



City of Bonner Springs

KANSAS

Monday, July 27, 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. Budget Work Session – Special Revenue Funds, Enterprise Funds, Multi-Year Capital and Equipment Plans**

CITY COUNCIL MEETING - 7:30 P.M.

- 1. Swear In New Police Department Personnel - Officer Chris Phillips**

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 July 13, 2026 City Council Meeting**

Action Make a motion to approve the minutes of the July 13, 2026 City Council meeting as presented.

Recommendation

Documents:

1. 07132026 CCM Minutes

- 2. Claims for City Operations**

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

Recommendation Staff recommends approval.

Documents:

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

- 3. Voting Delegates for the Annual League of Kansas Municipalities Conference Business Meeting**

Action Make a motion to approve the voting delegates for the annual League of Kansas Municipalities conference business meeting as presented.

Recommendation The Mayor recommends approval.

Documents:

OLD BUSINESS

NEW BUSINESS

- 1. Award Bid - 2026 Street Resurfacing Program**

Action Make a motion to award the bid for the 2026 Street Resurfacing Project to McAnany Construction in the amount of \$535,829.85.

Recommendation Staff recommends approval.

Documents:

1. 2026 Resurfacing Project Map
2. Bid Form

2. Award Bid - 2026 Concrete Project

Action Make a motion to award the bid for the 2026 Concrete Project to New Beginning LLC in the amount of \$138,212.00.

Recommendation Staff recommends approval.

Documents:

3. Sandstone Townhomes Public Infrastructure Acceptance

Action Make a motion to accept the remaining public infrastructure improvements within the Sandstone Townhome development.

Recommendation Staff recommends approval.

Documents:

1. Sandstone Pointe TH Complete Public Improvements Acceptance Cover Page

4. Resolution to Determine a Need for Housing and Proposed Rural Housing Incentive District

Action Make a motion to adopt a resolution determining a need for housing and a proposed Rural Housing Incentive District.

Recommendation The economic development manager and city manager recommend approval.

Documents:

1. Resolution (making RHID findings) - Bonner Springs, KS - Lynn Valley RHID - 2026
2. City of Bonner Springs Housing Needs Analysis 2026 Rev FINAL
3. Housing Needs Analysis Presentation 2026

5. Lynn Valley Reinvestment Housing Incentive District Funding Agreement

Action Make a motion to approve a funding agreement with Circle H Land Development, LLC, and authorize the mayor to execute the agreement.

Recommendation Staff recommends approval.

Documents:

1. Funding Agreement - Bonner Springs, KS - Lynn Valley RHID - 2026

REPORTS

1. City Manager's Report

Documents:

1. City Managers Update 7-24-26
2. Blast_recap_2026
3. Consulting Report - Downtown Bonner Springs - Jul 2, 2026 - Jul 2, 2026 (1)
4. 7.23.26PendingPlanningProjects
5. 7.23.26CompletedPlanningProjects

2. City Council Items

3. Mayor's Report

ADJOURNMENT

1. Adjournment

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

Memorandum

Date: July 27, 2026
To: Mayor and City Council
From:

Subject: Budget Work Session – Special Revenue Funds, Enterprise Funds, Multi-Year Capital and Equipment Plans

Recommendation:

Action:

Background:

Discussion:

Financial Impact:

Memorandum

Date: July 27, 2026
To: Mayor and City Council
From: Christina Brake

Subject: Minutes of the July 13, 2026 City Council Meeting

Recommendation:

Action: Make a motion to approve the minutes of the July 13, 2026 City Council meeting as presented.

Background:

Discussion:

Financial Impact:



City of Bonner Springs

KANSAS

City Council Meeting Minutes July 13 2026

WORKSHOP – 6:30 P.M.

Council Present: Mayor Stephens, Councilmembers Shannon, Kipp, Gurley, Wood, Blanks, Long (7:18 p.m.), McMahan (7:00 p.m.) and Reeves.

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

Budget Work session - All Tax Levy Funds - General Fund, Library, & Debt Service - The city manager reviewed the general, Library and debt service funds and the budgetary impacts of going revenue neutral, keeping the same mill levy or increasing the mill levy.

