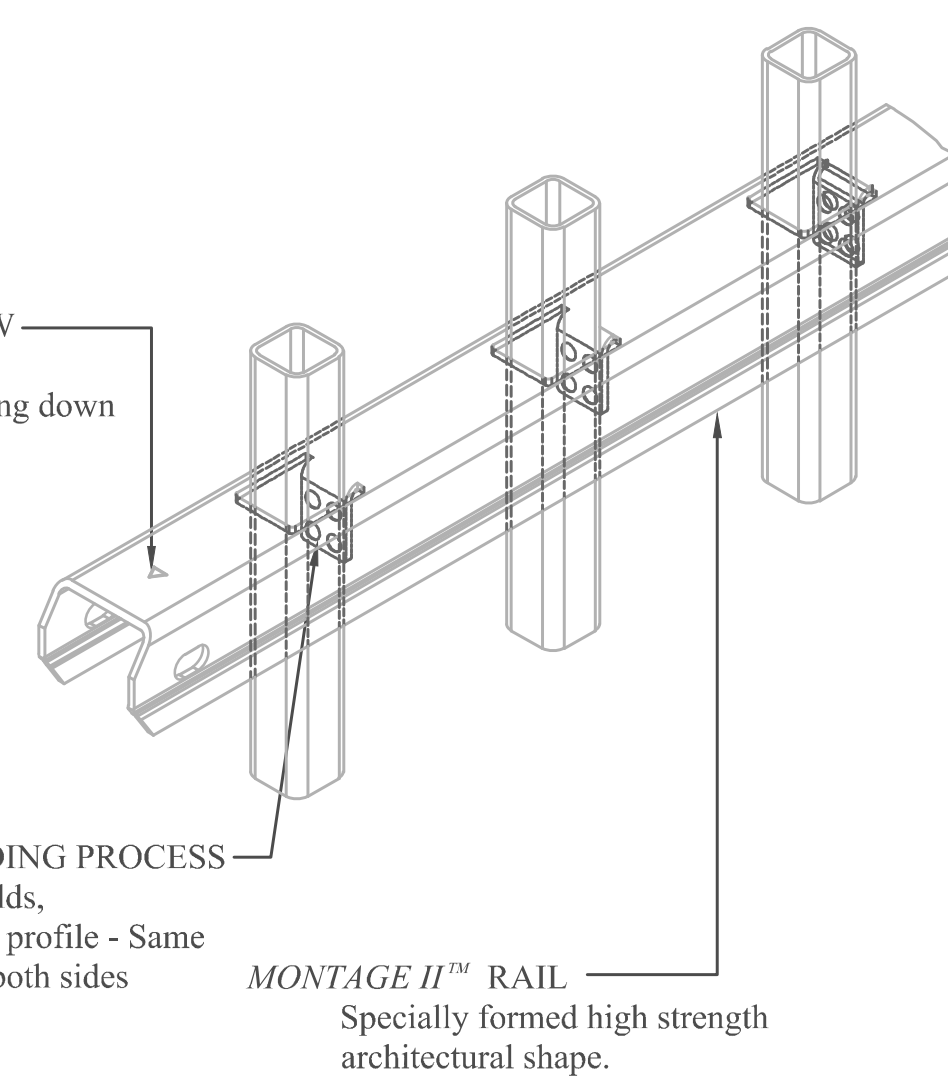


3 VEHICULAR GATE COLUMN SECTION
SCALE: 1/2" = 1'-0"



RAKING DIRECTIONAL ARROW
Welded panel can be raked 30" over 8' with arrow pointing down grade.

PROFUSION™ WELDING PROCESS
No exposed welds, Good Neighbor profile - Same appearance on both sides



ORDINANCE NO. _____

An Ordinance to Approve BSRZ-03-25 and the associated Preliminary Development Plan – Request to rezone 300 S. 130th Street from MR; Mixed Residential and RR; Rural Residential to PD-MR (Planned Mixed Residential District) for the Bungalows at Bonner Springs.

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

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

All that part of the Southwest Quarter of Section 17, Township 11 South, Range 23 East of the Sixth Principal Meridian, situate in the City of Bonner Springs, Wyandotte County, Kansas, being described by Kellan M. Gregory, Kansas PLS #1577 on November 19, 2025, as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 17; thence South 1°38'10" East (Basis of bearing: Kansas State Plane Coordinate System, North Zone, NAD83 (2011)), along the East line of the Southwest Quarter of said Section 17, a distance of 1,319.70 feet to the intersection with the Easterly prolongation of the North line of the plat of TIBLOW CENTRE, a subdivision of record; thence South 88°05'57" West, along the Easterly prolongation of the North line of said TIBLOW CENTRE and continuing along the North line thereof, a distance of 144.11 feet to the Point of Beginning; thence South 88°05'57" West, continuing along the North line of said TIBLOW CENTRE and also along the North line of the plat of BRENTON ESTATES, a subdivision of record, a distance of 1,179.93 feet to the intersection with the East line of the plat of CEDAR RIDGE, a subdivision of record; thence North 1°49'53" West, along the East line of said CEDAR RIDGE and also along the East line of the plat of DAVIS ESTATES SECOND PLAT, a subdivision of record, a distance of 822.58 feet to the intersection with the South right-of-way line of Interstate 70, as now established; thence along the South right-of-way line of said Interstate 70 the following eight (8) courses: 1) North 88°10'52" East a distance of 755.24; 2) North 89°30'10" East a distance of 52.89 feet; 3) South 79°41'29" East a distance of 112.37 feet; 4) South 60°27'50" East a distance of 112.33 feet; 5) South 49°59'09" East a distance of 91.71 feet; 6) South 36°50'15" East a distance of 86.45 feet; 7) South 27°10'04" East a distance of 88.43 feet; 8) South 12°18'51" East a distance of 66.85 feet to the intersection with the West right-of-way line of K-7 Highway, as now established; thence South 1°35'51" East, along the West right-of-way line of said K-7 Highway, a distance of 460.00 feet to the Point of Beginning.

Containing 933,702 square feet or 21.44 acres, more or less.

Be **rezoned** from MR; Mixed Residential and RR; Rural Residential Districts to PD-MR; Planned Mixed Residential District Zoning classification per BSRZ-03-25 and the associated preliminary development plan approved with the following eleven (11) stipulations:

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

which they are required.

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

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

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

Thomas A. Stephens, Mayor

ATTEST:

Christina Brake, CMC, City Clerk

(SEAL)

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Mark Lee

Subject: BSRZ-01-26 – Rezoning Request for 236 Santa Fe Road

Recommendation: Staff and the Planning Commission recommend approval with Staff stipulations.

Action: Make a motion to adopt an ordinance approving the rezoning request for 236 Santa Fe Rd.

Background: A public hearing was held at the March 17th Planning Commission meeting; by a unanimous vote (4-0) with three members being absent, the Planning Commission recommended approval with staff stipulations.

Discussion: Staff's report is attached along with the meeting minutes from the 17th.

Financial Impact:

City of Bonner Springs Agenda Item Cover Sheet

Agenda Item No. 6

BSRZ-01-26
REZONING

Topic: PUBLIC HEARING - Rezoning – BSRZ-01-26 – 236 Santa Fe Road - Consider a request for rezoning – the applicant is requesting a change in zoning for 236 Santa Fe Road. The requested change is from RR (Rural Residential) to HI (Heavy Industrial). The request is to allow for the construction of a small industrial storage building.

Narrative:

The current zoning of RR, Rural Residential does not allow for “industrial storage” as a use but does allow for single-family residences. The property at 236 Santa Fe Road is currently vacant and in the Landbank. The request to rezone the property to Heavy Industrial allows for the property to be used for a use other than a single-family residence, this request is for the construction of a small industrial storage building.

The applicant is also requesting alternative compliance to Section 4.08(G)(4), which would allow for an alternative construction material to be used on the front façade of the proposed building. And the applicant is requesting an exemption to Section 4.10(E)(3), which would allow for the construction of a building in a designated Environmentally Sensitive Area.

Presented by: Mark Lee – Community Development Director

Prepared by: Kiley Meierarend – City Planner

Staff Recommendation:

Staff recommends the Planning Commission **APPROVE** the requested zoning change for 236 Santa Fe Road from RR, Rural Residential to HI, Heavy Industrial.

Attachments:

Staff Report (5pgs)

Current zoning areas (included within staff’s report)

Letter of Recommendation from the City Engineer (1pg)

Letter of Consent from the Wyandotte County Landbank (1pg)

Example of proposed façade (1pg)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM RR (RURAL RESIDENTIAL) TO THE ZONING CATEGORY OF HI (HEAVY INDUSTRIAL) FOR 236 SANTA FE ROAD.

MEETING DATE: March 17, 2026
REPORT WRITTEN: February 18, 2026
APPLICATION #: BSRZ-01-26

APPLICANT:

- Jason Bowman
14620 Archer Road
Bonner Springs, Kansas 66012

ENGINEER/SURVEYOR:

- Not Applicable

REQUEST:

The applicant is requesting approval to rezone 236 Santa Fe Road from RR; Rural Residential District to HI; Heavy Industrial District.

The applicant is also requesting alternative compliance for Section 4.08(G)(4). The Unified Development Ordinance states “Metal panels shall not be used on Facades facing a public street”, the applicant is requesting to construct the front façade of the building, which faces Santa Fe Road, with corrugated metal paneling and a two-tone wainscot on the lower third of the building. An example of the proposed façade has been included in the attachments.

All potential development on the subject property will occur within the designated Environmentally Sensitive Area (ESA), as defined in Section 4.10(E)(3). Therefore, the applicant is also requesting an exemption to build within the ESA. A recommendation from the City Engineer has been provided.

BACKGROUND:

The subject property is a vacant parcel that is currently under the ownership of the Wyandotte County landbank. The applicant has submitted a request to develop the property with the construction of a small industrial storage building, primarily for the applicant’s personal use. The request has been approved by the Board of County Commissioners through the landbank application process.

The property previously had a structure on it that was demolished between 1997 and 2001, based on aerial photos of the area. The applicant is proposing a change of zone to Heavy Industrial which would match the zoning for the properties to the east along Santa Fe Road. The proposed use is similar in nature to the other industrial uses on Santa Fe Road as well. There is also a Variance application that is filed in conjunction with this application for deviations from the required setbacks along with deviations from the required landscape buffer and fence height.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently designates this property as Industrial.

THE ZONING AND USES OF THE PROPERTY NEARBY –

- North GC; General Commercial District – The Fuel House
- South RR; Rural Residential District – Large lot single-family residential
- East HI; Heavy Industrial District – Residential structure with industrial storage
- West RR; Rural Residential District – Single-family residential

THE CURRENT ZONING CONFIGURATION:



REZONING:

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

- The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
- The character of the neighborhood or built environment surrounding the affected property;
- The compatibility of the zoning and allowed uses of surrounding properties;
- The suitability of the affected property to its existing and proposed zoning conditions;
- The extent to which removal or Alteration of the existing zoning designation will negatively impact nearby property;
- The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
- The professional recommendations of the City’s staff and Development Review Team;

- The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
- The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and
- The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions.

Character of the Immediate Area –

The subject property is located in the Santa Fe Subdivision as described in the Saratoga Park plat map. This area is one of the older areas of Bonner Springs, with the platted lots dating back to 1889 and some of the existing structures that were constructed prior to 1940. The neighborhood has a variety of uses. There are some single-family residences, a few industrially used properties, a collection of commercial businesses, and a few properties that are mixed-use in nature. This property is located on Santa Fe Road, which is a Collector Street.



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

The property is currently undeveloped. Removal of the restrictions will not detrimentally affect nearby property owners as this property is abutting an industrial district that has a similar use as the one proposed in this application. The rezoning of this property would adhere to that designation and surrounding zoning districts as well as current uses.

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

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently identifies the subject property as Industrial. This Future Land Use designation is intended to provide locations for manufacturing, warehousing and distribution, indoor, and screened outdoor storage, and a wide range of other industrial services and operations. Because of their potential environmental impacts, industrial uses should generally be located away from population centers or must be adequately buffered. Traffic generated by industrial uses should not passthrough residential areas. Sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Railroad access is also beneficial to certain types of industrial uses. Light industrial uses can typically be located in areas that also contain some highway-oriented commercial uses, and might benefit from close proximity and better access to their local customer base. Storage, loading, and work operations should be screened from view along all industrial area boundaries (when adjacent to nonindustrial uses) and along all public streets. Such screening shall incorporate features such as trees, plantings and berms.

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

The property has been vacant for the past 25 years. Prior to 2001, there was a structure on the property. It was demolished sometime between 1997 and 2001. The property has been maintained by the Wyandotte County Landbank for several years.

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

The zoning classification of which is being requested will be industrial in nature but will mirror those properties in close proximity. The applicant has filed a Variance request in conjunction with this application to request deviations from the front and side yard setbacks, along with a deviation from the required landscape buffer width and the screening fence height. It will more closely resemble those uses allowed in the surrounding district and neighborhood but will be industrial.

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

There would be no particular gain to the general public, but it would allow for a vacant property that is currently maintained by Wyandotte County to be developed by a private entity. Therefore, it would alleviate the public cost to maintain the property. This rezoning, if denied, would create a hardship upon the property owner, as it would restrict their ability to develop the property at all. Due to the nature of the lot, a single-family residence that meets all applicable code standards would be difficult to construct.

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

Utility service has not been established for the subject property. After the previous structure was demolished, public services and utilities were disconnected from the property. The current proposal is to connect to the 4-inch water line that runs along the front of the property line to provide an irrigation meter to the property. The property will not be connected to the sanitary sewer system, and it will not have a sanitary sewer system on the property.

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

The back portion of the subject property is in the Regulatory Floodway of Wolf Creek. The property is also within Flood Zone AE and X. Any new development on the subject property has the potential to

increase storm water runoff. The proposed development will occur within an enclosed structure, therefore, there should be minimal noise pollution produced by the property. While the proposed use will not adversely impact the surrounding natural and built environment, if the use were to ever change, there could be a potential for adverse impacts since the Heavy Industrial zoning district allows for the most intense uses of land.

Section 4.10(E) of the Unified Development Ordinance defines an Environmentally Sensitive Area as:

- a. A buffer no less than one hundred (100) feet in width shall be established from the outermost limitations of the following features:
 - 1) Regulatory Floodways within areas having a one percent annual chance of Flooding as identified on the latest Federal Emergency Management Agency (FEMA) FIRMs; and
 - 2) Environmentally sensitive areas identified by City.

The entirety of the subject property falls within the designated ESA buffer area. Therefore, to allow for any development of the parcel to occur, the applicant is requesting an exemption as outlined in Section 4.10(E)(2). The proposed development would occur on approximately 30% of the parcel and would not occur in the area of the parcel designated as Regulatory Floodway. The applicant's submitted materials have been reviewed by the City Engineer and their recommendation can be found in the attached files.

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

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

STAFF RECOMMENDATION:

Staff recommends the Planning Commission APPROVE the requested zoning for 236 Santa Fe Road from RR, Rural Residential District to HI, Heavy Industrial District.

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

1. If any remodeling or repairs are necessary, then all construction drawings shall be submitted to the City for review and approval prior to improvements commencing;
2. A Floodplain Development Permit shall be issued prior to development;
3. A building permit shall be issued for any necessary improvements; and
4. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable.

If approved, this item will move to the Governing Body. The request will be presented at the April 13th City Council regular meeting for final action.

ATTACHMENTS:

To Whom It May Concern,

The Land Bank of Wyandotte County is the current legal owner of the property located at **236 Santa Fe Lane, Bonner Springs, Kansas.**

This letter is to formally acknowledge and provide consent for the rezoning and associated variance application for the above-referenced property, which has been submitted for consideration by the City of Bonner Springs. We understand that the application is scheduled to be heard by the Planning Commission and that it is being advanced as part of the property's redevelopment process.

While the Land Bank remains the legal owner of record at this time, we acknowledge that the rezoning and variance request has been submitted in coordination with the prospective transferee, Mr. Jason Bowman, and we consent to the property proceeding through the rezoning and variance review process.

Please note that this letter is intended solely to acknowledge consent for the zoning and variance application and does not constitute final approval of property transfer or development plans beyond the scope of the City's land use review.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,
Michael Sutton
Redevelopment Coordinator
Land Bank of Wyandotte County
913-573-5749
mjsutton@wycokck.org

Proposed Façade Example:





City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - March 17, 2026

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER – ROLL CALL –

Chair Greg Gabauer called the meeting to order at 6:30 p.m. The Community Development Director took roll and a quorum was present. Commissioners Paul Zeps, Nick Perica and Jason Cruse were absent.

CONSENT AGENDA -

Approval of the minutes of the February 17th, 2026 meeting. - Vincent Bombardier motioned and Sherri Neff seconded to approve the February 17, 2026, meeting with the correction made to CO2. The motion passed unanimously 4-0.

OLD BUSINESS -

NEW BUSINESS -

PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street) - The Community Development Director, Mark Lee, presented the staff report considering the request for a preliminary plat for the Bungalows at Bonner Springs. Chair Lloyd Mesmer motioned to open the public hearing at 6:34 p.m.

After the Public Hearing for Case Number PP-01-25 was opened discussion was had on the order in which PP-01-25 and BSRZ-03-25 should be addressed by the commission. After discussion, it was decided to close the public hearing for PP-01-25 at 6:37 pm and hear case BSRZ-03-25; the request for rezoning and development plan for the Bungalows at Bonner Springs, before the preliminary plat.

Lloyd Mesmer motioned and Chair Greg Gebauer reopened the public hearing for case number PP-01-25 at 7:25 p.m.

Greg Musil asked for the approval of the preliminary plat.

No one spoke for or against the proposal.

Lloyd Mesmer motioned to close the public hearing. Greg Gebauer closed the public hearing at 7:27 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded, to approve the preliminary plat. Sherri Neff voted No. The motion passed 3-1.

The Commission took a 5-minute break.

PUBLIC HEARING – Rezoning - Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street. - The Community Development Director gave the staff report for BSRZ -03-25 for the rezoning and development plan for the Bungalows of Bonner Springs. Lloyd Mesmer motioned and Greg Gebauer opened the public hearing at 6:40 p.m.

Greg Musil - 11005 W 141st, Overland Park, KS - Attorney for Cavan Companies gave a presentation on the traffic study. The Bungalows have fewer units at 184 and less traffic than what was previously approved in 2023 for 204 apartment units. The study showed no change in the traffic study from 2023 to the present study. The traffic study had been completed by our traffic engineer but had not been reviewed by Wilson and Company, the City engineer, by the January 20, 2026, meeting. City Council discussed and sent it back to the Planning Commission for review. Amy McCurdy did the traffic study in 2023 and was present on zoom. Our contention is that there will be no lower traffic generator on this site than the project up for review tonight. The A.M. peak for the previously approved apartment plan generated 86 A.M. trips in and out. The proposed development 48 trips or 67% fewer trips than the previous 2023 plan. On the P.M. peak trips, the in and out approved apartment plan generated 108 trips and our development would be 86 trips or 52% less trips than the approved plan. There are concerns about the intersection at K7 and Kansas Ave and what impact there would be. Traffic engineers do levels of service A,B,C,D,E,F . Acceptable Level of service (LOS) threshold is considered Level D or better. The A.M. peak LOS was C and is still C. The P.M. peak LOS was D and is still D. Ms. McCurdy's conclusion is there are no significant changes in operations. You can make some improvements by optimizing and adjusting the signal timing, which is run by KDOT. I want to clarify that the point to the west at Davis Ave will be an egress or exit only. They will not be coming in that point.

Speak in Favor - **NONE**

Speak opposed

Brad Landers - 333 S 132nd Terr. I disagree. The traffic study was not the only reason the City Council sent it back. They sent it back because they didn't have a reason why you turned it down the first time. I live on the backside at the corner of 132nd and Davis. They plan on putting units 10 feet off my property line. Density is the biggest problem I have with this.

Gregg Gibson - 13116 Heritage Dr. I would like clarification on the traffic numbers on pages 7, 8 and 10. Mark Lee stated the numbers on pages 7 and 8 are existing traffic. The numbers on page 10 are future. We will clarify that with Ms. McCurdy. Mr. Gibson addressed the commission on January 20th. At the council meeting, several council members said they didn't understand why the commission voted the way you did. This project is too dense for the space and the increase in traffic will only exasperate an already chaotic traffic mess at K7 and Kansas Ave.

Sherri Neff asked, Did they take into account the apartments south of Kansas Ave that are being built now?

Amy McCurdy, traffic engineer, answered. She asked if this was existing or new. Mark Lee said they are being constructed now and there are 48 senior units. 48 senior units are one of the lowest traffic generators. There would be an additional 2223 trips in the morning and about the same in the afternoon. They generally do not generate trips during the peak hour. Greg Musil asked Amy to clarify pages 7 - 8 and 10-11 existing traffic vs anticipated traffic. Can you tell us how you got those numbers? Amy stated that the existing traffic volumes are from actual counts done at the site, so that would be figure 3 for the A.M. peak hours outside parenthesis and inside parenthesis is the peak hour of the afternoon count. She stated that the appendix gives a complete break-down.

Greg Musil stated to be clear, the existing load is on page 4. The existing plus the new site is on page 7. The existing plus the site plus future development in the corridor is on page 10.

Sherri Neff asked, Are you saying that the new construction south of Kansas Ave would be an additional 23 A.M. and P.M.? Amy McCurdy stated, " Yes, that is off the cuff and senior development is generally the lowest trip generating rates." Generally, if you can get the A.M. and P.M. peak hours to work, the rest will operate better. Seniors don't need to be at school or work at 8 or the dentist at 8, so they schedule their trips outside the peak periods. Sherri asked if the trips would double if another 48 units were there. Amy McCurdy said it would be close but not necessarily double. Sherri stated it is not Senior it is 55 plus. Amy stated age restriction is basically what this falls in. Greg Musil addressed the 10' setback comment and stated that the setback is 25'.