CITY COUNCIL MEETING - 7:30 P.M.

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

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

Mayor Stephens led the Pledge of allegiance.

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

CONSENT AGENDA –

1. Minutes of the June 22, 2026 City Council Meeting
2. Minutes of the July 7, 2026, City Council Budget Workshop
3. Claims for City Operations
4. Public Use Request - Tiblow Trot
5. Public Use Request - Tiblow Days

Reeves moved and Shannon seconded, to approve the consent agenda as presented. Unanimous approval. Councilmember Blanks abstained.

OLD BUSINESS –

MC-01-26 - Municipal Code Amendment — Storage Container Regulations –

1. Shannon moved and McMahan seconded, to adopt an ordinance to amend the Municipal Code of Bonner Springs to allow storage containers in some commercial and all industrial zoning districts, keeping current residential district regulations. The motion failed on a three to four vote. Gurley, Reeves, Wood and Blanks dissented.

2. Gurley moved and Blanks seconded, to adopt an ordinance to amend the Municipal Code of Bonner Springs to allow storage containers to be utilized in all zoning districts, with regulations in place to determine setback distances, screening and other requirements. The motion failed on a three to four vote. Reeves, Shannon, Long and McMahan dissented.

3. McMahan moved and Shannon seconded, to adopt an ordinance to amend the Municipal Code of Bonner Springs to allow storage containers in some commercial and all industrial zoning districts, keeping current residential district regulations. The motion passed on a five to two vote. Wood and Blanks dissented. Assigned Ordinance No. 2620

NEW BUSINESS -

Ordinance Authorizing the Issuance of Industrial Revenue Bonds for The 120 on Oak - Blanks moved and Long seconded, to adopt an ordinance authorizing the City to issue Industrial Revenue Bonds and authorize the execution of documents in connection with the issuance of the bonds. Unanimous approval. Assigned ordinance No. 2619

Approve Notice of Revenue Neutral Rate Hearing and Schedule Public Hearing to Exceed the Revenue Neutral Rate- Gurley moved and Shannon seconded, to authorize City staff to notify the County Clerks of the City's intent to exceed the revenue neutral rate, raising the mill levy rate to 38.993, and set a public hearing for September 8, 2026, to hear comments on exceeding the revenue neutral rate. Unanimous approval.

REPORTS

City Manager's Report - The city manager stated Bonner Blast, went very smoothly, and was a great event for the community. Staff will try to have the attendance information from the Placer AI data for the next meeting.

City Council Items

- McMahan stated everyone that participated in organizing Bonner Blast deserves a "Thank You." The attendance was good, the energy was good, and the band was good. The city band performance was awesome. Last Thursday's city band concert was fun too.
- Gurley asked if the city has an ordinance concerning blowing grass cuttings in the street? Gurley asked if staff could put out some education about that. She sees a lot of grass cuttings blown into the street creating an unsafe environment for motorcycles and electric bikes. Gurley thanked the other council members for being able to disagree respectfully and still make good decisions.
- Shannon stated he was proud to be part of council and staff.
- Blanks stated she echoes Dani's and Rodger's comments, "thank you" to everyone's work around the budget. Thank you to everyone who came out to Bonner Blast. Thank you to the fire and police departments for their presence and assistance, to public works for providing staff, and to the economic development manager for coordinating the event. Thank you to city band and congratulations on such a huge turnout. Blanks announced the joint luncheon with the KCK Chamber

is Thursday and a morning mingle at Anytime Fitness is coming soon. Blanks thanked everyone who attended the Vaughn Trent Community Service fundraiser.

- Long stated she is looking forward to seeing the attendance numbers for Bonner Blast.
- Reeves stated Union Bank and Trust is having a fundraiser for the Education Foundation on Friday. Reeves stated Spring Creek getting wider, an island is forming in middle of creek.

Mayor's Report- Mayor Stephens thanked Council President Gurley for presiding at the last meeting, in his absence. Stephens stated Bonner Blast was a wonderful evening, with a tremendous amount of energy. He thanked staff for setting up the City Band inside the community center.

ADJOURNMENT – Gurley moved and Shannon seconded, to adjourn the City Council meeting at 8:25 p.m. Unanimous approval.

_____ Christina Brake, City Clerk

Memorandum

Date: July 27, 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 operation as presented.

Background: Staff enclosed the supplement claims for City operations in the amount of \$99,793.92 and the regular claims in the amount of \$1,174,197.83.

Discussion:

Financial Impact:



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
7913	AT&T	07/15/2026	Regular	0.00	96.30	159416
2470	ATMOS ENERGY	07/15/2026	Regular	0.00	904.71	159417
12688	BOARD OF PUBLIC UTILITIES	07/15/2026	Regular	0.00	28.55	159418
12684	DEFFENBAUGH INDUSTRIES INC	07/15/2026	Regular	0.00	43,489.83	159419
10942	EVERGY KANSAS CENTRAL INC FKA V	07/15/2026	Regular	0.00	49,662.65	159420
12835	LEAF CAPITAL FUNDING LLC	07/15/2026	Regular	0.00	226.88	159421
9879	MAINSTREET CREDIT UNION	07/15/2026	Regular	0.00	885.00	159422
13193	SHINER HOLDING COMPANY, LLC	07/15/2026	Regular	0.00	4,500.00	159423

Bank Code AP BANK Summary				
Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	8	0.00	99,793.92
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	10	8	0.00	99,793.92

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	99,793.92
			<u>99,793.92</u>



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7913 - AT&T				
AT&T	323225885-July	07/15/2026	Internet- PD 07/01/2026-07/31/2026	96.30
Vendor 7913 - AT&T Total:				96.30
Vendor: 2470 - ATMOS ENERGY				
ATMOS ENERGY	July 2026	07/15/2026	GAS SERVICE- JULY	158.03
ATMOS ENERGY	July 2026	07/15/2026	GAS SERVICE- JULY	295.09
ATMOS ENERGY	July 2026	07/15/2026	GAS SERVICE- JULY	96.69
ATMOS ENERGY	July 2026	07/15/2026	GAS SERVICE- JULY	338.96
ATMOS ENERGY	July 2026	07/15/2026	GAS SERVICE- JULY	5.37
ATMOS ENERGY	July 2026	07/15/2026	GAS SERVICE- JULY	10.57
Vendor 2470 - ATMOS ENERGY Total:				904.71
Vendor: 12688 - BOARD OF PUBLIC UTILITIES				
BOARD OF PUBLIC UTILITIES	2357618-July	07/15/2026	Water bill 5/11/26-6/11/26	28.55
Vendor 12688 - BOARD OF PUBLIC UTILITIES Total:				28.55
Vendor: 12684 - DEFFENBAUGH INDUSTRIES INC				