Chair Greg Gabauer called for a motion to close the public hearing. Lloyd Mesmer motioned to close. The public hearing was closed at 7:12p.m.

Vincent Bombardier wanted to discuss the operation and optimization and said that the engineer approved it because it's positive. KDOT is looking at this intersection for future adjustments based on growth and how it affects K7 so when the need arises, the adjustments are made. So KDOT has more control of the intersection than the city. Mark Lee stated yes, KDOT has full control of the intersection and any improvement. KDOT has a plan for an overpass at that intersection and there is some resistance to that design.

Sherri Neff stated that the report says they can make adjustments at the intersection for timing and flow. Does the City have any options for working with the city for another stoplight? Mark Lee stated that KDOT would not allow another stop light and that a roundabout would not work there either, because delivery trucks have to use Kansas Ave to back into the dock and would not be able to. A roundabout would have to be enormous and take up the parking lot of local businesses. It's a commercial intersection and the major intersection in our city. Sherri Neff stated she likes the layout of the Bungalows but the traffic is the main issue. Mark Lee stated the whole K7 and Kansas Ave intersection is a major project.

Lloyd Mesmer motioned Vincent Bombardier seconded to approve the rezoning and development plans for the Bungalows of Bonner Springs.

Greg Gebauer asked for a roll call vote. Sherri Neff voted against. The motion passed 3-1. This item will be at the April 13, 2026 City Council meeting.

PUBLIC HEARING – Rezoning - BSRZ-01-26 – 236 Santa Fe Road – Consider a request for approval of a zoning change from RR (Rural Residential) to the zoning category of HI (Heavy Industrial). - The Community Development Director, Mark Lee, gave the staff report fo Rezoning of BSRZ 01-26.

Lloyd Mesmer made the motion and Greg Gebauer opened the public hearing at 7:36 pm. No one spoke for or against. The applicant, Jason Bowman, 14620 Archer Rd, said that the land had been vacant for a long time. He wants to put a small garage there.

Lloyd Mesmer made a motion and Greg Gebauer closed the public hearing at 7:39 p.m. Vincent Bombardier motioned Lloyd Mesmer seconded to approve the rezoning of BSRZ 01-26. Lloyd stated that the applicant will be improving the look of the neighborhood if he builds what is proposed.

The motion passed unanimously 4-0. It will be on the April 13th City Council meeting agenda.

PUBLIC HEARING – Rezoning - BSRZ-02-26 – Destination KCK - Consider a request for approval of a zoning change from RR (Rural Residential); MR (Mixed-Residential) and LI (Light Industrial) for 12301, 12215 and 11801 State Avenue as well as 720 N. 118th Street to a zoning category of ENT (Entertainment District). - The Community Development Director, Mark Lee, gave the staff report for BSRZ 02-26, Destination KCK.

Lloyd Mesmer made the motion and Greg Gebauer opened the public hearing at 7:44 pm.

Speaking in favor - **None**

Speaking Against

Laura Burch, 101 S 118th Street, stated she opposes this because it is right next to a residential area. The noise, bright lights, crime, traffic, views from homes and property values. Nuisance law states that you cannot use your property in a way that unreasonably interferes with someone's use and enjoyment of someone else's land and placing an amusement park or entertainment center near homes is an infringement on residents' right to enjoy their peace and quiet and privacy. I would hope there is some kind of buffer zone or are you condemning the residents' houses like they did for the speedway? She stated there would have been more people here, but they didn't know about this hearing.

Andy Gabbert 10733 W 109th St. Overland Park Ks, Consultant for Destination KCK stated that they are moving forward. To answer some of the questions, there is a 120' wide right of way to the south of the property. This is a major intersection in Bonner Springs and is prime for this kind of development and rezoning. This was zoned industrial and would say this is more favorable than industrial.

Lloyd Mesmer made a motion and Greg Gebauer closed the public hearing at 7:53 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded to approve BSRZ 02-26.
The motion passed unanimously 4-0.

PUBLIC HEARING - Rezoning: BSRZ-03-26 – 601 E. Front Street – Consider a request for approval of a zoning change from CC; (Central Commercial) to HC (Highway Commercial) - Item was rescinded. The applicant found another tenant and pulled the rezoning.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT –

April 20th will have a work session with the City Council to discuss growth planning. It is the day before our regular Planning session.

He also stated that he had 4 interviews for City Planner position on Wednesday.

ADJOURNMENT - Chair Greg Gebauer adjourned the meeting at 8:02 p.m.

To Whom It May Concern,

The Land Bank of Wyandotte County is the current legal owner of the property located at **236 Santa Fe Lane, Bonner Springs, Kansas.**

This letter is to formally acknowledge and provide consent for the rezoning and associated variance application for the above-referenced property, which has been submitted for consideration by the City of Bonner Springs. We understand that the application is scheduled to be heard by the Planning Commission and that it is being advanced as part of the property's redevelopment process.

While the Land Bank remains the legal owner of record at this time, we acknowledge that the rezoning and variance request has been submitted in coordination with the prospective transferee, Mr. Jason Bowman, and we consent to the property proceeding through the rezoning and variance review process.

Please note that this letter is intended solely to acknowledge consent for the zoning and variance application and does not constitute final approval of property transfer or development plans beyond the scope of the City's land use review.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,
Michael Sutton
Redevelopment Coordinator
Land Bank of Wyandotte County
913-573-5749
mjsutton@wycokck.org

ORDINANCE NO. _____

An Ordinance to Approve BSRZ-01-26 – Request to rezone 236 Santa Fe Road from RR; Rural Residential to HI; Heavy Industrial.

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

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

236 Santa Fe Road, Bonner Springs, Kansas; Parcel No.: 105-049-31-0-40-07-006.00-0

A TRACT OF LAND DESCRIBED AS THE FOLLOWING; BEGINING 75FT WEST OF THE NORTHWEST CORNER OF LOT 1, B56, OF THE SANTA FE SUBDIVISION IN SARATOGA PARK, THEN SOUTHWESTERLY 150FT, THEN NORTHWESTERLY 50FT, THEN NORTHEASTERLY 150FT, CONTINUING SOUTHEASTERLY TO THE POINT OF BEGINNING.

CONTAINING +/- 0.194 ACRES

Be **rezoned** from RR; Rural Residential to HI; Heavy Industrial District Zoning classification per BSRZ-01-26 approved with the following four (4) stipulations:

1. If any remodeling or repairs are necessary, then all construction drawings shall be submitted to the City for review and approval prior to improvements commencing;
2. A Floodplain Development Permit shall be issued prior to development;
3. A building permit shall be issued for any necessary improvements; and
4. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable.

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

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

Thomas A. Stephens, Mayor

ATTEST:

Christina Brake, CMC, City Clerk

(SEAL)

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Mark Lee

Subject: BSRZ-02-26 – Rezoning Request for Destination KCK

Recommendation: Staff and the Planning Commission recommend approval with Staff stipulations.

Action: Make a motion to adopt an ordinance approving the rezoning request for Destination KCK.

Background: A public hearing was held at the March 17th Planning Commission meeting; by a unanimous vote (4-0), with three members absent, the Planning Commission recommended approval with staff stipulations.

Discussion: Staff's report is attached along with the meeting minutes from the 17th.

Financial Impact:

City of Bonner Springs Agenda Item Cover Sheet

Agenda Item No. 7

BSRZ-02-26
REZONING

Topic: PUBLIC HEARING - Rezoning – BSRZ-02-26 – Destination KCK - Consider a request for approval of a zoning change from RR (Rural Residential); MR (Mixed-Residential) and LI (Light Industrial) for 12301, 12215 and 11801 State Avenue as well as 720 N. 118th Street to a zoning category of ENT (Entertainment District) for the entirety of the property.

Narrative:

The current zoning of the properties in question does not allow for uses being requested. The City has been working with a development group, Epic Resort Destinations, in an effort to bring a multi-use entertainment development to the area of 118th and State Avenue. The mixed-use development will consist of a variety of lodging, entertainment experiences, amusement park attractions, restaurants and other family friendly amenities to the area.

The development has applied for and received a STAR Bond designated area encompassing the development. The development will be responsible for the extension of specific services to the site, these include water, sanitary sewer and internal street network construction. A Development Agreement has been negotiated and completed between the City and the development group, that would require these extensions among other items and timelines to be adhered to by the developer.

Staff has worked to create a zoning category that they feel best fits the proposed use. That zoning district was created in early 2025 and incorporates several of our existing zoning districts and uses into one comprehensive zoning district – ENT; Entertainment District. This was an effort to alleviate potential constant conflicts with the UDO and the need for ongoing variance requests that may arise from such a development as well as introduced new uses into the Table of Uses. Those uses include Aerial Displays and Recreational Vehicle Parks. Furthermore, it allowed for a combination of uses that were allowed in various other “Commercial” districts currently.

Presented by: Mark Lee – Community Development Director

Staff Recommendation:

Staff recommends the Planning Commission **APPROVE** the requested zoning change for 11801, 12215 and 12301 State Avenue and 720 N. 118th Street from RR; Rural Residential, MR; Mixed-Residential and LI; Light Industrial to **Ent; Entertainment** and/or Amusement District

Attachments:

Staff Report (6pgs)

Current zoning areas (included within staff’s report)

Proposed site plan, subject to change (1pg)

District Requirements (2pgs) UDO pg.# 36

ENT, Entertainment and/or Amusement zoning district dimensional standards (1pg) UDO pg.# 58

Zoning Table with applicable uses (5pgs) UDO pg.# 59-63

Parking standards (1pg) UDO pg.# 106

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM RR, MR AND LI; RURAL RESIDENTIAL, MIXED-RESIDENTIAL AND LIGHT INDUSTRIAL TO THE ZONING CATEGORY OF ENT; ENTERTAINMENT DISTRICT FOR 11801, 12215 AND 12301 STATE AVENUE AND 720 N. 118TH STREET.

MEETING DATE: March 17, 2026
REPORT WRITTEN: March 2, 2026
APPLICATION #: BSRZ-02-26

APPLICANT:

- EMAP KC, LLC
5323 N. 99th Avenue
Glendale AZ 85305

ENGINEER/SURVEYOR:

- Renaissance Infrastructure Consulting
102 Abbie Ave
Kansas City, KS 66103

REQUEST:

The applicant is requesting approval to rezone from RR (Rural Residential); MR (Mixed-Residential) and LI (Light Industrial) for 12301, 12215 and 11801 State Avenue as well as 720 N. 118th Street to a zoning category of ENT (Entertainment District) for the entirety of the property.

BACKGROUND:

The current zoning of the properties in question does not allow for uses being requested. The City has been working with a development group, Epic Resort Destinations, in an effort to bring a multi-use entertainment development to the area of 118th and State Avenue. The mixed-use development will consist of a variety of lodging, entertainment experiences, amusement park attractions, restaurants and other family friendly amenities to the area.

The development has applied for and received a STAR Bond designated area encompassing the development. The development will be responsible for the extension of specific services to the site, these include water, sanitary sewer and internal street network construction. A Development Agreement has been negotiated and completed between the City and the development group, that would require these extensions among other items and timelines to be adhered to by the developer.

Staff has worked to create a zoning category that they feel best fits the proposed use. That zoning district was created in early 2025 and incorporates several of our existing zoning districts and uses into one comprehensive zoning district – ENT; Entertainment District. This was an effort to alleviate potential constant conflicts with the UDO and the need for ongoing variance requests that may arise from such a development as well as introduced new uses into the Table of Uses. Those uses include Aerial Displays and Recreational Vehicle Parks. Furthermore, it allowed for a combination of uses that were allowed in various other “Commercial” districts currently.

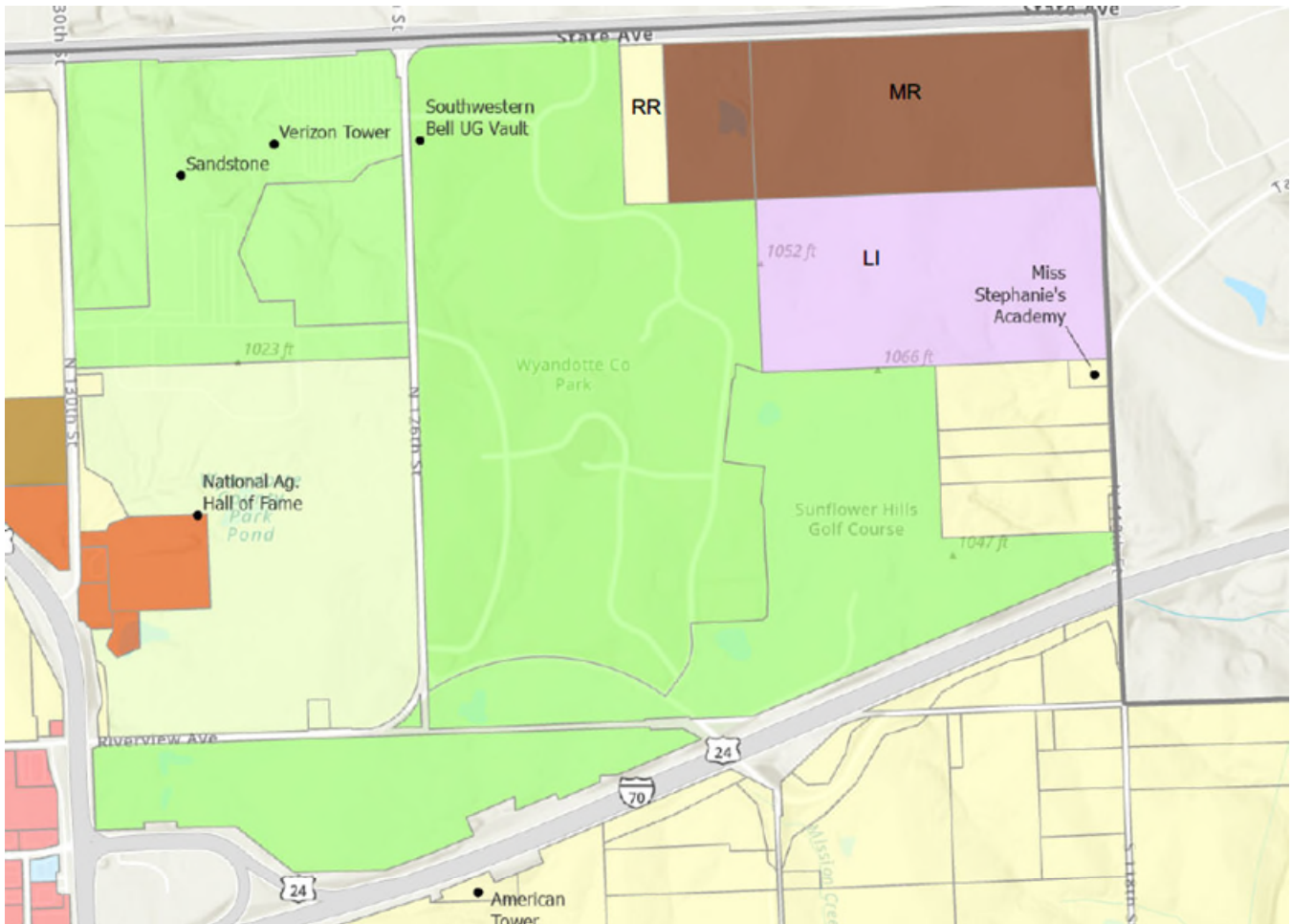
COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

As of the February 23rd City Council meeting, the 2025 and Beyond Comprehensive Plan Future Land Use Map currently designates this property as Mixed-Use.

THE ZONING AND USES OF THE PROPERTY NEARBY –

- North AG and B-P; Agricultural and Planned Business Park (KCK Zoning) – Vacant Land, Proposed Stadium Location
- South RR; Rural Residential – Large Lot Residential, Daycare
- East AG; Agricultural (SUP?) – Kansas Speedway and Urban Outfitters Warehouse
- West No Zoning – Designated as Park Area – Wyandotte County Park

THE CURRENT ZONING CONFIGURATION:



REZONING:

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

- The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
- The character of the neighborhood or built environment surrounding the affected property;
- The compatibility of the zoning and allowed uses of surrounding properties;
- The suitability of the affected property to its existing and proposed zoning conditions;

- The extent to which removal or Alteration of the existing zoning designation will negatively impact nearby property;
- The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
- The professional recommendations of the City’s staff and Development Review Team;
- The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
- The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and
- The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions.

Character of the Immediate Area –

The character of the immediate area has undergone significant changes over the past two and half decades, beginning with the development and construction of the Kansas Speedway, followed closely by a variety of projects including, The Hollywood Casino, The American Royal and the Urban Outfitters warehouse. The property is border on the south by a local daycare facility and a group of four (4) large lot single-family homesites extending south to Interstate 70 and to the west by Wyandotte County Park and Sunflower Golf Course. While the area, in the past, was rural in nature, that has quickly changed and will continue to evolve over the next decade.



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

The property, is currently vacant undeveloped land. Removal of the restrictions will not detrimentally affect nearby property owners, as this property has been proposed as many potential developments over the years, most recently it was proposed . The rezoning of this property would/would not adhere to that designation and surrounding zoning districts as well as current uses.

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

As of the February 23rd City Council meeting, the 2025 and Beyond Comprehensive Plan Future Land Use Map currently designates this property as Mixed-Use. This Future Land Use designation states the following –

The vision for Mixed-Use Commercial entails a traditional feel with a compact, vibrant setting at a pedestrian scale with a mix of uses including businesses, services, shopping, recreational opportunities, and residential. The most prominent mixed-use commercial areas will have an urban residential character that will support mixed use, provided the scale, location and design is compatible with the character and intensity of the neighborhood.

The Comprehensive Plan encourages that walkable, mixed-used neighborhoods be incorporated into Bonner Springs new developments. These developments are intended to consist of a variety of residential uses, civic, cultural, retail, commercial and business uses, and professional offices and financial institutions in a compact, vibrant setting at a pedestrian friendly scale. They shall be designed to include a network of direct and interconnected streets, pedestrian, and bicycle connections. Mixed-use areas should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

Developments should contain a focal point or activity center which possess the most intense and largest number of uses. From this activity center uses should become less intense transitioning from commercial to higher density residential to low density residential. The transitioning should be gradual, allowing one area to interface well with the other. Mixed use neighborhoods shall be designed in a manner which protects and preserves natural features of the site, including mature stands of trees, wetlands, drainages, or ridgelines, as open space amenities that serve as identifying or character defining features.

Infill and redevelopment shall be designed in a manner that is sensitive to and reflects the character of the surrounding neighborhood. Important design considerations include building scale, mass, roof form, height, and orientation, parking location, lot coverage, architectural character, and landscape elements. As in the existing downtown Bonner Springs area, conversion of upper floors above retail storefronts to office or residential uses is strongly encouraged to reinforce the variety and vitality of the downtown environment. The provision of outdoor dining and seating areas along the sidewalk edge is strongly encouraged, particularly in the city center area, to create activity along the street and increase the overall vitality of the area.

Active, visible uses that encourage pedestrian activity, such as restaurants or retail storefronts, are most appropriate as first floor uses in the core area of the mixed-use area. Offices, residential, or other uses that typically are “closed off” from the street and lend little to the pedestrian atmosphere should be encouraged as upper floor uses in retail areas. Neighborhood streets and access roads should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. Access management shall be provided along arterial streets to limit the number of curb-cuts and maintain traffic carrying capacity and safety.

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

Portions of the property have been vacant for the past many, many years, even decades in some instances. One of the properties in question did have a home located on it, that home was in need of repairs and potentially operating a non-conforming use rehabilitation home, this property was sold under the pretense of demolition and inclusion within this development proposal. The vast majority of the property has been vacant for years if not decades.

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

The zoning classification of which is being requested is commercial in nature and will be similar to those properties adjacent to the north and east.

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

There would be no particular gain to the general public; the property as it sits today can develop in several different manners, currently one property is zoned as industrial and could develop in this manner. Two other properties are zoned as Mixed-Residential which could allow for a myriad of housing styles and configurations. The developer is being required to invest in public/private infrastructure which include street, utility and infrastructure extensions in the area. The project would be a valued asset for the community as whole.

This rezoning, if denied, would create a hardship upon the property owner, as it would restrict their ability to develop the property as proposed; as an amusement/entertainment district.

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

Utility service has not been established for the subject property. Discussions are ongoing with surrounding utility providers and arrangements are being made to supply the site.

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

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

STAFF RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** the requested zoning for 12301, 12215 and 11801 State Avenue as well as 720 N. 118th Street from RR, MR and LI; Rural Residential, Mixed-Residential and Light Industrial to ENT; Entertainment District with the stipulations listed below.

1. A Traffic Impact Study/Analysis shall be conducted by the applicant and submitted to the City, for review and approval prior to final approval of the project.
2. A Storm Water Management Study shall be prepared and provided to the City for review and approval prior to commencement of the project.
3. A preliminary and final plat adhering to the requirements of the Bonner Springs Unified Development Ordinance shall be submitted and approved by the City prior to building permits being issued.
4. The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and any other pertinent review parties.

5. A Site and Landscape Plan shall be provided and reviewed for approval as stated in the Unified Development Ordinance.
6. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer, water and/or other public utilities as required by the City of Bonner Springs.
7. Any and all applicable construction drawings shall be submitted to the City for review and approval prior to site improvements commencing.
8. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement of construction on any utility or street infrastructure that the City of Bonner Springs shall ultimately maintain.
9. Building permits shall be applied for and issued for any improvements or construction projects for which they are required.
10. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable.
11. Once reviewed and approved the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to City Hall for filing.

If approved, this item will move to the Governing Body; the request will be presented at the April 13th, 2026 regular meeting for final action.



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - March 17, 2026

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER – ROLL CALL –

Chair Greg Gabauer called the meeting to order at 6:30 p.m. The Community Development Director took roll and a quorum was present. Commissioners Paul Zeps, Nick Perica and Jason Cruse were absent.

CONSENT AGENDA -

Approval of the minutes of the February 17th, 2026 meeting. - Vincent Bombardier motioned and Sherri Neff seconded to approve the February 17, 2026, meeting with the correction made to CO2. The motion passed unanimously 4-0.

OLD BUSINESS -

NEW BUSINESS -

PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street) - The Community Development Director, Mark Lee, presented the staff report considering the request for a preliminary plat for the Bungalows at Bonner Springs. Chair Lloyd Mesmer motioned to open the public hearing at 6:34 p.m.

After the Public Hearing for Case Number PP-01-25 was opened discussion was had on the order in which PP-01-25 and BSRZ-03-25 should be addressed by the commission. After discussion, it was decided to close the public hearing for PP-01-25 at 6:37 pm and hear case BSRZ-03-25; the request for rezoning and development plan for the Bungalows at Bonner Springs, before the preliminary plat.

Lloyd Mesmer motioned and Chair Greg Gebauer reopened the public hearing for case number PP-01-25 at 7:25 p.m.

Greg Musil asked for the approval of the preliminary plat.

No one spoke for or against the proposal.

Lloyd Mesmer motioned to close the public hearing. Greg Gebauer closed the public hearing at 7:27 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded, to approve the preliminary plat. Sherri Neff voted No. The motion passed 3-1.

The Commission took a 5-minute break.

PUBLIC HEARING – Rezoning - Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street. - The Community Development Director gave the staff report for BSRZ -03-25 for the rezoning and development plan for the Bungalows of Bonner Springs. Lloyd Mesmer motioned and Greg Gebauer opened the public hearing at 6:40 p.m.

Greg Musil - 11005 W 141st, Overland Park, KS - Attorney for Cavan Companies gave a presentation on the traffic study. The Bungalows have fewer units at 184 and less traffic than what was previously approved in 2023 for 204 apartment units. The study showed no change in the traffic study from 2023 to the present study. The traffic study had been completed by our traffic engineer but had not been reviewed by Wilson and Company, the City engineer, by the January 20, 2026, meeting. City Council discussed and sent it back to the Planning Commission for review. Amy McCurdy did the traffic study in 2023 and was present on zoom. Our contention is that there will be no lower traffic generator on this site than the project up for review tonight. The A.M. peak for the previously approved apartment plan generated 86 A.M. trips in and out. The proposed development 48 trips or 67% fewer trips than the previous 2023 plan. On the P.M. peak trips, the in and out approved apartment plan generated 108 trips and our development would be 86 trips or 52% less trips than the approved plan. There are concerns about the intersection at K7 and Kansas Ave and what impact there would be. Traffic engineers do levels of service A,B,C,D,E,F . Acceptable Level of service (LOS) threshold is considered Level D or better. The A.M. peak LOS was C and is still C. The P.M. peak LOS was D and is still D. Ms. McCurdy's conclusion is there are no significant changes in operations. You can make some improvements by optimizing and adjusting the signal timing, which is run by KDOT. I want to clarify that the point to the west at Davis Ave will be an egress or exit only. They will not be coming in that point.

Speak in Favor - **NONE**

Speak opposed

Brad Landers - 333 S 132nd Terr. I disagree. The traffic study was not the only reason the City Council sent it back. They sent it back because they didn't have a reason why you turned it down the first time. I live on the backside at the corner of 132nd and Davis. They plan on putting units 10 feet off my property line. Density is the biggest problem I have with this.

Gregg Gibson - 13116 Heritage Dr. I would like clarification on the traffic numbers on pages 7, 8 and 10. Mark Lee stated the numbers on pages 7 and 8 are existing traffic. The numbers on page 10 are future. We will clarify that with Ms. McCurdy. Mr. Gibson addressed the commission on January 20th. At the council meeting, several council members said they didn't understand why the commission voted the way you did. This project is too dense for the space and the increase in traffic will only exasperate an already chaotic traffic mess at K7 and Kansas Ave.

Sherri Neff asked, Did they take into account the apartments south of Kansas Ave that are being built now?

Amy McCurdy, traffic engineer, answered. She asked if this was existing or new. Mark Lee said they are being constructed now and there are 48 senior units. 48 senior units are one of the lowest traffic generators. There would be an additional 2223 trips in the morning and about the same in the afternoon. They generally do not generate trips during the peak hour. Greg Musil asked Amy to clarify pages 7 - 8 and 10-11 existing traffic vs anticipated traffic. Can you tell us how you got those numbers? Amy stated that the existing traffic volumes are from actual counts done at the site, so that would be figure 3 for the A.M. peak hours outside parenthesis and inside parenthesis is the peak hour of the afternoon count. She stated that the appendix gives a complete break-down.

Greg Musil stated to be clear, the existing load is on page 4. The existing plus the new site is on page 7. The existing plus the site plus future development in the corridor is on page 10.

Sherri Neff asked, Are you saying that the new construction south of Kansas Ave would be an additional 23 A.M. and P.M.? Amy McCurdy stated, " Yes, that is off the cuff and senior development is generally the lowest trip generating rates." Generally, if you can get the A.M. and P.M. peak hours to work, the rest will operate better. Seniors don't need to be at school or work at 8 or the dentist at 8, so they schedule their trips outside the peak periods. Sherri asked if the trips would double if another 48 units were there. Amy McCurdy said it would be close but not necessarily double. Sherri stated it is not Senior it is 55 plus. Amy stated age restriction is basically what this falls in. Greg Musil addressed the 10' setback comment and stated that the setback is 25'.

Chair Greg Gabauer called for a motion to close the public hearing. Lloyd Mesmer motioned to close. The public hearing was closed at 7:12p.m.

Vincent Bombardier wanted to discuss the operation and optimization and said that the engineer approved it because it's positive. KDOT is looking at this intersection for future adjustments based on growth and how it affects K7 so when the need arises, the adjustments are made. So KDOT has more control of the intersection than the city. Mark Lee stated yes, KDOT has full control of the intersection and any improvement. KDOT has a plan for an overpass at that intersection and there is some resistance to that design.

Sherri Neff stated that the report says they can make adjustments at the intersection for timing and flow. Does the City have any options for working with the city for another stoplight? Mark Lee stated that KDOT would not allow another stop light and that a roundabout would not work there either, because delivery trucks have to use Kansas Ave to back into the dock and would not be able to. A roundabout would have to be enormous and take up the parking lot of local businesses. It's a commercial intersection and the major intersection in our city. Sherri Neff stated she likes the layout of the Bungalows but the traffic is the main issue. Mark Lee stated the whole K7 and Kansas Ave intersection is a major project.

Lloyd Mesmer motioned Vincent Bombardier seconded to approve the rezoning and development plans for the Bungalows of Bonner Springs.

Greg Gebauer asked for a roll call vote. Sherri Neff voted against. The motion passed 3-1. This item will be at the April 13, 2026 City Council meeting.

PUBLIC HEARING – Rezoning - BSRZ-01-26 – 236 Santa Fe Road – Consider a request for approval of a zoning change from RR (Rural Residential) to the zoning category of HI (Heavy Industrial). - The Community Development Director, Mark Lee, gave the staff report fo Rezoning of BSRZ 01-26.

Lloyd Mesmer made the motion and Greg Gebauer opened the public hearing at 7:36 pm. No one spoke for or against. The applicant, Jason Bowman, 14620 Archer Rd, said that the land had been vacant for a long time. He wants to put a small garage there.

Lloyd Mesmer made a motion and Greg Gebauer closed the public hearing at 7:39 p.m. Vincent Bombardier motioned Lloyd Mesmer seconded to approve the rezoning of BSRZ 01-26. Lloyd stated that the applicant will be improving the look of the neighborhood if he builds what is proposed.

The motion passed unanimously 4-0.
It will be on the April 13th City Council meeting agenda.

PUBLIC HEARING – Rezoning - BSRZ-02-26 – Destination KCK - Consider a request for approval of a zoning change from RR (Rural Residential); MR (Mixed-Residential) and LI (Light Industrial) for 12301, 12215 and 11801 State Avenue as well as 720 N. 118th Street to a zoning category of ENT (Entertainment District). - The Community Development Director, Mark Lee, gave the staff report for BSRZ 02-26, Destination KCK.

Lloyd Mesmer made the motion and Greg Gebauer opened the public hearing at 7:44 pm.

Speaking in favor - **None**

Speaking Against

Laura Burch, 101 S 118th Street, stated she opposes this because it is right next to a residential area. The noise, bright lights, crime, traffic, views from homes and property values. Nuisance law states that you cannot use your property in a way that unreasonably interferes with someone's use and enjoyment of someone else's land and placing an amusement park or entertainment center near homes is an infringement on residents' right to enjoy their peace and quiet and privacy. I would hope there is some kind of buffer zone or are you condemning the residents' houses like they did for the speedway? She stated there would have been more people here, but they didn't know about this hearing.

Andy Gabbert 10733 W 109th St. Overland Park Ks, Consultant for Destination KCK stated that they are moving forward. To answer some of the questions, there is a 120' wide right of way to the south of the property. This is a major intersection in Bonner Springs and is prime for this kind of development and rezoning. This was zoned industrial and would say this is more favorable than industrial.

Lloyd Mesmer made a motion and Greg Gebauer closed the public hearing at 7:53 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded to approve BSRZ 02-26.
The motion passed unanimously 4-0.

PUBLIC HEARING - Rezoning: BSRZ-03-26 – 601 E. Front Street – Consider a request for approval of a zoning change from CC; (Central Commercial) to HC (Highway Commercial) - Item was rescinded. The applicant found another tenant and pulled the rezoning.

OPEN AGENDA -

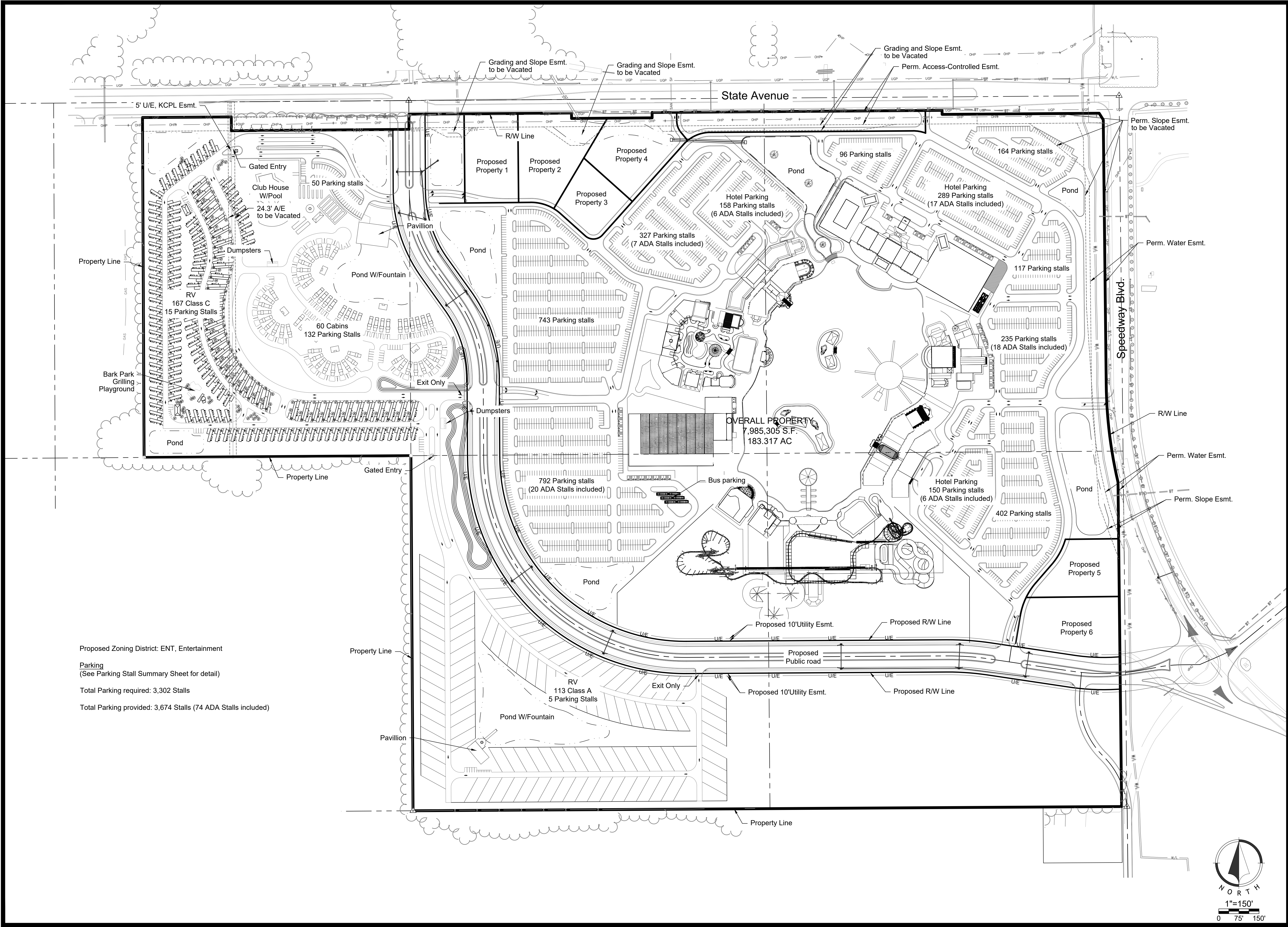
COMMUNITY DEVELOPMENT DIRECTORS REPORT –

April 20th will have a work session with the City Council to discuss growth planning. It is the day before our regular Planning session.

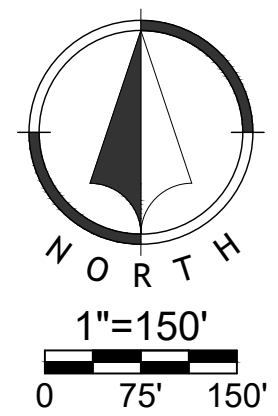
He also stated that he had 4 interviews for City Planner position on Wednesday.

ADJOURNMENT - Chair Greg Gebauer adjourned the meeting at 8:02 p.m.

afemandezbeato
 Nov 19, 2024 4:09pm
 Z:\R\C\Design\2023\23-01160\Drawings\CDP\23-01160_CDP-GENLAY-01.dwg



Proposed Zoning District: ENT, Entertainment
 Parking
 (See Parking Stall Summary Sheet for detail)
 Total Parking required: 3,302 Stalls
 Total Parking provided: 3,674 Stalls (74 ADA Stalls included)



NO.	DATE	REVISION

DRAWN BY: _____ CHECKED BY: _____
 100% 100%

Renaissance Infrastructure Consulting
 132 ABBIE AVENUE
 KANSAS CITY, KANSAS 64108
 913.317.9500
 WWW.RIC-CONSULT.COM
 MO Certificate of Authority: E-2010033630

Sheet
 C08

Conceptual Development Plan
 23-0160
 Mattel Adventure Park
 Bonner Springs, Wyandotte County, KS

General Layout

E. Entertainment and Amusement Park (ENT) District

1. Generally
 - a. Purpose
 - (1) The purpose of this **Section 2.03.E** is to provide a process for reviewing and approving applications for Entertainment and Amusement Park (ENT) Districts.
 - (2) The purpose of an ENT District is to:
 - (a) Provide for flexibility from these regulations regarding design, placement, arrangement, bulk, and other considerations involved in designing a site;
 - b. Applications for ENT Districts shall comply with the universal application process outlined in **Section 1.03.C** above, and shall be subject to the general zoning regulation application procedures and requirements outlined in **Section 1.04.B** above.
 - (1) Applications for ENT Districts shall be initiated by a property owner or authorized representative.
 - (2) ENT Districts shall not be conveyed or transferred between different properties, and shall remain in effect on the affected Parcel, unless otherwise stated by **Section 2.03.C.4** above, regardless of changes in ownership.
2. District Requirements
 - a. Minimum District Area

Applications for ENT Districts shall require no less than fifteen (15) contiguous acres of property, hereafter referred to as the district boundary.

 - (1) Written consent shall be required for all owners of property within the district boundary.
 - (2) For the purposes of determining continuity of the district boundary, properties separated by existing, dedicated Right-of-Ways shall be deemed contiguous.
 - b. Permitted Uses

Uses permitted in the ENT zoning district per the Table of Allowed Uses established in **Section 2.05** below shall be permitted.

 - (1) The uses permitted may be voluntarily restricted by the Applicant, or restricted as a condition of approval by the authority outlined in **Section 1.02.F** above.
 - (2) Uses that require a Special Use Permit (SUP) per the Table of Allowed Uses shall still require approval of a SUP application in accordance with **Section 2.03.B** above.
 - c. Level of Service
 - (1) The proposed Development shall be designed in such a way that the traffic generated by the Development will not cause an unreasonably hazardous condition nor inconvenience in the area.
 - (2) Structures and traffic shall be arranged so that all principal Buildings are accessible to emergency vehicles.
 - (3) The availability of services and location of public utilities shall have the approval of each agency involved, and shall be included within a ENT District application.
3. Consideration

When considering an application for a ENT District, the approval authority shall consider:

 - a. The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
 - b. The character of the neighborhood or built environment surrounding the district boundary;

- c. The compatibility of the zoning and allowed uses of surrounding properties;
 - d. The suitability of the affected property to its existing and proposed zoning conditions;
 - e. The extent to which removal or Alteration of the existing zoning designation will negatively impact nearby property;
 - f. The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
 - g. The professional recommendations of the City's staff and Development Review Team;
 - h. The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
 - i. The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to, storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and
 - j. The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions
4. Amendments
- a. If any substantial variation is requested to the approved ENT District, as determined by the Community Development Director, the Applicant shall be required to follow the process of the initial ENT District application as identified in this **Section 2.03.E**
- F. Zoning Relief Procedures
1. Generally
- a. Purpose
 - (1) The purpose of this **Section 2.03.DE** is to provide a process for reviewing and approving zoning relief applications from the requirements of this **Chapter 2 Zoning Regulations**.
 - (2) The purpose of a zoning relief application is to:
 - (a) Provide a process for property owners to seek relief from the minimum Lot Area, setbacks, and other dimensional and Building requirements of this chapter;
 - (b) Offer the City a method of considering alternative compliance metrics for unique or encumbered Lots where strict compliance with this **Chapter 2 Zoning Regulations** would result in undue hardship to a property owner; and
 - (c) Ensure the granting of relief from the zoning standards will not adversely affect surrounding property owners, and will not jeopardize further compliance with the subdivision and Development Standards outlined in these regulations.
 - b. Applications for a zoning relief shall comply with the universal application process outlined in **Section 1.03.C** above, and shall be subject to the general zoning regulation application procedures and requirements outlined in **Section 1.04.B** above.
 - c. Action
 - (1) Action will be taken on zoning relief procedures by the approval authority outlined in **Section 1.02.F** above.
 - (2) The granting of a zoning relief procedure will not establish a precedent for future requests.
 - d. Appeals of BZA Decisions
 - (1) Any person, persons, official, or department of the government, jointly or separately aggrieved by any decision of the BZA may present a petition to the District Court having jurisdiction.

5. ENT, Entertainment and/or Amusement District

a. Description and Purpose

(1) The **ENT, Entertainment District** is intended to enhance the city's existing entertainment areas; as well as a means to create new and exciting major visitors' destinations, key economic drivers and important gateways into the community. The Entertainment District encompasses a wide range of entertainment and lodging uses including restaurants, shopping, hotels, arenas and theaters, museums, rides, amphitheatres and other attractions.

Dimensional Standards			
Building Type	Maximum Lot Coverage	General Lot Standards	Max Height
Commercial	85%	See HC, Highway Commercial	45 feet or 3 stories
Event Venue	85%	See GC, General Commercial	45 feet or 3 stories
Civic	85%	None	45 feet
Theater	85%	See GC, General Commercial	100 feet
Hotels and Lodging	85%	See HC, Highway Commercial	10 stories or 100 feet
Amusement Rides and Attractions	85%	None	120 feet 300 feet if 50% transparent
Aerial Display (excluding fireworks)	N/A	NA	400 feet
RV Spaces and Pad Standards			Accessory Structure(s)
Recreational Vehicle Parks	10 acres = 200 spaces + 4 spaces/additional acre over 10 500 maximum spaces	See RV, Recreational Vehicle for further detail	Not allowed for individual spaces
Minimum Parking Pad Space (small RV pads)	10 feet in width x 24 feet in depth		
Minimum Park Pad Space (large RV pads)	12 feet in width x 36 feet in depth		

b. Development Standards

See **Section 2.03.E** above for process and general requirements for ENT, Entertainment Districts.

(1) General Development Standards

- (1) See **Section 3.04 Subdivision Standards for Lot and Block design criteria.**
- (2) See **Section 4.02 Parking, Circulation, and Loading.**
- (3) See **Section 4.03 Landscaping and Buffering.**
- (4) See **Section 4.04 Tree Preservation.**
- (5) See **Section 4.05 Fences and Screening Walls.**
- (6) See **Section 4.06 Signs.**
- (7) See **Section 4.07 Parks, Trails, and Open Space.**
- (8) See **Section 4.08 Architectural and Site Design.**
- (9) See **Section 4.09 Outdoor Lighting.**
- (10) See **Section 4.10 Stormwater and Floodplain Controls.**

Section 2.05. Table of Allowed Uses

A. Generally

1. The Table of Allowed Uses is contained in **Table 2.2. Table of Allowed Uses**.
2. Land and Buildings in each of the zoning districts may be used for any of the specified uses in Table 2.2. No land shall be used, and no Building or structure shall be erected, altered, or converted for any use other than those specified as a permitted use in the district in which the property is located.