DEFFENBAUGH INDUSTRIES I...	0057978-2754-6	07/15/2026	Dumpster Service - Multiple	718.07
DEFFENBAUGH INDUSTRIES I...	0057978-2754-6	07/15/2026	Dumpster Service - Multiple	134.75
DEFFENBAUGH INDUSTRIES I...	0057978-2754-6	07/15/2026	Dumpster Service - Multiple	162.97
DEFFENBAUGH INDUSTRIES I...	0057978-2754-6	07/15/2026	Dumpster Service - Multiple	155.16
DEFFENBAUGH INDUSTRIES I...	0057978-2754-6	07/15/2026	Dumpster Service - Multiple	166.00
DEFFENBAUGH INDUSTRIES I...	0057978-2754-6	07/15/2026	Dumpster Service - Multiple	257.70
DEFFENBAUGH INDUSTRIES I...	0154081-5858-1 June	07/15/2026	Add Trash Containers	530.00
DEFFENBAUGH INDUSTRIES I...	0154081-5858-1 June	07/15/2026	2026 Refuse Service - June	40,964.22
DEFFENBAUGH INDUSTRIES I...	0165033-4858-9	07/15/2026	DUMPSTER SERVICE- June	400.96
Vendor 12684 - DEFFENBAUGH INDUSTRIES INC Total:				43,489.83
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	136.53
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE-JULY	789.07
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	43.05
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	19,765.39
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	21.39
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	2,472.00
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	20,043.56
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	262.01
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	4,493.33
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	353.03
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	133.00
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	651.63
EVERGY KANSAS CENTRAL INC...	July 2026	07/15/2026	ELECTRIC SERVICE	498.66
Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:				49,662.55
Vendor: 12835 - LEAF CAPITAL FUNDING LLC				
LEAF CAPITAL FUNDING LLC	20519665	07/15/2026	Kyocera TX Copier- PD Due 7/25	226.88
Vendor 12835 - LEAF CAPITAL FUNDING LLC Total:				226.88
Vendor: 9879 - MAINSTREET CREDIT UNION				
MAINSTREET CREDIT UNION	07-17-206	07/15/2026	PAYROLL FOR 07/17/2026	885.00
Vendor 9879 - MAINSTREET CREDIT UNION Total:				885.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 13193 - SHINER HOLDING COMPANY, LLC				
SHINER HOLDING COMPANY, ...	1001	06/02/2026	Facade Grant Improvement 2026 Award	4,500.00
Vendor 13193 - SHINER HOLDING COMPANY, LLC Total:				4,500.00
Grand Total:				99,793.92