Table 2.2. Table of Allowed Uses

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		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	
Accessory Land Uses																
Accessory Dwelling Unit (ADU)	P-1	P-1	P-1	P-1	P-1							P-1				1:dwelling (off-street)
Accessory Structure	P-2	P-2	P-2	P-2	P-2							P-2				None
Aerial Display														P		None
Construction Equipment Storage	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	None
Construction Field Office	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	None
Drive-Through						P-5	P-5	P-5	P-5					P-5	P-5	None
Electrified Fencing	S	S	S	S	S						S	S				None
Fuel Pumps						S-6	S-6	S-6	S-6	P-6	P-6		P-6	S-6		None
Garage Sale	P-7	P-7	P-7	P-7	P-7								P-7			None
Home Occupation	P-8	P-8	P-8	P-8	P-8								P-8	P-8		None
Outdoor Storage or Display						S-9	S-9	S-9	S-9	S-9	S-9		S-9	S-9		None
Personal Energy Production	P-10	P-10	P-10	P-10	P-10	P-10	P-10	P-10	P-10	P-10	P-10	P-10	P-10	P-10	P-10	None
Sports Court or Field	S-11	S-11	S-11	S-11	S-11	S-11	S-11	S-11	S-11	S-11	S-11	S-11	S-11	S-11	S-11	None
Agricultural Land Uses																
Agricultural Practice	P	P	P	P												None
Plant Nursery	P	P	P	S							S	P				None
Stable, Commercial	P	P	P	S												None
Stable, Private	P	P	P	P-12												None

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		1.5: unit
Dwelling, Single-Family Attached					P-15								P-15			2: dwelling
Dwelling, Single-Family Detached	P	P	P	P	P								P			2: dwelling
Dwelling, Single-Family Duplex					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
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
Medical Clinic						P	P	P	P					P	P	1: 400 SF
Medical Hospital			S						P	P	P	S		S		3: exam room

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																
Civic, Institutional, and Special Land Uses																
Museum						P	S	P	P					P	P	1: 400 SF
Parkland	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None
Police or Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1: 400 SF
Prison or Correctional Facility	S	S	S													None
Public Use or Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1: 400 SF
Recreational Vehicle Parks (RV Parks)	S	S	S	S	S								S		P	1: per RV space(off-street)
Religious Institution or Practice	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1: 4 seats in worship area
School, College or University	S	S	S					S	S				S	S		By parking study
School, High	P	P	P	P	P	P	P	P	P				P	P		8: classroom
School, Kindergarten through Intermediate	P	P	P	P	P	P	P	P	P				P	P		2: classroom
School, Trade	S	S	S					S	S	S	S	S	S	S		1: 3 seats
Commercial Land Uses																
Adult Entertainment										S						1: 300 SF
Alcohol Beverage Production, Brewery						P	P	P	P	P	P					1: 300 SF
Alcohol Beverage Production, Distillery						S	S	S	S	S	P					1: 300 SF
Alcohol Beverage Production, Winery	S		S			P	P	P	P	P	P					1: 300 SF
Alternative Financial Service							S-21	S-21								1: 300 SF
Bank or Financial Institution						P	P	P	P					P	P	1: 300 SF
Bar or Tavern						P	S	P	P					P	P	1: 100 SF
Commercial Amusement, Indoor	S					S	S	P	P	P				P	P	1: 500 SF
Commercial Amusement, Outdoor	S-22					P-22	S-22	P-22	P-22	S-22				S-22	S-22	1: 250 gfa + 1: 500 SF of site area
Event Venue	S		S	S	S	S	S	P	P				S	S	P	1: 200 SF + 1: seat
Food Truck Park						P-23	S-23	S-23	S-23	P-23				P-23	P-23	By parking study
Golf Course	S	S	S	S	S								S			5: course hole
Gym or Fitness Center						P	P	P	P					P	P	1: 400 SF

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		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	Parking Space Requirements
Hotel									S	S				S	P	1: room + 1: 400 SF common interior gfa
Kennel, Indoor		S	S	S				S	P	P				S	P	1: 300 SF
Kennel, Outdoor		S	S	S					S	S						1: 300 SF
Massage Therapy							S	S	P							1: 300 SF
Motel									S	S						1: room + 1: 400 SF of common interior gfa
Movie Theater							P		P	P				P	P	1: 4 seats
Office, Professional							P	P	P	P				P	P	1: 400 SF
Personal Service							P	P	P						P	1: 300 SF
Restaurant, Drive- In							P	P	S	P				P	P	5 + stalls used to order
Retail, Local						S	P	P	P	P				P	P	1: 300 SF
Retail, Neighborhood							P	P	P	P				P	P	1: 300 SF
Retail, Pawn or Resale							S	S	S					S		1: 300 SF
Retail, Regional								S	P	P				P	P	1: 300 SF
Seasonal Sales				P-24			P-24	P-24	P-24					P-24	P-24	1: 400 SF of accessible area
Self-storage, Indoor									S	S	S	P				1: 400 SF of office
Self-storage, Outdoor											S	S				1: 400 SF of office
Shooting Range										S-25	S-25					1: 400 SF
Studio, Artisan							P	S	P						P	1: 400 SF
Studio, Performance							P	P	P					P		1: 300 SF
Vehicle Sales and Rental										S-26	S-26	S-26				1: 400 SF + 1: vehicle for sale/rent
Vehicle Washing Station, Full-Service									S	S	S	P		P		1: 400 SF of office and waiting area
Vehicle Washing Station, Self-Service								P	P	P	P	P		P	P	1: 400 SF of office and waiting area
Veterinarian				S			P	P	P	S				S		1: 400 SF
Wholesale									S	S						1: 400 SF

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																
Industrial Land Uses																
Crematorium												S				1: 500 SF
Energy Production, Commercial	S	S	S													4
Energy Resource Extraction	S	S	S									S				4
General Appliance Repair							S	S	S		P	P		S		1: 400 SF
Hazardous Material Storage or Handling												P				1: 1,000 SF
Heavy Machinery Storage and Sale			S						S	S		P				1: 400 SF
Manufacturing or Industrial Practices, Heavy											S	P				1: 1,000 SF
Manufacturing or Industrial Practices, Light									S		P	P				1: 1,000 SF
Salvage Operation or Junk Yard												S				1: 400 SF
Telecommunications Facility	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	None
Utility Distribution	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	None
Vehicle Repair, Major										S	S	P		S		1: bay + 1:400 SF of office and waiting area
Vehicle Repair, Minor										P	P	P		P		1: bay + 1:400 SF of office and waiting area
Vehicle Tow or Storage Lot												S-29				1: 400 SF of office
Warehouse and Distribution											S	S				1: 1,000 SF
Water or Wastewater Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S		1: employee at busiest anticipated shift

F. Use Specific Parking Standards

1. Single-Family Residential Parking Standards

- a. No more than thirty-five (35) percent of the front, side, or rear yard may be covered with Driveways or parking surface.
- b. No vehicle with a manufacturer's gross vehicle weight of 12,500 pounds or greater may be parked in residential districts for other than temporary delivery purposes with the exception of Recreational Vehicles.
 - (1) Recreational Vehicles shall be parked in accordance with **Section 4.02.C.4** above, and shall not be visible from a public Right-of-Way or sidewalk.
 - (2) Recreational Vehicle parking within a Right-of-Way in excess of two (2) weeks shall be prohibited.
 - (3) No more than one (1) Recreational Vehicles per Dwelling Unit shall be parked On-Site.
- c. Construction vehicles and trailers are not permitted to be parked or stored in residential districts unless on an active construction site where construction is being carried on under an approved, valid construction permit.

2. Nonresidential, Multi-Family, and Mixed-Use Parking Standards

- a. Parking areas shall be laid out to continue the street or Block pattern of the area so that the Lots can easily be redeveloped with Buildings consistent with the design of the surrounding Development.
- b. No more than two (2) rows of Parking Spaces shall be located between a Building Façade and street Right-of-Way unless otherwise approved by the Community Development Director.
- c. Parking rows shall not exceed twelve (12) consecutive Parking Spaces within a group. ENT (Entertainment and Amusement) zoning shall be allowed twenty-four (24) consecutive spaces.**
 - (1) Parking islands shall be used between and at the terminus of all parking groups to soften the impact of impervious cover.
 - (2) Parking islands shall be surrounded by a six-inch, non-mountable curb, and shall be at least nine (9) feet in width and at least eighteen (18) feet in depth from face-of-curb to face-of-curb.
 - (3) Parking islands shall be landscaped in accordance with **Section 4.03.G.1** below.

G. Vehicle and Pedestrian Circulation for Nonresidential, Multi-Family, and Mixed-Use Developments

1. Vehicular Circulation

- a. Vehicular circulation routes, or Driveways, shall be provided between nonresidential and multi-family properties so as to limit the need for vehicle trips onto external thoroughfares.
 - (1) When developing adjacent to undeveloped property, internal Driveway stub outs shall be provided to the property line to allow for future extension.
 - (2) No dead-end Driveways shall exceed one hundred fifty (150) feet in length without a turnaround approved by the Fire Department.
- b. Driveways shall be shown and dedicated on a Plat within Mutual Access Easements and shall explicitly allow for the unimpeded Access of vehicles to and from the site.
 - (1) The width of Driveways shall be determined by the parking angles set forth in **Table 4.1. Parking Angle Configurations**.

175. *Zoning Map Amendment*

A change or modification to the boundaries of any zoning district within the City's Official Zoning Map.

Section 5.02. Land Use Definitions

This **Section 5.02** defines the land uses set forth in the Table of Allowed Uses outlined in **Section 2.05** above and related terms:

176. *Accessory Dwelling Unit (ADU)*

A Dwelling Unit located within a Building or structure incidental to an On-Site primary Dwelling Unit or Building, which provides independent living facilities from the primary dwelling including a kitchen, bathroom, and bedroom.

177. *Accessory Structure*

A Building or Structure incidental to, or customarily found in connection with, the primary use of a property.

178. *Adult Entertainment*

An establishment that offers services or entertainment characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas. See Chapter VIII, Article 4 of the City's Code of Ordinances.

179. *Aerial Display*

An aerial display refers to a flying display (drones or other), a display of information in mid-air, or a trapeze display. The key feature is that the display appears to be suspended in the air, not on a traditional screen.

180. *Agricultural Practice*

The cultivation or grazing of land for commercial purposes, including the growing of crops, pasturage, nursery, and the raising of poultry or other animals, which may include the necessary structures for carrying out such operations, including homesteads, barns, stables, and other incidental uses and structures. Personal gardens, greenhouses, and similar practices are not considered Agricultural Practices for the purposes of these regulations.

181. *Airport or Heliport*

An establishment engaged in the landing and take-off of aircraft, including but not limited to all associated Buildings, approaches, and maintenance facilities.

182. *Alcohol Beverage Production, Brewery*

An establishment where malt beverage, such as beer, ale, or cider, is produced and packaged for distribution, Wholesale, or Retail, either On-Site or Off-Site, with a Capacity of not more than 60,000 barrels per calendar year, which may include all necessary facilities, Buildings, and offices essential to the operation of such production.

183. *Alcohol Beverage Production, Distillery*

An establishment where spirit, such as liquor from any source, is produced and packaged for distribution, Wholesale, or Retail, either On-Site or Off-Site, with a Capacity of not more than 50,000 gallons per calendar year, which may include all necessary facilities, Buildings, and offices essential to the operation of such production.

184. *Alcohol Beverage Production, Winery*

An establishment where domestic table or fortified wine, derived from grape, honey, rice, or other means, is produced and packaged for distribution, wholesale, or retail, either On-Site or Off-Site, with a Capacity of not more than 100,000 gallons per calendar year, which may include all necessary facilities, Buildings, and offices essential to the operation of such production and cultivation.

An Ordinance to Approve BSRZ-02-26 – Request to rezone 12301, 12215 and 11801 State Avenue along with 720 N. 118th Street from RR; Rural Residential, MR; Mixed Residential and LI; Light Industrial to ENT (Entertainment and/or Amusement District) for Destination KCK.

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

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

A TRACT OF LAND IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY ROGER B. DILL, KANSAS P.S. #1408, FEBRUARY 20, 2024, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 51 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 74.66 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 02 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 65.03 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF STATE AVENUE AS NOW ESTABLISHED AND THE WESTERLY RIGHT-OF-WAY OF 118TH STREET / SPEEDWAY BLVD AS NOW ESTABLISHED; THENCE THE FOLLOWING 11 COURSE TO FOLLOW THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE AVENUE AS FOLLOWS; THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 584.75 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 1079.67 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 29 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 31" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 605.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 05 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF 661.22 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 10 SECONDS WEST, A DISTANCE OF 49.98 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF 330.59 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 02 DEGREES 00 MINUTES 40 SECONDS EAST, A DISTANCE OF 1265.43 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 52 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 993.42 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 05 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1322.17 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2638.17 FEET TO THE WESTERLY RIGHT-OF-WAY OF N. 118TH STREET AS NOW ESTABLISHED; THENCE NORTH 02 DEGREES 21 MINUTES 38 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1208.25 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE NORTHWESTERLY ON A SAID NON-TANGENT CURVE WITH A LENGTH OF 117.89 FEET, A RADIUS OF 1689.09 FEET, CHORD LENGTH OF 117.87 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 51 MINUTES 21 SECONDS WEST TO A POINT OF REVERSE CURVATURE WITH A LENGTH OF 251.17 FEET, A RADIUS OF 1689.09 FEET, CHORD LENGTH OF 250.94 FEET, AND A CHORD BEARING OF NORTH 06 DEGREES 35 MINUTES 59 SECONDS WEST; THENCE NORTH 02 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 983.49 FEET; THENCE NORTH 33 DEGREES 46 MINUTES 39 SECONDS WEST, A DISTANCE OF 28.82 FEET TO THE POINT OF BEGINNING. CONTAINING 7,986,167 SQUARE FEET OR 183.337 ACRES, MORE OR LESS.

Be **rezoned** from RR; Rural Residential, MR; Mixed Residential and LI; Light Industrial Districts to ENT; Entertainment and/or Amusement District Zoning classification per BSRZ-02-26 be approved with the following eleven (11) stipulations:

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

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

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

Thomas A. Stephens, Mayor

ATTEST:

Christina Brake, CMC, City Clerk

(SEAL)

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: James Zeeb

Subject: Fire Station Alerting System - BRYX

Recommendation: Staff recommends approval.

Action: Make a motion to authorize the repair and upgrade of the BRYX alerting system at the Bonner Springs Fire Station in an amount not to exceed \$55,285, and authorize annual maintenance and service fees in an amount of \$3,000.

Background: The BRYX system is the platform that delivers Calls for Service (CFS) from the Kansas City, Kansas Fire Department (KCKFD) Communications Center to the Bonner Springs Fire Station. It operates as both an overhead alerting system and a mobile application that allows department members to receive and track CFS on their phones. This system is already in use at the KCKFD Communications Center and is utilized by the Bonner Springs Fire Department (BSFD), the Edwardsville Fire Department, and KCKFD. BRYX is a sole source provider, as it is the only company authorized to perform work on its proprietary system.

Discussion: The current BRYX system at the Bonner Springs Fire Station is not fully operational. Alerts fail to sound in several areas, including the administration offices, the common restroom, and parts of the crew common areas. This inconsistency stems from a lack of maintenance and building modifications made after the Bonner Springs Police Department relocated to their own facility. Reliable alerting is critical to timely emergency response. Therefore, it is imperative that the BRYX system be fully repaired, upgraded to current hardware and software standards, and covered under an annual service and maintenance agreement.

Financial Impact: The cost of this Alerting System will be covered by surplus funds from two existing Capital Improvement Program (CIP) projects: Fire Engine (CIP 2025 carryover) \$30,000 and North Bay Door Replacement (2026 CIP) \$25,285. The \$3,000 annual maintenance and service fees will be paid through the Fire Department operating budget.



Bonner Springs Fire Department

13001 Metropolitan Ave
Bonner Springs KS 66012

Phone: (913)422-5674

Fax: (913)667-1799

Fire Station Alerting System Repair and Upgrade Request

Purpose:

To request approval for the repair and upgrade of the BRYX alerting system at the Bonner Springs Fire Station.

Background:

The BRYX system is the platform that delivers Calls for Service (CFS) from the Kansas City, Kansas Fire Department (KCKFD) Communications Center to the Bonner Springs Fire Station. It operates as both an overhead alerting system and a mobile application that allows department members to receive and track CFS on their phones.

This system is already in use at the KCKFD Communications Center and is utilized by the Bonner Springs Fire Department (BSFD), the Edwardsville Fire Department, and KCKFD. BRYX is a sole-source provider, as it is the only company authorized to perform work on its proprietary system.

Issue:

The current BRYX system at the Bonner Springs Fire Station is not fully operational. Alerts fail to sound in several areas, including the administration offices, the common restroom, and parts of the crew common areas. This inconsistency stems from a lack of maintenance and building modifications made after the Bonner Springs Police Department relocated to their own facility.

Reliable alerting is critical to timely emergency response. Therefore, it is imperative that the BRYX system be fully repaired, upgraded to current hardware and software standards, and covered under an annual service and maintenance agreement.



Bonner Springs Fire Department

13001 Metropolitan Ave
Bonner Springs KS 66012

Phone: (913)422-5674

Fax: (913)667-1799

Funding:

The cost of this project will be covered by surplus funds from two existing Capital Improvement

Program (CIP) projects:

610-220-000-704419 Fire Engine (CIP 2025 carryover) \$30,000.00

620-220-000-704870 North Bay Door Replacement (2026 CIP) \$28,285.00

James Zeeb

Fire Chief
City of Bonner Springs Fire Department
jzeeb@bonnersprings.org
913-422-5674



BRYX
Emergency Response Simplified.

BONNER SPRINGS FD, KS

Issued

February 17, 2026

Expires

May 18, 2026

Bryx Inc.

59 Halstead St

Rochester, NY 14610
United States

Brian Bush
brian.bush@bryx.com

Prepared for

Bonner Springs Fire Department - KS

205 East 2nd Street
Bonner Springs, Kansas 66012
United States

James Zeeb
jzeeb@bonnersprings.org

Products & Services

Products & Services	Billing Frequency	Quantity	Unit price	Price
240W Amplifier		1	\$1,100.00	\$1,100.00
Installation		1	\$15,000.00	\$15,000.00
Bryx Station Board Kiosk (for Existing Monitor)		2	\$500.00	\$1,000.00
LED Light Strip		1	\$175.00	\$175.00
Recessed LED Ceiling Light		30	\$150.00	\$4,500.00
Round Ceiling Speaker		13	\$125.00	\$1,625.00
12U Rack Mount Enclosure		1	\$750.00	\$750.00
Bay Pendant Speaker		2	\$350.00	\$700.00
Box / Wall Speaker		1	\$135.00	\$135.00

Products & Services	Billing Frequency	Quantity	Unit price	Price
Annual Service and Maintenance Includes 24/7/365 phone and email support. All future software upgrades and enhancements and a lifetime warranty on the Bryx Station Control Unit.	Annually	1	\$3,000.00 /year	\$3,000.00 /year
Bryx Fire Station Alerting System Comes complete with the Bryx Station Control Unit, UPS, LED Light Bridge and Audio Cable from Amp to Bryx Control Unit		1	\$27,500.00	\$27,500.00
Bryx 911 Mobile Application With industry-leading speed, content, and ease of use, Bryx 911 is a free, no-obligation mobile alerting application for first responders.		1	\$0.00	\$0.00
Outdoor Flood Light		8	\$350.00	\$2,800.00

Annual subtotal	\$3,000.00
<hr/>	
One-time subtotal	\$55,285.00
<hr/>	
Total	\$58,285.00

Comments

Bryx will also use the 6 speakers on hand at Bonner Springs. Bryx will also use the pendant speaker in a box in the gym for the pole barn down from the station. Confirmed there are chases from the station down to the pole barn.

Terms and Conditions

Payment Terms: A deposit of 50% of the total price below is due upon acceptance of this Quote, which is required prior to the delivery of materials and scheduling of installation (if applicable). The remaining 50% of the total price will be due upon activation of the Bryx Station Alerting system. Thank you for your interest in Bryx, Inc.

Project Acceptance

FIRE STATION ALERTING SYSTEM

“Bryx, Inc. and Bonner Springs Fire Department”

THIS CONTRACT FOR FIRE STATION ALERTING SYSTEM (the “Contract” or “Agreement”) is made by and between Bonner Springs Fire Department, with a business address of 205 East 2nd Street, Bonner Springs, Kansas 66012, a consolidated municipality and political subdivision of the State of Kansas, hereinafter referred to as the “Customer” and **BRYX, INC.**, a Delaware Corporation registered to conduct business in the State of New York, with a business address of 59 Halstead Street, Rochester, NY 14610, hereinafter referred to as “Bryx.”

NOW THEREFORE, for and in consideration of their mutual covenants specified herein and for other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the parties agree as follows:

1. BRYX’S SERVICES

a. Bryx agrees to diligently and timely perform services for the Customer relating to the delivery of a fire station alerting system. The overall Scope of Services is described in **Exhibit A** (the “Bryx Service”), with associated fees provided in **Exhibit B**. Both exhibits are attached hereto and incorporated as if set forth fully herein. These items are collectively referred to as the “Project”.

b. This Contract shall commence immediately upon the execution of this Contract by both the Customer and Bryx and shall continue through the completion of the Project.

2. TITLE; CONFIDENTIALITY

a. **Title.** The Customer acknowledges that the Bryx Service, documentation and all underlying hardware, software, and content, and any and all enhancements, modifications, additions or new releases of or to the same (collectively, the “Proprietary Materials”) contain confidential information of, are trade secrets of, and are proprietary to Bryx and its licensors, and that title to the Proprietary Materials is and will remain with Bryx and its licensors, as the case may be. All applicable rights to patents, copyrights, trademarks, and trade secrets in the Proprietary Materials are and will remain with Bryx and its licensors. The Customer will not assert any right, title or interest in the Proprietary Materials provided to the Customer under this Agreement, except for the non-exclusive, limited right of use granted to the Customer hereunder. The Customer will not remove or attempt to remove any copyright or other proprietary notice or legend contained on or included in any Proprietary Materials. The Customer will not and will not attempt to reverse engineer, disassemble, decompile, unlock, copy or create derivative works of the Bryx Service in whole or in part for any reason. The Customer will keep the Bryx Service free of all claims, liens, and encumbrances.

b. Confidentiality. To the extent permitted by law including, each party will retain in confidence and will not (except in furtherance of this Agreement) use or disclose any business and/or technical information of the other party designated in writing as "Confidential", without the prior written consent of the other party and then only to the extent specified in such consent. The Customer acknowledges that the Proprietary Materials (even if not marked as "Confidential") are Bryx's confidential information. Each party will provide access to confidential information only by those employees and third-party contractors who have a need to access such information and who have entered into appropriate confidentiality agreements. Each party will use reasonable efforts to ensure compliance with the terms of such agreements. Neither party will have any confidentiality obligation with respect to disclosure of such information to others not party to this Agreement that: (i) is or becomes available to the public through no breach of this Agreement; (ii) was previously known by the receiving party without any obligation to hold it in confidence; (iii) is received from a third party free to disclose such information without restriction; (iv) is independently developed by the receiving party without the use of the confidential information of the disclosing party; (v) is approved for release by written authorization of the disclosing party, but only to the extent of such an authorization; or (vi) is disclosed in response to a valid order of a court or other governmental body of the United States or any political subdivision thereof, but only to the extent of and for the purposes of such order, and only if the receiving party first notifies the disclosing party of the order and permits the disclosing party to seek an appropriate protective order.

c. Ownership of Modifications. Bryx will own all right, title, and interest (including all associated intellectual property rights) in and to any improvements, enhancements, modifications, derivations, or other changes thereto made by Bryx and relating to the Bryx Service, even if performed at the request of the Customer.

d. Ownership of the Customer Data. The Customer exclusively owns all rights, title and interest in and to all electronic data or information that the Customer submits to the Bryx Service, excluding usernames, login credentials, and passwords which are only owned by the Customer for as long as the Customer uses the Bryx Service, and which become Bryx's property immediately upon any termination of the Bryx Service or this Agreement. Notwithstanding the foregoing, the Customer agrees that Bryx can use, share, and sell or license usage statistics, trends, analytics, reporting, or results specific to the Customer data and the Customer's use of the Bryx Service as long as such statistics, trends, analytics, reporting, results or data are compiled into an aggregated or anonymous format.

e. Suggestions and Feedback. Any suggestions, enhancement requests, recommendations or other feedback relating to the Bryx Service that the Customer or its users or agents provide to Bryx ("Feedback"), are not the Customer's confidential information and will be owned exclusively by Bryx and the Customer hereby assigns to Bryx, all right, title and interest in and to the Feedback.

3. COMPENSATION AND PAYMENT FOR CONTRACTOR'S SERVICES

a. Bryx shall receive the fees as outlined in **Exhibit B** as compensation for its services. This compensation shall include all profit, direct and indirect labor costs, personnel related costs, overhead and administrative costs, and all other costs which are necessary to provide the services as outlined in the Contract. Effective one year from the execution of the Agreement, the fees for any recurring annual charges (Service and Maintenance) will be subject to an escalation equal to the increase in the previous year's Consumer Price Index (U.S. City Average CPI-U from the Bureau of Labor Statistics).

b. **Taxes and Regulatory Costs.** The Customer as a Municipality is exempt from the state of Kansas Sales Taxes and United States Federal Excise Taxes. Prices quoted shall not include Federal or State/Province taxes. The Customer will furnish Bryx with tax exemption certificates at signing.

c. **Due Date; Late Payments.** Any amount payable under this Agreement, except for amounts disputed in good faith, will be due within 30 days after the date of Bryx's invoice. A deposit of 50% of the total purchase price is due upon execution of this Agreement. The remaining 50% of the total purchase price will be due upon completion of installation of all hardware outlined within **Exhibit B**. A late charge of 1.5% of any past due balance will be added to an outstanding account that is past due and will be charged monthly. A 1% early pay discount may be applied to any invoice paid in full within 10 days of the invoice date.

4. INDEMNIFICATION

a. **By Bryx.** Bryx will indemnify and hold the Customer and its employees, agents, successors, and assigns harmless from and against any and all loss, damage, liability, and expense, including without limitation reasonable attorneys' fees, arising from any claim brought against any such indemnified party by any third party to the extent that such action is based on a claim that any Bryx Service, when used in accordance with this Agreement, infringes a United States or Canadian copyright or patent and Bryx will pay all costs, settlements, and damages finally awarded. Bryx will not be obligated to indemnify or hold the Customer harmless from any such action unless the Customer notifies Bryx in writing of any claim within 10 days after it learns of such a claim, gives Bryx sole control of the defense and settlement thereof and provides all reasonable assistance in connection therewith. If any Bryx Service is finally adjudged to so infringe, or in Bryx's opinion is likely to become the subject of such a claim, Bryx will, at its option and expense, either: (i) procure the Customer the right to continue using the Bryx Service; (ii) modify or replace the Bryx Service to make it non-infringing as long as the Bryx Service has the same material functionality; or (iii) terminate this Agreement and provide the Customer a pro rata refund of any pre-paid fees for the period after termination. Bryx will have no liability regarding any infringement claim arising out of: (i) use of other than a current, unaltered release of the Bryx Service unless the infringing portion is also in the then current

release; (ii) use of the Service in combination with non-Bryx software, data or equipment if the infringement was caused by such use or combination; (iii) any modification or derivation of the Service not specifically authorized in writing by Bryx; or (iv) use of third party software. THE FOREGOING STATES BRYX'S ENTIRE LIABILITY AND THE CUSTOMER'S EXCLUSIVE REMEDY FOR INFRINGEMENT OR CLAIMS OF INFRINGEMENT OF ANY COPYRIGHT, PATENT AND OTHER PROPRIETARY RIGHTS BY THE SERVICE.

5. LIMITATION OF LIABILITY

a. IN NO EVENT WILL THE CUSTOMER OR BRYX, OR ANY OF THEIR LICENSORS, SUPPLIERS, OFFICERS, EMPLOYEES, OR AGENTS BE LIABLE TO THE OTHER PARTY FOR LOSS OF USE, PROFIT, REVENUE, GOODWILL OR OTHER INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES ARISING OUT OF THIS AGREEMENT EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. EXCEPT FOR INDEMNIFICATION UNDER SECTION 4, THE AGGREGATE LIABILITY FOR THE PARTIES FOR ALL CLAIMS (EXCLUDING CLAIMS FOR PHYSICAL INJURY OR PROPERTY DAMAGE RESULTING FROM GROSS NEGLIGENCE OR WILLFUL MISCONDUCT) ARISING OUT OF THIS AGREEMENT SHALL NOT EXCEED THE SUM OF THE SERVICE FEES PAID BY THE CUSTOMER TO BRYX DURING THE PREVIOUS 12 MONTH PERIOD FOR THE BRYX SERVICE THAT IS THE SUBJECT MATTER OF THE CLAIM.

6. TERM AND TERMINATION; SUSPENSION

a. **Term.** The term of the contract is for a period of 3 years (the "Term"), with an option to extend the contract upon mutual agreement to proceed Term.

b. **By the Customer.** The Customer reserves the right to terminate this agreement without penalty or handling fees upon 45 days written notice due to unsatisfactory performance or for any reason deemed by the Customer to be in its best interest.

c. **By Bryx.** Bryx may terminate this Agreement upon 45 days prior written notice if the Customer fails to comply with any of the terms and conditions of this Agreement, and such noncompliance is not cured within such 45-day period.

d. **Automatic Termination.** The Customer's insolvency, receivership, bankruptcy, or assignment for the benefit of creditors will immediately terminate this Agreement without the need for any notice being given.

e. **Effect of Termination.** The Bryx Services will terminate immediately upon any termination of this Agreement. Bryx will have no obligation to refund any amounts paid by the Customer under this Agreement upon its termination. Upon any termination or expiration of this

Agreement, the Customer will pay Bryx any outstanding invoices.

f. Suspension of Services. Bryx may suspend the Bryx Service at any time if the Customer is in breach of any obligation under this Agreement that is not cured within 10 days after notice from Bryx or immediately if Bryx has reasonable concerns about a security threat that could affect the Services or the data of any other user of the Bryx Service.

7. SUPPORT

a. Bryx, directly or through a third-party supplier, will render the support services detailed in **Exhibit C** in support of the Bryx Service as described in **Exhibit A**.

8. GENERAL

a. Notices. Any notice required or permitted hereunder will be in writing and will be deemed to have been duly given (i) upon hand delivery, (ii) on the first day following delivery to a internationally recognized overnight courier service, fee prepaid and return receipt or other confirmation of delivery requested, or (iii) upon confirmation of receipt by the party to receive such notice, of an email sent to the email address of such party. Any such notice will be delivered or sent to a party at its address, or e-mail address as set forth beneath its signature on this Agreement, or to such other address or fax number as may be designated by a party in a notice given to the other from time to time in accordance with the terms of this paragraph.

b. Governing Law. This Agreement will be governed by and interpreted in accordance with the laws of the state of Kansas excluding its conflicts of law principles. The parties hereby submit to the exclusive jurisdiction of the courts of the Customer, Kansas, for any actions, suits or proceedings arising out of or relating to this Agreement and each party agrees not to commence any action, suit or proceeding relating thereto except in such courts. Each party waives any objections or defenses that it may have with respect to such venues.

c. Assignment. The Customer may not assign this Agreement without the prior written consent of Bryx. For all purposes under this Agreement, any merger, consolidation, spin-off, acquisition of or change-in-control involving the Customer will be deemed an assignment. Any attempted assignment by the Customer will be invalid and will permit Bryx to automatically terminate this Agreement. In addition, Bryx may not assign this Agreement without the prior written consent of the Customer. Any such assignment without the Customer's written approval will be deemed invalid and will permit the Customer to terminate the agreement with no penalties, at which point the Customer would be provided a full refund of any fees paid for services not fully rendered within forty-five (45) days of notification to Bryx.

d. Partial Invalidity. If any provision of this Agreement is held invalid or unenforceable by competent authority, that provision will be construed so as to be limited or reduced to be

enforceable to the maximum extent compatible with the law as it will then appear. The total invalidity or unenforceability of any particular provision of this Agreement will not affect the other provisions and this Agreement will be construed in all respects as if the invalid or unenforceable provision were omitted.

e. Force Majeure. Neither party will be liable for delays nor for non-performance due to an unforeseeable event, external to this Agreement and the parties, where the occurrence of the event beyond the non-performing or delayed party's reasonable control ("Force Majeure Events.") Force Majeure Events may include, but are not limited to: war, terrorism or threats of terrorism, civil disorder, labor strikes, fire, disease, medical epidemics or outbreaks, events which curtail necessary transportation facilities (e.g. airports), or other unforeseeable events where the occurrence of the event is beyond the non-performing or delayed party's control.

f. Waiver. No waiver of a breach of any term of this Agreement will be effective unless in writing and duly executed by the waiving party. No such waiver will constitute a waiver of any subsequent breach of the same or any other term of this Agreement. No failure on the part of a party to exercise, and no delay in exercising, any of its rights hereunder will operate as a waiver thereof, nor will any single or partial exercise by a party of any right preclude any other or future exercise thereof or the exercise of any other right. No course of dealing between the parties will be deemed effective to modify, amend or discharge any part of this Agreement or the rights or obligations of any party hereunder.

g. Entire Agreement. This Agreement constitutes the entire agreement between the Customer and Bryx. Any amendment of this Agreement must be in writing signed and dated by both parties.

h. Construction. Any interpretation of this Agreement will not presume that its terms should be more strictly construed against one party by reason of any rule of construction or authorship. Further, this Agreement may be executed in two or more counterparts, each of which will be deemed an original. In making proof of this Agreement, it will not be necessary to produce more than one counterpart. The headings in this Agreement are for convenience only. They do not constitute a portion of this Agreement and will not be used in any construction of it.

i. Subletting. No contract may be sublet without the written consent of the Customer. Any subcontractor, so approved, shall be bound by the terms and conditions of this contract. Bryx shall be fully liable for all acts and omissions of its subcontractor(s) and shall indemnify the Customer for such acts or omissions. Nothing contained in this Contract shall create any contractual relation between any subcontractor and the Customer.

j. Publicity. Bryx is required to obtain the Customer's written approval prior to issuing any press release, describing the license and parties' relationship. Bryx will not have the right to use the name and logo of the Customer in marketing, promotional, or similar materials without the prior written consent of the Customer.

k. Survival. The provisions of this Agreement that by their nature would survive its termination will survive indefinitely.

l. Independent Contractors. The Customer's relationship to Bryx will be that of an independent contractor. Neither the Customer and its employees nor Bryx and its employees are agents or legal representatives of the other party for any purpose and have no authority to act for, bind, or commit the other party. This Agreement does not establish a franchise, joint venture, or partnership, or agency relationship.

m. Non-Solicitation. The Customer will not during the Term and for a period of one year afterwards knowingly entice, persuade or otherwise solicit any of the employees, contractor/consultants, or other representatives of Bryx to leave the services of Bryx for any reason, which restriction excludes general solicitations not directed at Bryx employees, contractors/consultants, or representatives.

n. Notices. Any notice, invoice, report, demand, or other type of documentation required by this Contract shall be sent by certified mail, return receipt requested, or via a recognized national courier service in a manner that provides for written or electronic record of delivery, to the addresses listed below:

BRYX:

David E. Thomas President
Bryx, Inc.
59 Halstead Street
Rochester, NY 14610
TELEPHONE: 585.364.2799
EMAIL: david@bryx.com

THE CUSTOMER:

Bonner Springs Fire Department
Attn: Chief James Zeeb
205 East 2nd Street
Bonner Springs, Kansas 66012
EMAIL: jzeeb@bonnersprings.org

Notices are effective when received at the addresses specified above. Changes to the respective addresses which such notice is to be directed may be made from time to time by either party by written notice to the other party. Nothing in this Section shall be construed to restrict the transmission of routine communications between representatives of Bryx and the Customer.

HEREBY, the parties have executed the Contract as of the date first above written.

Bonner Springs Fire Department:

Signature: _____

Name: _____

Title: _____

Date: _____

Bryx, Inc.

Signature: _____

Name: David E. Thomas

Title: President

Date: _____

EXHIBIT A: SCOPE OF SERVICES

This agreement is for the design, fabrication, delivery, and supervision of the start-up, testing, and commissioning of a fully automated IP based Fire Station Alerting System that is capable of interfacing any real-time data source from all mainstream CADs and Records Management Systems. In addition, the scope includes any appurtenances or services not specifically mentioned nor included in the Contract but which are necessary as part of the work to ensure that the equipment is fully operational when installed in the fire station(s).

System Configuration

Bryx will be responsible for the supervision and programming of the Bryx Station Control Unit ("SCU") and the other hardware which are covered under the warranty outlined in **Exhibit C**. No extra fees will be charged.

User Training

- Given the design of the Bryx platform and architecture, very little training is required. Most of the training will be focused on walking end users through our Bryx Management Site and Bryx Dispatch Site.
- Operator training shall be provided to the dispatchers and their supervisors as needed.
- The training schedule will be completed on-site as coordinated with the Customer.
- System maintenance, programming, and troubleshooting training shall be provided for the Customer's staff.

EXHIBIT B: Compensation

The subsequent pages of this Exhibit include the detailed project scope and compensation.

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BONNER SPRINGS FD, KS

Issued

February 17, 2026

Expires

May 18, 2026

Bryx Inc.

59 Halstead St

Rochester, NY 14610

United States

Brian Bush

brian.bush@bryx.com

Prepared for

Bonner Springs Fire Department - KS

205 East 2nd Street
Bonner Springs, Kansas 66012
United States

James Zeeb
jzeeb@bonnersprings.org

Products & Services

Products & Services	Billing Frequency	Quantity	Unit price	Price
240W Amplifier		1	\$1,100.00	\$1,100.00
Installation		1	\$15,000.00	\$15,000.00
Bryx Station Board Kiosk (for Existing Monitor)		2	\$500.00	\$1,000.00
LED Light Strip		1	\$175.00	\$175.00
Recessed LED Ceiling Light		30	\$150.00	\$4,500.00
Round Ceiling Speaker		13	\$125.00	\$1,625.00
12U Rack Mount Enclosure		1	\$750.00	\$750.00

Products & Services	Billing Frequency	Quantity	Unit price	Price
Bay Pendant Speaker		2	\$350.00	\$700.00
Box / Wall Speaker		1	\$135.00	\$135.00
Annual Service and Maintenance Includes 24/7/365 phone and email support. All future software upgrades and enhancements and a lifetime warranty on the Bryx Station Control Unit.	Annually	1	\$3,000.00 / year	\$3,000.00 / year
Bryx Fire Station Alerting System Comes complete with the Bryx Station Control Unit, UPS, LED Light Bridge and Audio Cable from Amp to Bryx Control Unit		1	\$27,500.00	\$27,500.00
Bryx 911 Mobile Application With industry-leading speed, content, and ease of use, Bryx 911 is a free, no-obligation mobile alerting application for first responders.		1	\$0.00	\$0.00

Products & Services	Billing Frequency	Quantity	Unit price	Price
Outdoor Flood Light		8	\$350.00	\$2,800.00
Annual subtotal				\$3,000.00
One-time subtotal				\$55,285.00
Total				\$58,285.00

Comments

Bryx will also use the 6 speakers on hand at Bonner Springs. Bryx will also use the pendant speaker in a box in the gym for the pole barn down from the station. Confirmed there are chases from the station down to the pole barn.

Terms and Conditions

Payment Terms: A deposit of 50% of the total price below is due upon acceptance of this Quote, which is required prior to the delivery of materials and scheduling of installation (if applicable). The remaining 50% of the total price will be due upon activation of the Bryx Station Alerting system. Thank you for your interest in Bryx, Inc.

Project Acceptance

EXHIBIT C: SERVICE & MAINTENANCE, CUSTOMER SUPPORT, & WARRANTY

SERVICE AND MAINTENANCE

As part of the Service and Maintenance agreement, Bryx provides the following services for Customer Support for the duration of the agreement:

- 24/7/365 support for any Critical failures resulting in the inability of one or multiple Station Control Units, including radio interfaces, to receive and disseminate alerts.
- Email and telephone support Monday through Friday during normal business hours of 9:00 AM to 6:00 PM Eastern Time.
- Replacement Bryx Proprietary Hardware component(s) shipped within one business day of reported and confirmed failure, or use of on-hand spare with replenishment
- Unlimited and unrestricted usage of Bryx Management Site and Bryx Dispatch Site.
- Unlimited number of Bryx Station Board licenses.
- Any future software updates for Station Control Units, connected Bryx peripherals, and Bryx web applications.
- Detailed instructions for contacting Bryx Support will be provided as part of the customer onboarding process.

EMAIL AND TELEPHONE SUPPORT

- Email and telephone support is provided by a team of dedicated Support Engineers. While Bryx Support Engineers are capable of resolving most issues, escalation policies are in place that allow our Support Team to page a member of our Senior Engineering staff, if needed. This ensures that issues are triaged and resolved in a timely manner.
- During normal business hours, a phone queue system is in place. Calls are answered in the order that they are received. A unique customer PIN will be provided to departments on manage.bryx911.com. This number will be required to be entered by the IVR (Interactive Voice Response).
- Issues are addressed based on their severity and the order that they are received. Higher severity tickets will be prioritized over lower severity tickets. Tickets with the same severity will be handled on a first-in, first-out basis.
- Support tickets can be initiated:
 - By phone, by calling 585-364-2788
 - Online, at support.bryx.com
 - By email, at support@bryx.com

AFTER-HOURS SUPPORT

- If a Critical failure (defined as the inability of all alerting methods in one or more stations, including radio interfaces, to receive and disseminate alerts) occurs outside of normal business hours, customers will have the ability to page on-call Engineering staff.
- After hours, severity 1 phone calls will prompt the caller to leave a voicemail. This voicemail will then be sent to the on-call Support Engineer for triage.
- If the on-call Support Engineer does not respond to a critical page within a predefined period of time, the page will be sent to additional members of the team to ensure that the issue is resolved in a timely manner.

AFTER-HOURS SUPPORT (continued)

- Normal telephone and email support pathways will not trigger after hour alerts. The customer must initiate the correct notification method based on the severity of the issue.
- If a customer raises an alarm for a critical failure and the on-call Support Engineer discovers there is not a critical failure, the customer will be notified, and the issue will be addressed following standard Support policies.
 - Bryx reserves the right to charge the customer at the billable Engineering Hourly Rate for addressing support requests erroneously submitted as Critical level issues, that do not meet the criteria of a Critical issue.

ON-SITE SUPPORT

- The Bryx Station solution is designed such that most support requests can be resolved with remote updates or configuration changes affecting the software, and the minimal hardware footprint means that hardware failures are unlikely. A majority of issues can be diagnosed and resolved promptly without the need for an on-site technician.
- However, for any required issues, Bryx will send a Field Engineer.