Bonner Springs, KS

Check Register

Packet: APPKT01164 - 07-21-2026 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						
13329	567 WORKSHOPS	07/21/2026	Regular	0.00	100.00	159424
13318	7-Eleven	07/21/2026	Regular	0.00	533.33	159425
6515	911 CUSTOM LLC	07/21/2026	Regular	0.00	6,050.42	159426
5763	AERO-MOD INC	07/21/2026	Regular	0.00	1,439.90	159427
11701	ALL COPY PRODUCTS INC	07/21/2026	Regular	0.00	670.49	159428
13260	ALLIED FENCE & SECURITY OF KANSAS	07/21/2026	Regular	0.00	3,783.57	159429
13324	AMANDA FOUTAINE	07/21/2026	Regular	0.00	150.00	159430
10078	AMAZON CAPITAL SERVICES INC	07/21/2026	Regular	0.00	1,947.41	159431
	Void	07/21/2026	Regular	0.00	0.00	159432
7381	AMERICAN RIGGER'S SUPPLY INC	07/21/2026	Regular	0.00	90.14	159433
13328	ANGEL ORNELAS	07/21/2026	Regular	0.00	155.00	159434
10637	AQUAFIX, INC	07/21/2026	Regular	0.00	400.00	159435
3303	ASPHALT SALES CO INC	07/21/2026	Regular	0.00	190.32	159436
11698	AT&T	07/21/2026	Regular	0.00	602.64	159437
2470	ATMOS ENERGY	07/21/2026	Regular	0.00	206.39	159438
9842	AUTOZONE	07/21/2026	Regular	0.00	125.85	159439
13289	AVA CALDWELL	07/21/2026	Regular	0.00	1,360.07	159440
12638	BAILEY TRAINING AND SUPPORT LLC	07/21/2026	Regular	0.00	630.00	159441
6536	BANKCARD PROCESSING CENTER	07/21/2026	Regular	0.00	18,693.72	159442
	Void	07/21/2026	Regular	0.00	0.00	159443
2863	BILL RATLIFF	07/21/2026	Regular	0.00	7.69	159444
13123	BONEE PROPERTIES, LLC	07/21/2026	Regular	0.00	5,000.00	159445
2798	BONNER SPRINGS AUTO REPAIR LLC	07/21/2026	Regular	0.00	470.16	159446
4172	BOUND TREE MEDICAL LLC	07/21/2026	Regular	0.00	1,199.00	159447
10027	CINTAS	07/21/2026	Regular	0.00	779.55	159448
11655	CINTAS CORPORATION NO 2	07/21/2026	Regular	0.00	106.00	159449
13317	CITY OF LANSING, KANSAS	07/21/2026	Regular	0.00	16,744.20	159450
12681	COLEMAN EQUIPMENT INC	07/21/2026	Regular	0.00	796.74	159451
10136	COMPLIANCEONE	07/21/2026	Regular	0.00	1,112.20	159452
12689	CORE & MAIN LP	07/21/2026	Regular	0.00	6,900.05	159453
13006	DESIREE MACKE	07/21/2026	Regular	0.00	38.06	159454
5710	DREXEL TECHNOLOGIES INC	07/21/2026	Regular	0.00	94.00	159455
11899	EASY ICE, LLC	07/21/2026	Regular	0.00	276.00	159456
13321	EDGAR BASDEN	07/21/2026	Regular	0.00	132.00	159457
13316	ELDON YEAKEL	07/21/2026	Regular	0.00	57.94	159458
12646	EMS MANAGEMENT & CONSULTANT	07/21/2026	Regular	0.00	2,376.70	159459
10964	EVERGY FKA KCP&L	07/21/2026	Regular	0.00	1,085.45	159460
10964	EVERGY FKA KCP&L	07/21/2026	Regular	0.00	131.75	159461
10942	EVERGY KANSAS CENTRAL INC FKA V	07/21/2026	Regular	0.00	13,359.18	159462
12533	FAST N FRIENDLY LLC	07/21/2026	Regular	0.00	4,390.00	159463
4342	FELDMANS	07/21/2026	Regular	0.00	181.80	159464
2425	FRY & ASSOCIATES, INC	07/21/2026	Regular	0.00	217,881.37	159465
10924	GO CAR WASH MANAGEMENT CORP	07/21/2026	Regular	0.00	100.00	159466
1942	GRASS PAD INC	07/21/2026	Regular	0.00	413.05	159467
1532	GT DISTRIBUTORS INC	07/21/2026	Regular	0.00	577.01	159468
12685	HACH COMPANY	07/21/2026	Regular	0.00	15,637.00	159469
13058	HARBINGER CONCRETE CONSTRUCT	07/21/2026	Regular	0.00	124,472.50	159470
1089	HAWKINS INC	07/21/2026	Regular	0.00	6,542.60	159471
3078	HD SUPPLY INC	07/21/2026	Regular	0.00	754.77	159472
13327	HELEN RAULSTON	07/21/2026	Regular	0.00	26.00	159473
12690	HOLLIDAY SAND AND GRAVEL CO	07/21/2026	Regular	0.00	1,080.37	159474
4275	IMPEL COMPANY HOLDCO, INC	07/21/2026	Regular	0.00	925.70	159475
0359	JIM'S LOCK & SAFE SERVICE INC	07/21/2026	Regular	0.00	190.00	159476
11940	JOHN DAMIAN JOHNSON	07/21/2026	Regular	0.00	2,021.89	159477