SERVICE LEVEL AGREEMENT TERMS

The table below summarizes Bryx's Service Level Agreement terms, by level of severity:

Level	Name	Description	Example	SLA
1	Critical	Overall system is not functional	The station alerting system is offline, not processing calls, or otherwise in a failed state	Typical: 1 hour Initial: 4 hours
2	Major	System is moderately impacted	One component of the system is not functioning, such as a light, a single speaker, or a Bryx Station Board	Initial: 12 business hours
3	Minor	System is operational, workaround is in place	Primary internet is down (unexplained outage) but backup cell is working	Initial: 1 business day
4	Low	General error or question	Password Reset, SCU translation updates or audio configuration	Initial: 3 business days

PRODUCT WARRANTY

BRYX STATION

Hardware Warranty

Bryx warrants that the Bryx Station Hardware provided in connection with the Scope of Services will be free of defects in materials and workmanship upon installation. For all Bryx Proprietary Equipment (most notably the Bryx Station Control Unit), Bryx provides a lifetime warranty on the hardware throughout the duration of an active Service & Maintenance agreement. In the event any Bryx Proprietary hardware component of the Bryx Station system fails or malfunctions, Bryx will provide replacement hardware component(s) when necessary and confirmed by Bryx Support.

For all Commercially Available Equipment delivered by Bryx, Bryx provides a warranty period of the original manufacturer's warranty period. Bryx will provide replacement hardware component(s) when necessary and confirmed by Bryx Support.

Bryx's Hardware warranty is applicable only to hardware that became damaged or non-functional during the normal course of use of the Bryx Fire Station Alerting System.

Software Warranty

"Station Software" means all software, firmware, and databases created by Bryx for the Bryx Station system. Bryx grants the customer a non-exclusive, perpetual license to use the Station Software only in connection with *Bryx Station* and solely for the Customer's internal business use. Bryx warrants that Station Software developed by Bryx, under normal use and service as originally delivered to the Customer, will function substantially in accordance with the functional description in the Scope of Services.

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Matt Beets

Subject: Resolution Authorizing the Issuance of General Obligation Bonds in an Amount not to Exceed \$4,000,000 to Fund the Cost of Improvements to Lift Station No. 2

Recommendation: The City Manager, Public Works Director, and Finance Director recommend approval.

Action: Make a Motion to approve a resolution authorizing the construction of certain sewerage system improvements and authorizing general obligation bonds to be issued in an amount not to exceed \$4,000,000 to pay the costs of such improvements all pursuant to K.S.A. 12-617 and K.S.A. 12-618.

Background: Lift Station No. 2 was significantly damaged several years ago and has since remained in a temporary pumping configuration. While the City continues to actively pursue reimbursement through its insurance provider, the station has not been restored to a permanent operating condition.

Due to ongoing regulatory expectations from agencies, including the Kansas Department of Health and Environment, the City must move forward with a permanent solution and eliminate the current temporary pumping status.

The proposed project will construct a new lift station adjacent to the existing site, allowing the City to maintain current operations during construction and transition to the new facility with minimal service interruption.

Discussion: The project includes the full replacement of Lift Station No. 2 with a modern submersible pump station designed to meet current and future operational needs.

Key components of the proposed improvements include:

- New tri-plex submersible lift station (replacing existing wet-well/dry-well system)
- Pumping capacity of approximately 695 GPM (dry weather) and up to 1,500 GPM (wet weather)
- New gravity sewer and force main connections within existing City property
- Concrete wet-well, valve/metering structure, and site improvements
- Electrical and control systems, including variable frequency drives and telemetry
- Permanent backup generator to ensure system reliability

Constructing the new lift station adjacent to the existing facility allows the City to continue utilizing the temporary pumping system during construction. This approach minimizes operational risk and allows for a controlled and seamless transition to the new facility.

The estimated timeline for the design and construction of the project is 12–16 months.

- Final Design: May – September 2026
- KDHE Review & Approval: September – October 2026
- Bidding: November 2026
- Contractor Award: December 2026
- Preconstruction: January 2027
- Construction: January – September 2027

Financial Impact:

The estimated cost to construct Lift Station No. 2, including construction management, is \$3,688,000. Additional costs for design and bidding services are estimated at \$110,396 and will be addressed under the next agenda item.

Funding for the project will be provided through General Obligation Bonds. Based on the anticipated project schedule, bond issuance is expected in early 2027 following the award of the construction contract. The bonds are projected to be repaid over a 20-year period beginning in 2027, with debt service payments funded through the Wastewater Fund.

RESOLUTION NO. 2026-__

A RESOLUTION AUTHORIZING THE CONSTRUCTION OF CERTAIN SEWERAGE SYSTEM IMPROVEMENTS AND AUTHORIZING GENERAL OBLIGATION BONDS TO BE ISSUED IN AN AMOUNT NOT TO EXCEED \$4,000,000 TO PAY THE COST OF SUCH IMPROVEMENTS, ALL PURSUANT TO K.S.A. 12-617 AND 12-618 (LIFT STATION No. 2).

WHEREAS, pursuant to K.S.A. 12-617 and 12-618 (the “Act”), any city having a population of less than 80,000 which has not divided the city into more than one district for sewer purposes is authorized to provide for a system of sewerage, to build and construct sewers, and to issue general obligation bonds to pay the cost thereof;

WHEREAS, the City of Bonner Springs, Kansas (the “City”), is a city with a population of less than 80,000 which has not divided the City into more than one district for sewer purposes;

WHEREAS, the Governing Body of the City hereby finds and determines that it is necessary and desirable to provide funds to make sewer system improvements, including design and construction of the new Lift Station No. 2, decommission of the existing Lift Station No. 2, site planning, design, and construction of all necessary site infrastructure, together with all related appurtenances (collectively, the “Project”), at an estimated total cost of \$4,000,000, including costs of issuance for general obligation bonds;

WHEREAS, the Governing Body of the City hereby finds and determines that it is necessary and desirable to pay all or a portion of the cost of the Project with the proceeds of general obligation bonds of the City; and

WHEREAS, the Governing Body of the City hereby finds and determines that the Project is necessary to provide one or more systems of sewerage for the City and, therefore, is authorized to be constructed under the Act.

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

Section 1. The Governing Body of the City hereby authorizes the design and construction of the Project at a total estimated cost of \$4,000,000, and authorizes the issuance of general obligation bonds in an amount not to exceed \$4,000,000, including costs of issuance of for general obligation bonds, to pay all or a portion of the cost of the Project.

Section 2. In accordance with United States Treasury Regulation 1.150-2, the Governing Body of the City hereby indicates its intent to reimburse the City with the proceeds of bonds, notes, or other obligations of the City, the interest on which is expected to be exempt from federal income taxation, for costs of the Project in an amount not to exceed \$4,000,000.

Section 3. This Resolution shall be in full force and effect from and after its adoption.

[Remainder of Page Intentionally Left Blank]

ADOPTED by the Governing Body of the City of Bonner Springs, Kansas on April 13, 2026.

APPROVED and Signed by the Mayor on April 13, 2026

CITY OF BONNER SPRINGS, KANSAS

Thomas A. Stephens, Mayor

(Seal)

ATTEST

Christina Brake, City Clerk

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Matt Beets

Subject: Lift Station No. 2 Replacement – Engineering Design Services

Recommendation: Staff recommends approval.

Action: Make a motion to authorize the city manager to execute an agreement with Wilson & Company for engineering design and bidding services for the replacement of Lift Station No. 2 in the amount of \$110,396.

Background:

Lift Station No. 2 was significantly damaged several years ago and has since remained in a temporary pumping configuration. While the City continues to actively pursue reimbursement through its insurance provider, the station has not been restored to a permanent operating condition.

Due to ongoing regulatory expectations from agencies, including the Kansas Department of Health and Environment, the City must move forward with a permanent solution and eliminate the current temporary pumping status.

The proposed project will construct a new lift station adjacent to the existing site, allowing the City to maintain current operations during construction and transition to the new facility with minimal service interruption.

Discussion:

The project includes the full replacement of Lift Station No. 2 with a modern submersible pump station designed to meet current and future operational needs.

Key components of the proposed improvements include:

- New tri-plex submersible lift station (replacing existing wet-well/dry-well system)
- Pumping capacity of approximately 695 GPM (dry weather) and up to 1,500 GPM (wet weather)
- New gravity sewer and force main connections within existing City property
- Concrete wet-well, valve/metering structure, and site improvements
- Electrical and control systems, including variable frequency drives and telemetry
- Permanent backup generator to ensure system reliability

Constructing the new lift station adjacent to the existing facility allows the City to continue utilizing the temporary pumping system during construction. This approach minimizes operational risk and allows for a controlled and seamless transition to the new facility.

The engineering services proposed at this time include:

- Final design and preparation of construction documents
- Coordination and permitting with regulatory agencies
- Bidding phase services and contractor selection support

Construction-related services, including inspection and observation, will be brought back to City Council for approval at a later date. Deferring these services allows the City to better align engineering support with the selected contractor's schedule and avoids committing to inspection costs before a construction timeline is established.

Advancing this project at this time will:

- Address regulatory expectations and reduce compliance risk
- Improve reliability and redundancy within the wastewater collection system
- Replace damaged infrastructure with modern, efficient equipment
- Position the City for future growth and system demands

The City will continue to actively pursue reimbursement through its insurance provider. However, delaying the project until final resolution of the insurance claim would expose the City to continued operational and regulatory risk associated with prolonged temporary pumping operations.

Proposed Project Schedule

- Final Design: May – September 2026
- KDHE Review & Approval: September – October 2026
- Bidding: November 2026
- Contractor Award: December 2026
- Preconstruction: January 2027
- Construction: January – September 2027

Financial Impact:

The proposed engineering services fee from Wilson & Company for design and bidding services only is \$110,396, broken down as follows:

- Final Design Services: \$102,706
- Bidding Services: \$7,690

Funding for the design and bidding services will be provided through carryover from the 2025 Wastewater Operating Budget and will require a 2026 budget amendment.

Construction-related engineering services will be presented to City Council for approval at a later date once a contractor has been selected and a project schedule is established.

The total project construction cost is currently estimated at approximately \$3.5 million (planning-level estimate).

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Matt Beets

Subject: Award Bid - 2026 Annual Mowing Services Agreement

Recommendation: Staff recommends approval.

Action: Make a motion to award the bid for the 2026 Annual Mowing Services Agreement to Lawn Force for contract mowing services at various City-owned properties for an amount not to exceed \$3,482 per mowing.

Background:

The City of Bonner Springs solicited bids for the 2026 Annual Mowing Services contract, with bids due on April 2, 2026, at 3:00 PM. The contract includes mowing and trimming services at multiple City-owned locations, with pricing provided on a per-visit basis and services scheduled based on weather conditions and budget availability.

This contract is essential to maintaining City properties, including park areas, rights-of-way, facilities, and other municipal sites that require routine mowing and upkeep throughout the growing season.

Lawn Force has provided mowing services for the City for over six (6) years and has demonstrated a strong understanding of the City's expectations, site conditions, and service requirements.

Discussion:

The City received two (2) bids for the 2026 mowing contract:

- Lawn Force – Submitted a complete bid covering all required locations
- Trimscape, Inc. – Submitted an incomplete bid, as pricing was not provided for all required sites

Due to the incomplete nature of the Trimscape bid, it was determined to be non-responsive and not eligible for full consideration.

Lawn Force submitted a complete and responsive bid, with a total cost of \$3,482 per full mowing cycle across all sites.

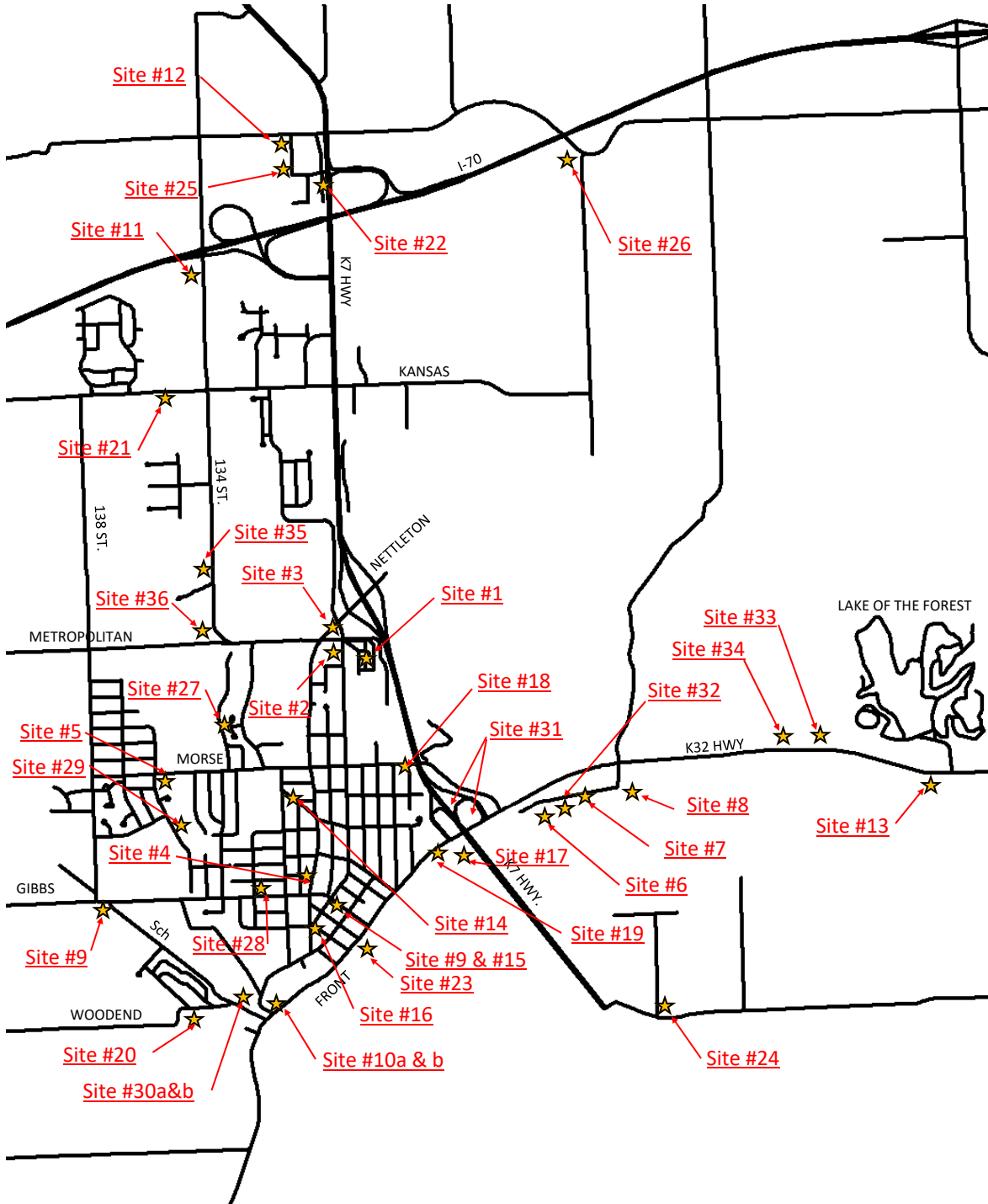
In addition to providing the lowest responsive bid, Lawn Force offers several advantages:

- Proven performance with the City over the past six years
- Familiarity with all mowing locations and service expectations
- Ability to coordinate with staff on sensitive sites (e.g., cemetery operations)
- Consistent and reliable service history

Based on these factors, staff recommends awarding the contract to Lawn Force as the most responsible and responsive bidder in the best interest of the City.

Financial Impact: Funding is available in each department's 2026 operating budget (Public Works, Water, Wastewater, Cemetery, Fire, Police, and City Hall) for these services.

SITE LOCATION MAP



NOTE:

IT IS SUGGESTED THAT ALL INTERESTED CONTRACTORS VISIT EACH SITE TO VERIFY TERRANE AND AREAS.



BONNER SPRINGS MOWING SITE #1



The Bonner Springs Cemetery encompasses approximately 16 acres of headstones. The successful bidder will be required to mow and trim the property once a week. The crew will be responsible for working with the Full Time Cemetery Sexton who will coordinate the graveside service schedule.

The Contractor will be required to pause all mowing activities until graveside services are complete and mourners have left the grounds.

Contractor is also required to clean up any debris that is mowed over or weed whipped. This includes plastic flowers and other mementos left on or by the graves or have blown into common areas.

The address of the Bonner Springs Cemetery is 759 Sheidley.



BONNER SPRINGS MOWING SITE #2



The Bonner Springs Fire & Ems Facility is located across the street from the cemetery. The address for this facility is 13001 Metropolitan Avenue. The mowing contractor will be required to mow and trim around all structures, poles, fences, trees and planting beds within the green highlighted areas.

This facility should be mowed once a week during the peak growing season.



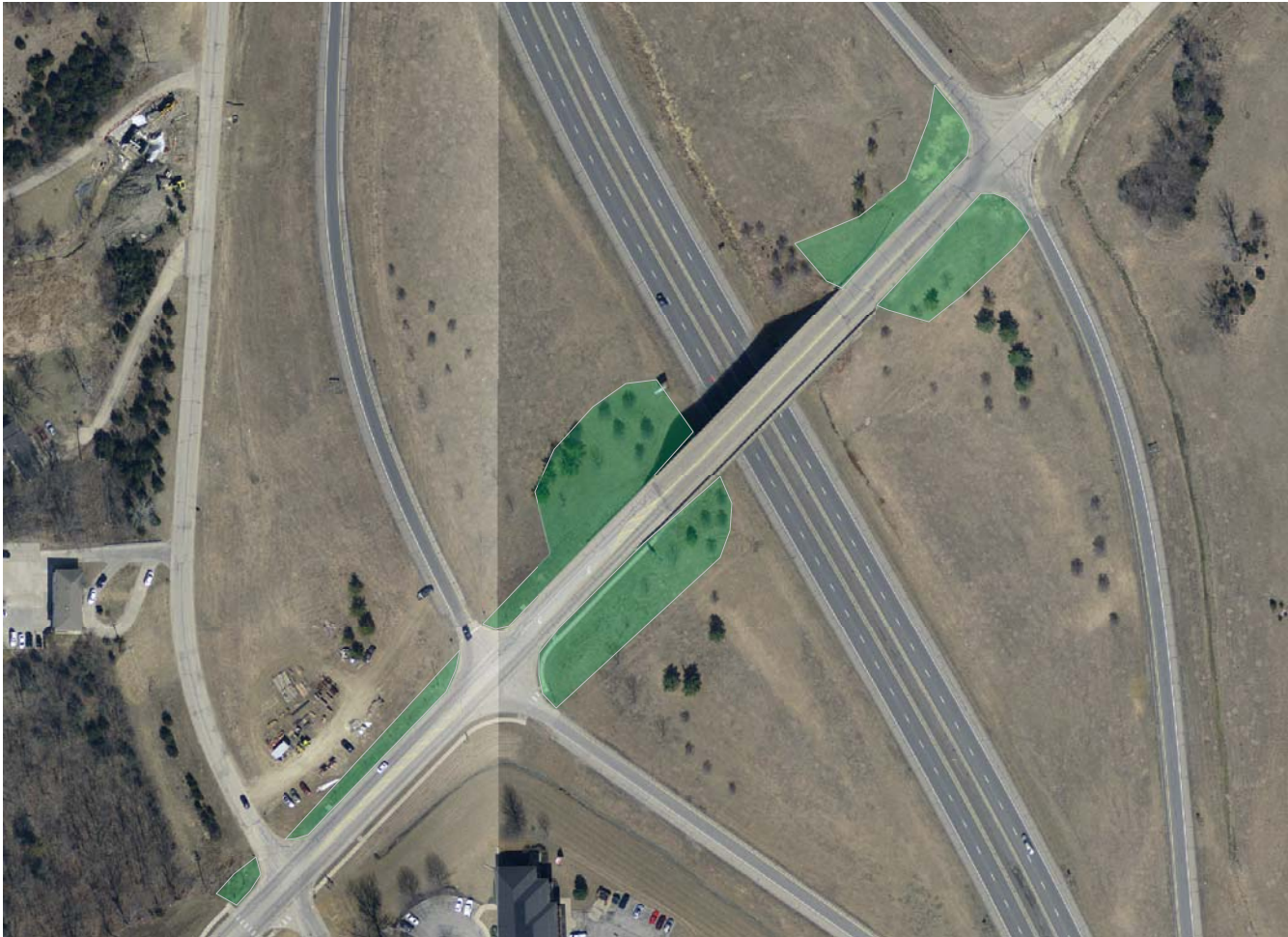
BONNER SPRINGS MOWING SITE #3a

Across the street from the Bonner Springs Fire & EMS Facility is a lot partially owned by the City. This lot is .66 acres and work required is mowing and weed trimming. This lot should be mowed twice a month.





BONNER SPRINGS MOWING SITE #3b



Across the intersection of Nettleton and Sheidley is Site #3b. This area to be mowed along Nettleton consists of 10-12 feet behind curb along Nettleton from each corner of the intersection highlighted in green.

These areas should be mowed and trimmed twice a month. We have combined both Site #3a & Site #3b on the bid form since they are adjacent to one another.



BONNER SPRINGS MOWING SITE #4

Center Park is located at the intersection of Nettleton and Highview.

This location should be mowed and trimmed once a week.





BONNER SPRINGS MOWING SITE #5

This site includes the area, approximately 16-feet behind the curb from the intersection of W Morse Ave and Bluegrass Drive.

This location should be mowed and trimmed twice a month.

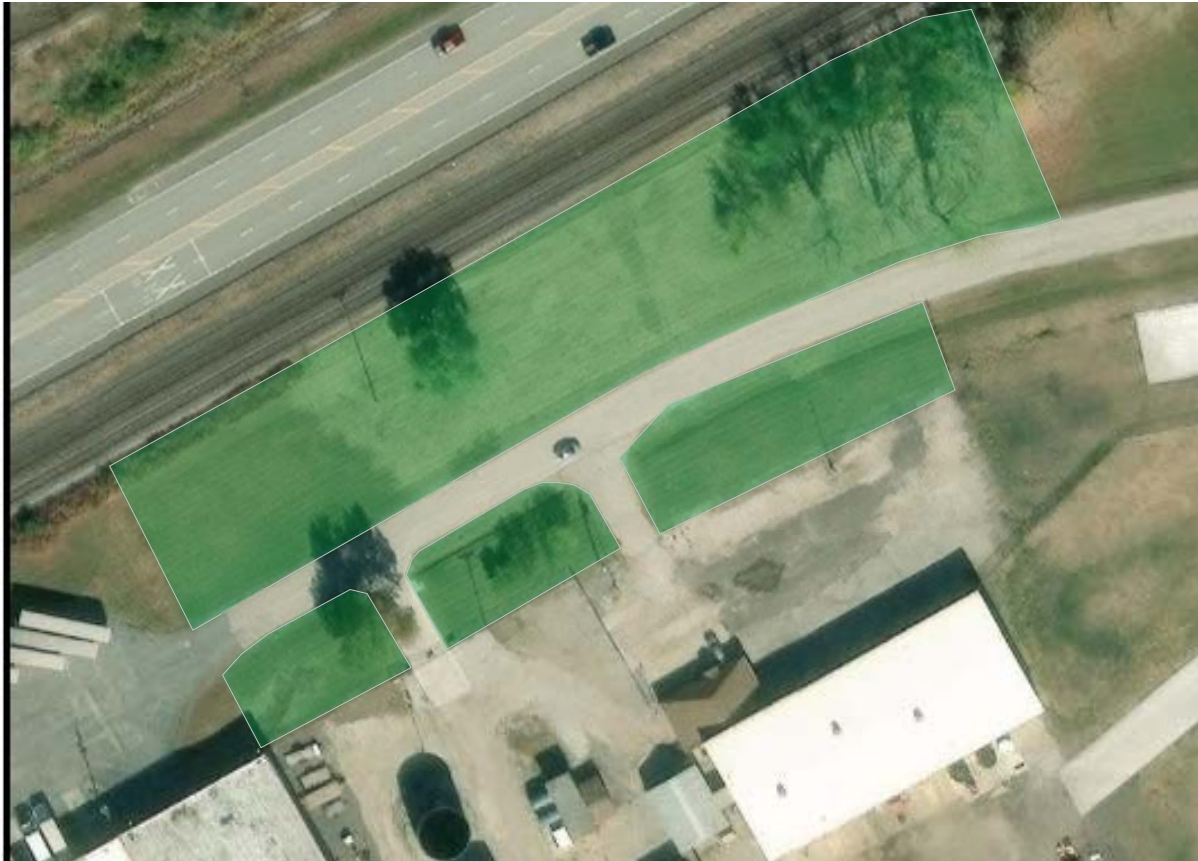




BONNER SPRINGS MOWING SITE #6

The Bonner Springs Public Works facility is located at 12401 Kaw Drive. The areas to be mowed and trim extend along the front fence line to the railroad tracks located on the north side of the property.

The Contractor shall mow and trim all areas shaded in green once a week.





BONNER SPRINGS MOWING SITE #7

Site #7 is located along the right of way along Swingster between the Public Works facility (Site #6) and the wastewater treatment plant (Site #8).

The contractor shall mow and trim along the north side of the street back to the fence line (Approx. 25'). Also, the Contractor shall mow and trim the area on the south side of the street back to the fence line (Approx. 35').

A small corner area between K-32 Highway and the Railroad on the east and west side of Swingster Road also needs to be mowed and trimmed around the existing fire hydrant or signs.

This site should be mowed twice a month.





BONNER SPRINGS MOWING SITE #8



Site #8 is located at the 12021 Kaw Drive (Wastewater Treatment Plant).

The contractor shall mow and trim all areas inside the fence area with the exception of the drainage basin on the east end of the property and 2 passes around the outside of the fence. The Contractor shall trim around all structures, fences, and poles.

This site should be mowed once a week.



BONNER SPRINGS MOWING SITE #9

Site #9 is located at the new City Hall and Police Station. The entire block is between 2nd Street and 3rd Street, and Cedar Avenue and Maple Street. Contractor should visit site to review mowing areas.

This site should be mowed and trimmed and edged once a week. All sidewalks and drive-ways should be blown off after mowing and trimming.





BONNER SPRINGS MOWING SITE #10a

Site #10 is located along Front Street near the intersection of Second Street. This property includes the area outside the fence around Lift Station #2 and along the south side of Front Street in the highlighted areas.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #10b

Site #10b is located along Front Street north-east of site #10a along the south side of Front Street between the roadway and the train tracks. Forest St. is the northern boundary.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #11



Site #11 is located on 134th Street near the I-70 overpass. This property includes the area outside the fence around the 134th Street Lift Station. The field located on the south side of the stream should also be mowed. See highlighted areas on the map for more details.

This site should be mowed and trimmed twice a month.



BONNER SPRINGS MOWING SITE #12



Site #12 is located at the intersection of 131st Street and Riverview. This property includes the area outside the fence around the Riverview Lift Station.

This site should be mowed and trimmed twice a month.



BONNER SPRINGS MOWING SITE #13

Site #13 is located at the Lake of the Forest Lift Station located on the south side of K-32 near the entrance to the Lake of the Forest private club. Mow and trim all areas to a distance of 6-feet away from the fence.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #14a



Site #14a is located along at the intersection of Spring and Neconi. This property includes the Right of way (Approx. 12 feet behind the curb, along Neconi and Grove. This location is grouped with site 14b which is one intersection to the east of this location.

This site should be mowed and trimmed twice a month.



BONNER SPRINGS MOWING SITE #14b

Site #14b is located at the intersection of Spring and Armour. Located one block to the east of site 14a, this corner lot includes one of the city's civil defense sirens.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #15

Site #15 is located along the right-of-way of Cedar between Second Street and Nettleton.

This site should be mowed and trimmed weekly.





BONNER SPRINGS MOWING SITE #16

Site #16 is located along the right-of-way of Elm Street between Second Street and Nettleton.

This site should be mowed and trimmed weekly.





BONNER SPRINGS MOWING SITE #17

Site #17 is located near the intersection of K-32 & K-7 Hwy, Mowing Area includes the area around the old sewer treatment facility and the Police Shooting range.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #18

Site #18 is located on Morse Ave. near K-7 Hwy. This is the right-of-way area along Morse.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #19

Site #19 is located along the south side of Front Street (K-32) between Moon Marble and the Traffic signal at the off-ramp. There is also a small area west of the entrance of Moon Marble that should be mowed.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #20

Site #20 is located along the south side of Woodend Road north of Wolf Creek. This open field should be mowed from edge of road to the creek.

This site should be mowed and trimmed twice a month.

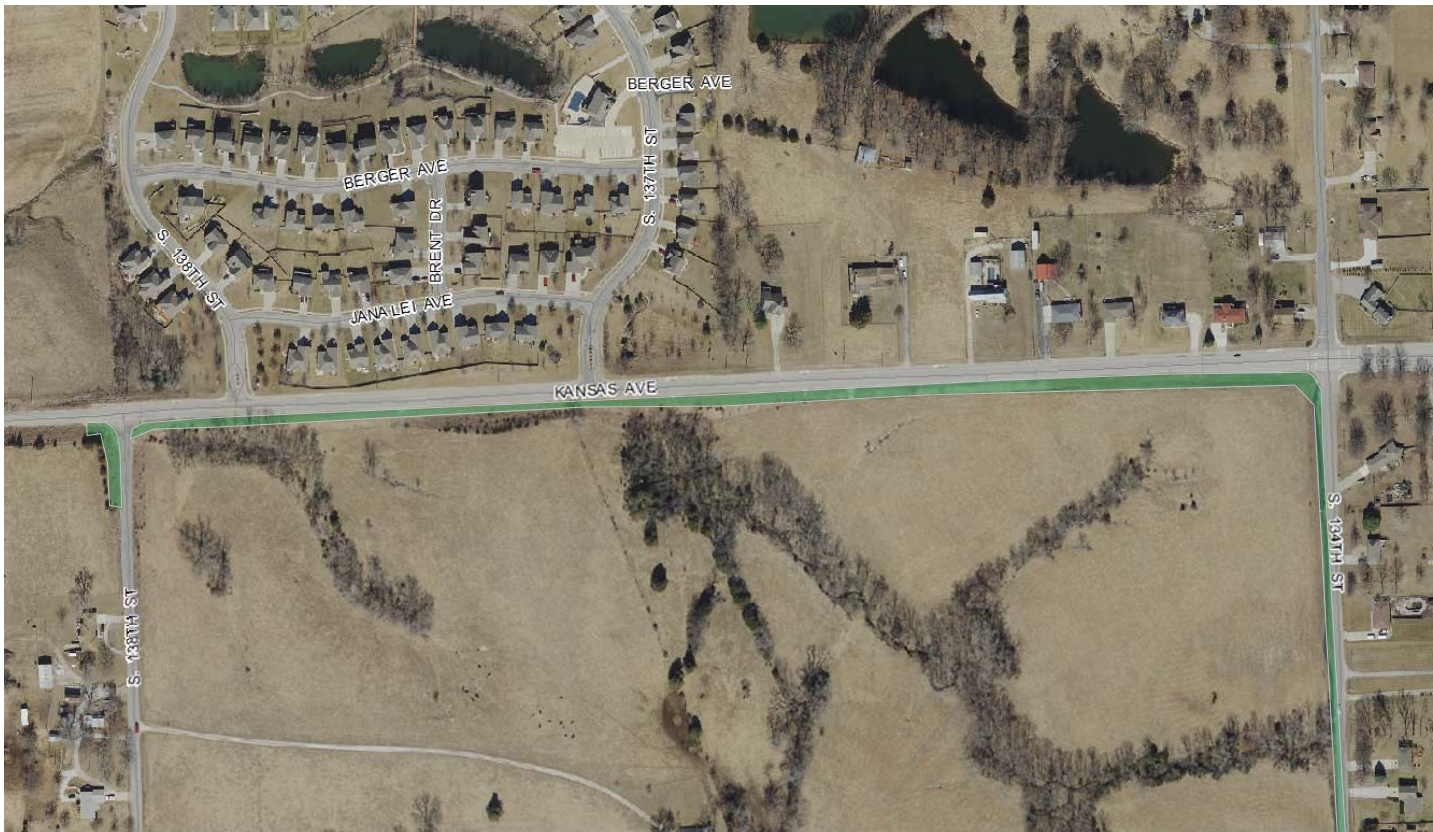




BONNER SPRINGS MOWING SITE #21

Site #21 is located along the south side of Kansas Avenue between 134th and 138th Street. This site also extends along the west side of 134th the entire length of the pasture. It also includes the southwest side of the 138th and Kansas Ave intersection. These road ROW should be mowed from edge of curb to fence line where previously mowed. Trim around all street signs and light poles.

This site should be mowed and trimmed twice a month.

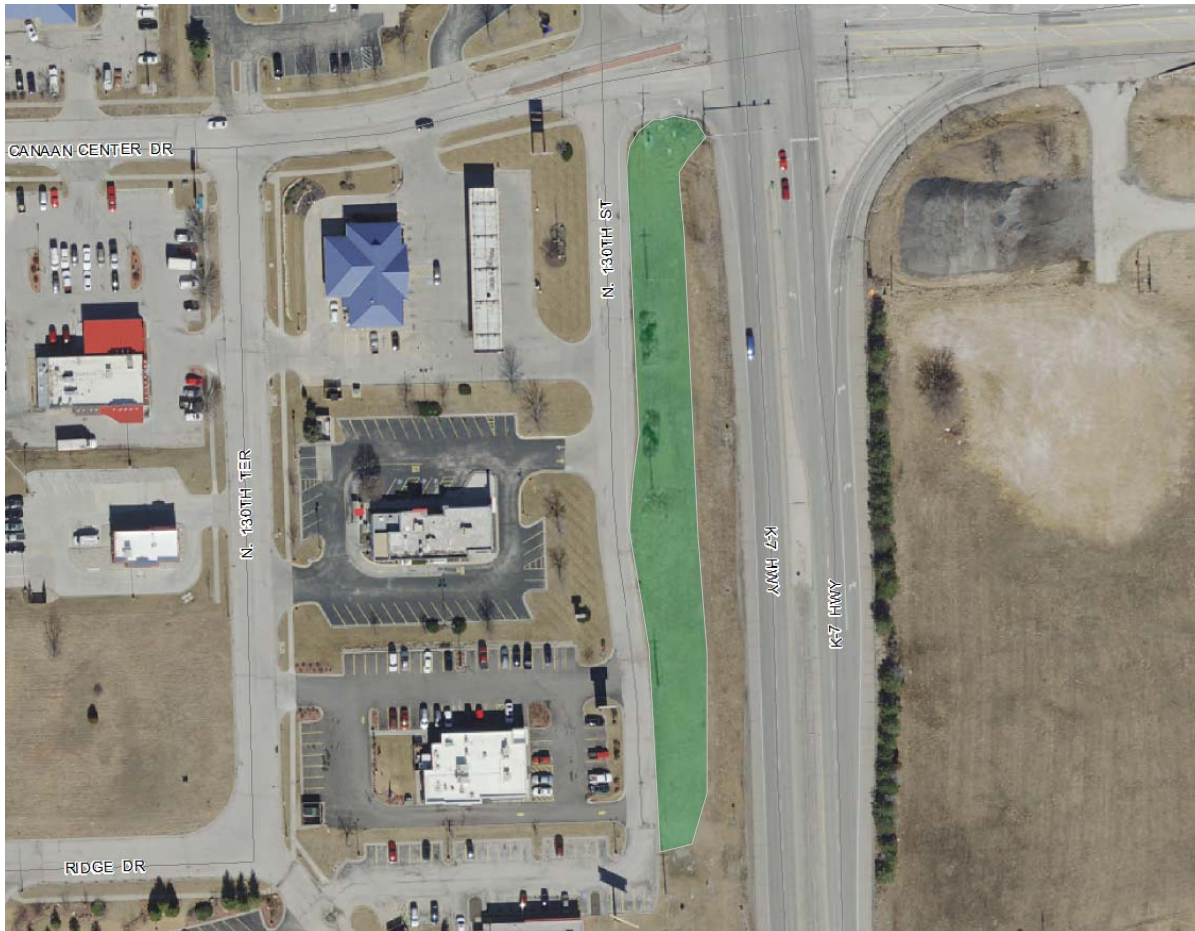




BONNER SPRINGS MOWING SITE #22

Site #22 is located between K-7 HWY and N. 130th Street.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #23

Site #23 is located along the south side of Front Street between the railroad and Front near the intersection of Cedar.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #24

Site #24 is located at the intersection of W 43rd Street and Bonner Industrial Drive.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #25

Site #25 is located at the intersection of Canaan Center Drive and 131st Street. Mowing around the detention pond and along the right-of-way of Canaan Center Drive.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #26

Site #26 is located at the intersection of Canaan Riverview and 122nd Street. This right-of-way should be mowed with a width of two passes in each direction.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #27

Site #27 is located along Linda Lane north of Stephens Lane. This right-of-way should be mowed to the creek edge and trimmed where necessary along the rocks.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #28

Site #28 is located at the intersection of Highview and N Park Street.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #29

Site #29 is located along N Bluegrass Drive across from Clark Middle School. The right-of-way along N Bluegrass should be mowed and trimmed from guard rail to guard rail. This should include trimming around guardrails and any street signs within the area.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #30a

Site #30a & b are located along Scheidt Lane/
Santa Fe Road. This right-of-way should be
mowed and trimmed from W. Front Street to
Kump/Gibbs. Trimming around all trees and
street signs are required.

This site should be mowed and trimmed twice
a month.

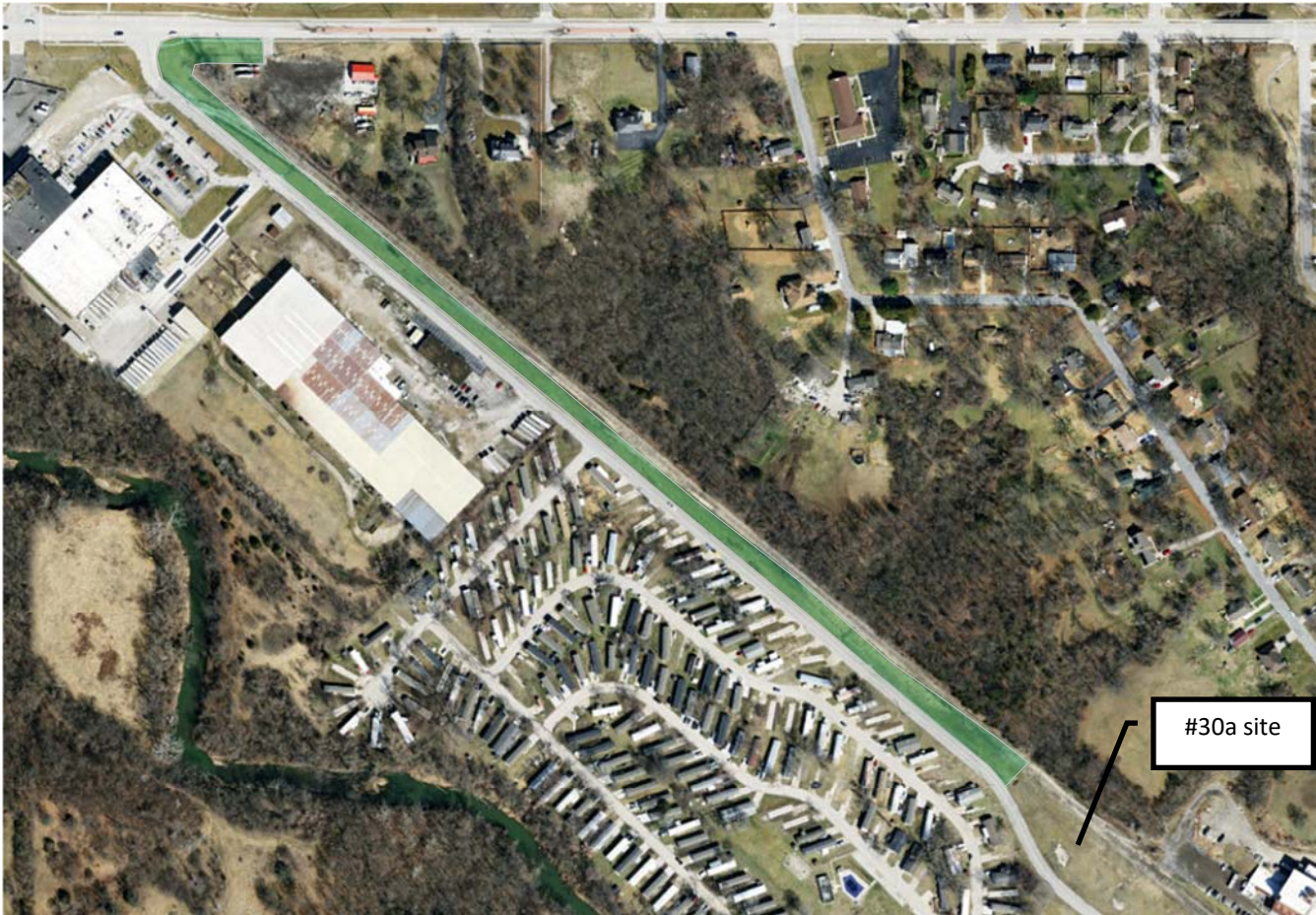




BONNER SPRINGS MOWING SITE #30b

Site #30a & b are located along Scheidt Lane/ Santa Fe Road. This right-of-way should be mowed and trimmed from W. Front Street to Kump/Gibbs. Trimming around all trees and street signs are required.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #31

Site #31 is located on the east side of K-7 highway and K-32 highway. This site is around both welcome signs and a row a trees that our field mower can access.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #32

Site #32 is located at the 12301 Kaw Drive (Water Treatment Plant).

The contractor shall mow and trim all areas inside the fence area and 2 passes around the outside of the fence. The Contractor shall trim around all structures, fences, and poles.

This site should be mowed once a week.

NOTE. Current Photo does not show new shop space along west side of site. Some construction is still underway and will wrap up by mid summer.





BONNER SPRINGS MOWING SITE #33

Site #33 is the east K-32 City Entrance sign.
This site is located just east of 11550 Kaw Drive.

The Contractor shall trim around all structures and landscaping.

This site should be mowed and trimmed twice a month.





BONNER SPRINGS MOWING SITE #34

Site #34 is located at the 11600 Kaw Drive (Animal Control Building).

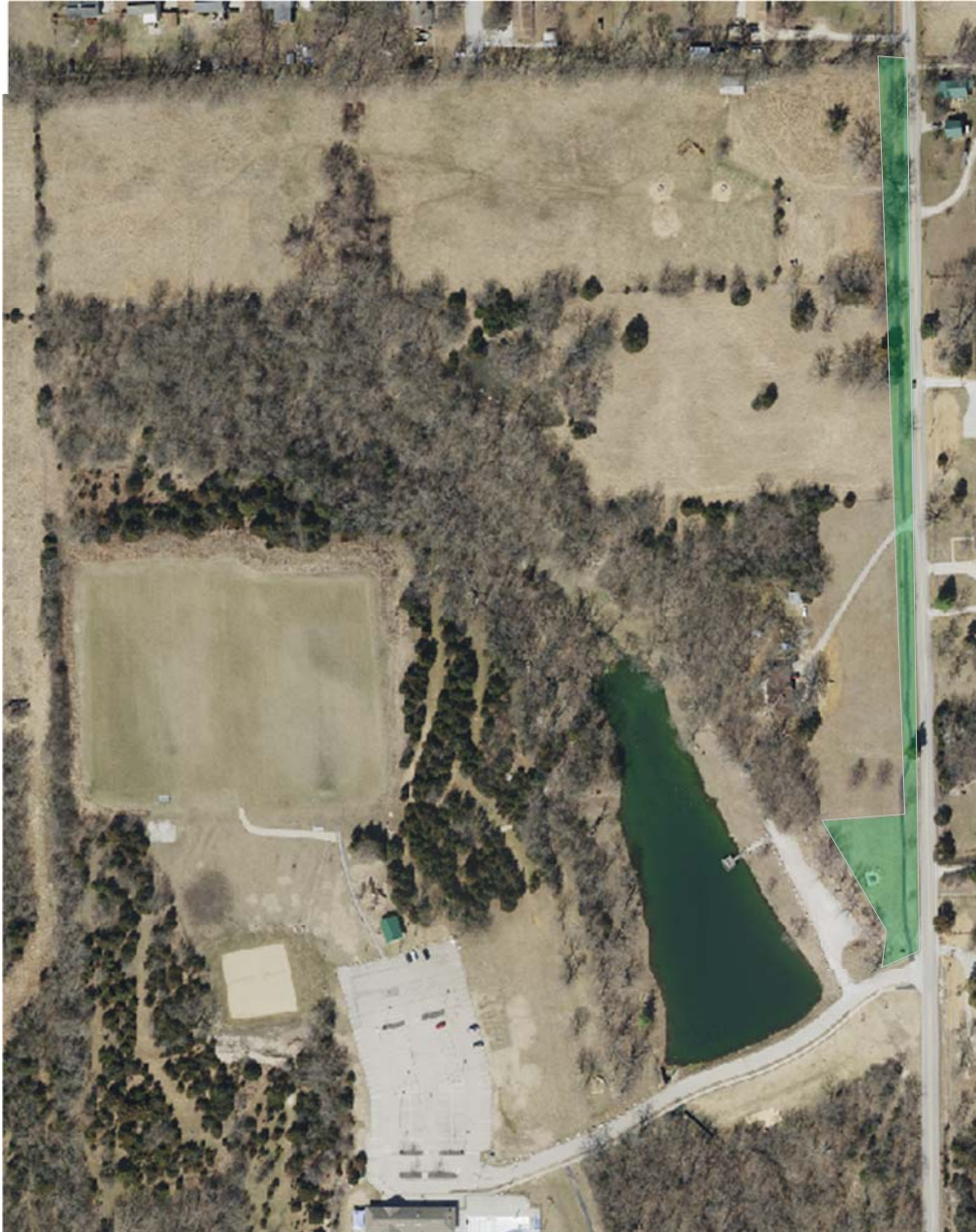
The contractor shall mow and trim. The Contractor shall trim around all structures, fences, and poles.

This site should be mowed once a week.





BONNER SPRINGS MOWING SITE #35



Site #35 is located at the 1200 S 134th.

The contractor shall mow and trim. The Contractor shall trim around all structures, fences, trees, signs, and poles.

The contractor shall mow the park entrance area and around the memorial.

The Contractor is responsible for mowing along the walking trail north to the far tree line (along the south property line of 940 S 134th Street). The area to be mowed shall include all areas from the edge of the roadway to one pass behind the walking trail.

This site should be mowed twice a month.

SITE SHEET



BONNER SPRINGS MOWING SITE #36

Site #36 is located along Metropolitan Avenue near the intersection of 134th Street. It also included along the walking trail leading to the aquatic park as well as the trailhead at the end of Linda Lane.

The contractor shall mow and trim. The Contractor shall trim around all structures, fences, trees, signs, and poles.

The Contractor is responsible for mowing along the walking trail from the aquatic park located at 1200 S 134th to the intersection of Metropolitan Avenue and 134th Street.

This site should be mowed twice a month.



SITE SHEET

Memorandum

Date: April 13, 2026
To: Mayor and City Council
From: Christina Brake

Subject: Ordinance to Update Compensation for City Attorney

Recommendation: Staff recommends approval.

Action: Make a motion to adopt an ordinance updating the City Attorney's compensation.

Background: In October 2024, the city council approved a compensation increase for the city attorney's office. Prior to that, the city attorney's compensation was last increased in 2013. The requested compensation increase was included in the 2026 budget.

Discussion:

Financial Impact: The requested increase was approved as part of the 2026 budget.

Ordinance No. _____

An Ordinance to Provide for Compensation of Certain Officers and Employees of the City and to Repeal Ordinance No. 2580

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

Section I: Ordinance No. 2580 is hereby repealed as of April 13, 2026

Section II: The following officers and employees shall receive the following amounts for their services with such amounts to be paid monthly beginning April 13, 2026

Mayor	\$250 per month
City Councilmember	\$85 per month
Municipal Judge	\$1,783.33 per month
Municipal Judge Pro-Tern	\$200 per court session
City Attorney	\$190 per hour
Assistant City Attorney/Prosecutor	\$190 per hour

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

Approved by the Governing Body and signed by the mayor on this 13th day of April, 2026

Thomas A. Stephens, Mayor

Attest:

Christina Brake, City Clerk

City Manager's Update

Date: April 10, 2026

To: Mayor and City Council

GENERAL:

- **Strategic Planning Meeting Reminder:** The City Council and Planning Commission will meet with staff to discuss growth and Strategic Planning on Monday, April 20th at 6:45pm in the Council Chamber. This discussion will kick off our budget season and guide staff decisions regarding the FY2027 budget and 5-year CIP requests. Please let Chris Brake know if you will not be attending so we can plan for food and drinks.
- **City Dumpster Day:** Staff is working with departments and vendors to plan a Dumpster Day bulk item drop-off event for residents in late May. More information to come.
- **Chimney Repair Update:** The interior work will be complete this week. Also, because the City Hall building had overlapping roofing claims due to the past hail storm and the claim for the chimney, the roof near the chimney was repaired under the chimney claim. The original roofing work was redirected to the Centennial Park Gazebo to replace the roof on that structure.

LIBRARY:

- **Advanced Voting Location:** The Library will serve as an Advanced Voting location for the 2026 Primary and General Elections. Advanced Voting for the Primary Election will be Saturday, July 25th - Saturday, August 1st. Advanced Voting for the General Election will be Saturday, October 17th - Saturday, October 31st. Times will be determined at a later date.

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

PUBLIC WORKS:

- **Street Maintenance**
 - Repaired 3 street cuts on Sheidley near fire department.
 - Mill and patch around valve at Morse and Sheidley.
 - Repaired a stop sign and others at Kansas Ave and 134th.
 - Worked on the new shop building
 - Patched 103 potholes.
 - Inspected culverts, new guard rail and end section installation along Front Street
 - Sweeper training with staff
- **Utilities**
 - Repaired fire hydrants near Garfield and Insley, and Goodwill on 129th Street
 - Assisted with work at the new Public Works equipment shop
 - Staff completed an internal audit of records and have begun digitizing documentation for improved recordkeeping.
 - A new operator is scheduled to begin the week of April 6, 2026.
 - Completion of the annual priority pollutant scan
 - Receipt of clean results from the annual wet test
 - Installation and setup currently underway on a new belt filter press
 - The KDHE inspection scheduled for April 29, 2026.
 -
- **Parks & Building Maintenance**
 - Application of pre-emergent treatments and vegetation management throughout parks
 - Activation and testing of irrigation systems across all parks
 - Opening of restroom facilities at North Park and Lions Park

- Preparation of athletic fields, including painting soccer fields for the upcoming season
- Building maintenance activities included repairs and improvements at City Hall, Fire Station, and continued electrical work at the new Public Works shop.
- **Capital Project Updates**
 - 138th Street Project: The asphalt driving surface and pavement striping are complete. The contractor has begun fine grading operations. Pending favorable weather conditions, sod installation is expected to be completed by the end of this week. The final remaining item is construction of a concrete flume near 138th and Kump, currently being finalized by the project engineer.
 - Public Works Vehicle Storage Building Project: Electrical is ongoing. Shop fans have arrived and are installed. Water service is installed and internal plumbing is on-going. Security fence is mostly in-place. Concrete driveways and sidewalks were delayed due to rain and contractor's schedule

RECREATION:

- **North Park playground replacement** installation to start June 1st (weather pending)
- Staff working hard to complete checklist of fixes before pool season. Pool painting, gel coating of the slides, and the north stair repairs have begun. The concrete stair fix has a 28-day cure time. The painting has a 7-day cure time.
- **Lions Park lighting** to be done *after* ball season in July.
- **Headstone Cleaning Workshop** planned for Saturday, June 27th. Partnering with the Wyandotte County Museum to offer the class for 30 people at the cemetery.
- **City Wide Yard Sale** is Saturday, April 18th. List your sale for just \$5
- Registration for **Camp Great Adventure** is OPEN!
- New Aquatics programs being offered this summer: jr lifeguarding & parent/child swim lessons
- **Trips:**
 - NDT: Cactus Flower - April 29 - FULL
 - Quilt Town USA - May 14 - FULL
 - Sock Hop - May 26 - multiple spots available
 - Truman Library - June 4 - 7 spots left
 - A Missouri Getaway - June 30-July 1 - 7 spots left
 - And MORE!
- Seasonal Staff recruitment/hiring is nearing an end. Looking for 6 more camp counselors (age 16+). The next push will be for summer ball umpires (age 14+).

ONGOING/PENDING PLANNING PROJECTS

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
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			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+/-
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	
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	SENT BACK TO PC	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 - Lack of BZA Quorum									
BSRZ-01-26	January 15, 2026	Bowman	236 Santa Fe Rd	Rezoning	PC/CC	PENDING			March 17, 2026	APPROVED	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	APPROVED	April 13, 2026	PENDING	EMAP KC, LLC	LI/MR/RR	ENT	1	180 +/-
BSRZ-03-26	January 15, 2026	Woods Hill	601 E. Front Street	Rezoning	PC/CC	PENDING			March 17, 2026	PENDING	April 13, 2026	PENDING	Scott Wood	CC	HC	4	
PP-01-25	November 19, 2025	Bungalows at Bonner Springs	300 S. 130th Street	Preliminary Plat	PC/CC	PENDING			March 17, 2026	APPROVED			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			March 17, 2026	APPROVED	February 23, 2026	PENDING	Advanced Acquisitions, LLC	RR/MR	PD-MR	2	21.3984+/-
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				
MC-01-26	NA	Storage Containers	City Wide	Municipal Code	PC/CC	PENDING						PENDING	Staff	NA	NA	NA	NA
APRIL PLANNING COMMISSION - MAY GOVERNING BODY																	
BZA-03-26	February 20, 2026	Destination KCK - Epic Resorts	Multiple addresses	Variance	BZA	PENDING	April 21, 2026	PENDING					EMAP KS, LLC	ENT	ENT		
EV-01-26	March 4, 2026	East Grandview's New Addition	1781 S. 136th	Easement Vacation	PC/CC	PENDING			April 21, 2026	PENDING	May 11, 2026	PENDING	Ron Domerse	GR	GR	1	
BZA-02-26	January 15, 2026	Bowman	236 Santa Fe Rd	Variance	BZA	PENDING	April 21, 2026	PENDING									
BSZO-01-26	NA	Short-Term Rental Regulations	City Wide	UDO Amendment	PC/CC	PENDING			February 17, 2026	APPROVED	March 9, 2026	SENT BACK TO PC	Staff	NA	NA	NA	NA

COMPLETED PLANNING PROJECTS - 2026

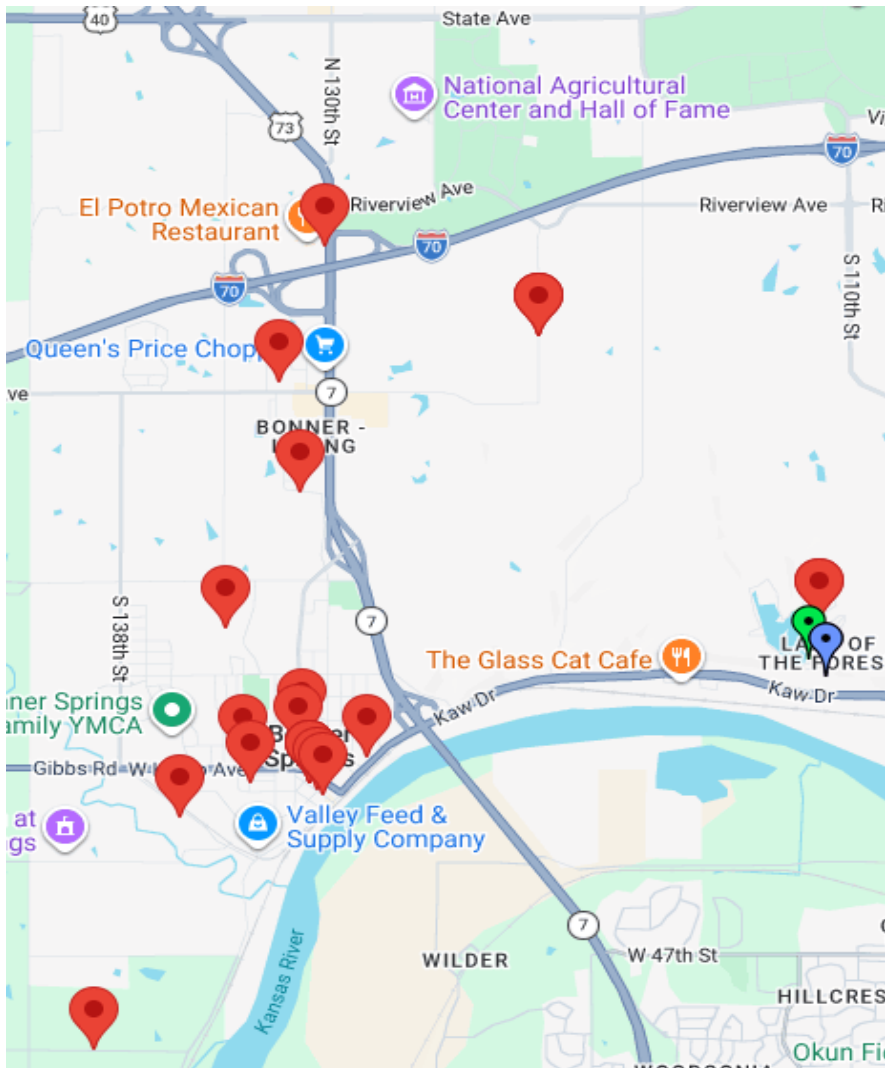
Case No.	Application Date	Project Name	Address	Project Type	Review Process(es)	Project Status	Board of Zoning Appeals	Approved/ Denied	Planning Commission	Approved/ Denied	Governing Body	Approved/ Denied	Applicant	Current Zoning or Future Land Use	Requested Zoning	No. Lots	Total Acres
STAFF REVIEW AND 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+/-
MP-01-26	January 5, 2026	Whippoorwill Substation	122 S. 110th St	Minor Plat	SR	APPROVED							Scannell/Every	LI			
ST-01-26	March 3, 2026	Family Eye Care	508 Commercial Drive	Site Plan Review	SR	APPROVED							Center	GC	NA	1	1.4+/-
ST-02-25	September 12, 2025	Ice Vending Machine	608 S. 130th St	Site/Landscape Review	SR	APPROVED								GC	NA	NA	NA
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	APPROVED			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	APPROVED			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	APPROVED			January 20, 2026	APPROVED	February 9, 2026	APPROVED	Guy Tiner	GR/MR	MR	2	10.73+/-
BZA-01-26	January 5, 2026	Overland Cabinet	13933 Leavenworth St	Setback Variance	BZA	APPROVED	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	APPROVED			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

REPORT OF BUILDING PERMITS ISSUED

ISSUED DATES: 3/1/2026 THRU 3/31/2026

STATUS: OPENED, COMPLETED

TYPE OF PERMIT	NUMBER OF PERMITS
COMMERCIAL NEW/ADDITION.....	0
COMMERCIAL REMODEL.....	3
COMMERCIAL ROOF.....	0
DECK.....	1
DRIVEWAY.....	2
DEMOLITION.....	0
ELECTRICAL.....	3
FENCE.....	2
FIREWORKS.....	0
GENERAL INSPECTION.....	0
MECHANICAL.....	0
OPEN FLAME.....	0
PLUMBING.....	8
POOL, ABOVE GROUND.....	0
POOL, IN GROUND.....	0
RESIDENTIAL ACCESSORY STRUCTURE.....	2
RESIDENTIAL MANUFACTURED MOVE-IN.....	0
RESIDENTIAL NEW/ADDITION.....	1
RESIDENTIAL REMODEL.....	1
RESIDENTIAL ROOF.....	0
RIGHT OF WAY.....	3
SIGN.....	0
TENT.....	0
UTILITIES OFF.....	2
=====	
TOTAL NEW PERMITS.....	28
TOTAL ACTIVE PERMITS.....	107



CODE ENFORCEMENT INCIDENT ACTIVITY REPORT

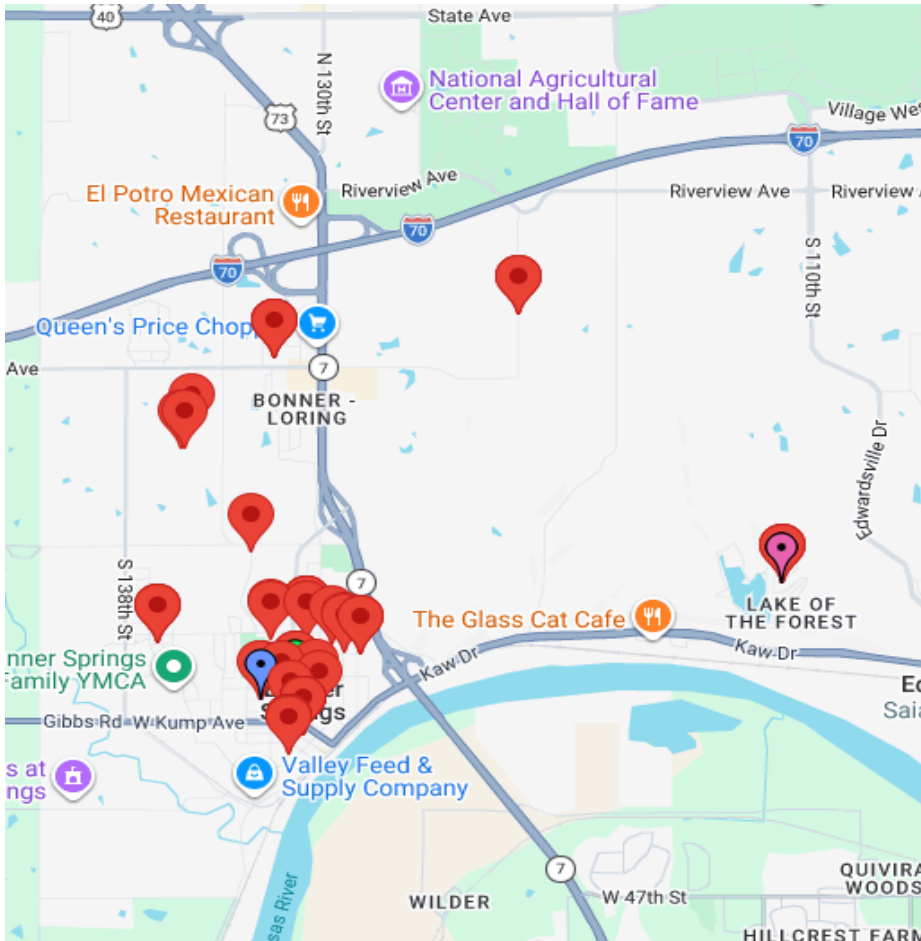
INCIDENT CODE: *-All

USER: mstites

DATES: 3/1/2026 THRU 3/31/2026

	NEW INCIDENTS	RESOLVED/ CLOSED	CUMULATIVE ACTIVE CASES
BRUSH.....	0.....	41.....	1
GENERAL.....	4.....	224.....	4
INOPERABLE/UNLICENSED/ON-GRASS.....	14.....	532.....	18
OUTSIDE STORAGE.....	11.....	437.....	18
PERMIT CHECK.....	5.....	6120.....	0
PROPERTY MAINTENANCE.....	2.....	395.....	6
SIGNS.....	6.....	791.....	0
SNOW & ICE.....	0.....	11.....	0
TALL GRASS/WEEDS.....	0.....	502.....	0
COURT	5.....		
=====			
TOTALS.....	47.....	9053.....	47

Report shows number of locations with multiple violations at many locations; does not include site re-inspections.



Bonner Springs Mayor's Report

Date: April 13, 2026

To: City Council

General

- Attended the Downtown Park Meeting with staff and developer on 3/23.
- Attended the 4/7 Press Conference to announce the appropriations awarded by the Federal Government via Sharice Davids' office. Bonner was able to access \$1.1 million to assist with new sewer infrastructure.

Boards

- Held the Mayor's Youth Council meeting on 3/26 at the High School. Chris Brake and Carrie Handy were in attendance.
- Attended the WYEDC quarterly board meeting on 4/8 at Atlas 9.
- Attended the Johnson & Wyandotte County Council of Mayors on 4/8. Merriam hosted.

Events

- Participated in the Penguin Plunge on 3/21.
- Was invited / honored to present a Proclamation to the 5A State Basketball Champions on 3/26 @ the PE Center. Congratulations to the team for the tremendous accomplishment this year.
- Attended the Chamber Luncheon on 4/2 honoring this year's NHS class.