Check Register

Packet: APPKT01164-07-21-2026 Main Check Run

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4464	KANSAS DEPARTMENT OF HEALTH &	07/21/2026	Regular	0.00	618,448.58	159478
10049	KANSAS HEALTH & ENVIRONMENTA	07/21/2026	Regular	0.00	1,502.00	159479
5308	KANSAS ONE-CALL SYSTEM, INC	07/21/2026	Regular	0.00	215.46	159480
11752	KANSAS UNIVERSITY PHYSICIANS, IN	07/21/2026	Regular	0.00	3,109.62	159481
10555	KBI LAB	07/21/2026	Regular	0.00	400.00	159482
12949	KCJP	07/21/2026	Regular	0.00	1,996.66	159483
13330	KEN'S HOME SERVICES LLC	07/21/2026	Regular	0.00	3,078.40	159484
11728	LABAN CONTRACTING LLC	07/21/2026	Regular	0.00	1,950.00	159485
3030	LEAGUE OF KANSAS MUNICIPALITIES	07/21/2026	Regular	0.00	25.00	159486
11747	LENEXA PARK & RECREATION	07/21/2026	Regular	0.00	4,346.00	159487
8009	LIFE-ASSIST, INC	07/21/2026	Regular	0.00	672.12	159488
13118	LINDSEY BASKA	07/21/2026	Regular	0.00	145.00	159489
12266	LOGAN CONTRACTORS SUPPLY, INC	07/21/2026	Regular	0.00	144.71	159490
1836	LOWE'S CREDIT SERVICES	07/21/2026	Regular	0.00	1,667.80	159491
13032	MAPS INC	07/21/2026	Regular	0.00	66.53	159492
12029	MARY PECOR	07/21/2026	Regular	0.00	200.00	159493
13135	MCELROY'S INC	07/21/2026	Regular	0.00	1,256.28	159494
7360	MECKC LLC	07/21/2026	Regular	0.00	920.00	159495
13326	MERCEDES ROMERO	07/21/2026	Regular	0.00	150.00	159496
5116	MILLER SIGN SHOPPE LLC	07/21/2026	Regular	0.00	8,250.00	159497
13322	MIRANDA STAUFFER	07/21/2026	Regular	0.00	445.00	159498
9839	MUELLER SYSTEMS, LLC	07/21/2026	Regular	0.00	2,686.32	159499
13331	NATHAN SNAPP	07/21/2026	Regular	0.00	40.60	159500
3094	NORRIS EQUIPMENT CO LLC	07/21/2026	Regular	0.00	663.38	159501
12682	O'REILLY AUTOMOTIVE INC	07/21/2026	Regular	0.00	438.68	159502
13332	OSCAR SANCHEZ	07/21/2026	Regular	0.00	150.00	159503
3393	PACE ANALYTICAL SERVICES LLC	07/21/2026	Regular	0.00	1,842.00	159504
2955	PB HOIDALE CO INC	07/21/2026	Regular	0.00	18,425.00	159505
11541	PEREGRINE CORPORATION	07/21/2026	Regular	0.00	1,129.18	159506
6374	POLYDYNE INC	07/21/2026	Regular	0.00	3,114.00	159507
12700	POMP'S TIRE SERVICE INC	07/21/2026	Regular	0.00	1,088.03	159508
7889	PREMIER AUTOMOTIVE OF BS LLC	07/21/2026	Regular	0.00	218.33	159509
11943	PTG MISSOURI LLC	07/21/2026	Regular	0.00	17.88	159510
4746	QUEEN'S PRICE CHOPPER	07/21/2026	Regular	0.00	26.82	159511
8031	REDDI SERVICES INC	07/21/2026	Regular	0.00	2,593.70	159512
8035	REEVES-WIEDEMAN COMPANY	07/21/2026	Regular	0.00	1,038.56	159513
11773	RONALD TILDEN	07/21/2026	Regular	0.00	409.05	159514
13325	SARA CANTU	07/21/2026	Regular	0.00	150.00	159515
12945	SBS SERVICES GROUP LLC	07/21/2026	Regular	0.00	1,120.00	159516
7485	SCHULTE SUPPLY INC	07/21/2026	Regular	0.00	1,062.55	159517
7934	SITEONE LANDSCAPE SUPPLY HOLDII	07/21/2026	Regular	0.00	221.92	159518
11869	SOUTHWEST ANSWERING SERVICE II	07/21/2026	Regular	0.00	324.91	159519
12432	SOUTHWEST SOLUTIONS GROUP INC	07/21/2026	Regular	0.00	695.00	159520
13160	STAPLES	07/21/2026	Regular	0.00	445.34	159521
12361	STEPHEN MEILLER	07/21/2026	Regular	0.00	1,046.99	159522
12729	SUMNERONE INC	07/21/2026	Regular	0.00	433.46	159523
10110	TARGETSOLUTIONS LEARNING LLC	07/21/2026	Regular	0.00	1,611.20	159524
13125	TAWNYA DAVIS	07/21/2026	Regular	0.00	5,000.00	159525
5375	TG TECHNICAL SERVICES	07/21/2026	Regular	0.00	268.67	159526
13323	TJ or MACKENZIE SEELBACK	07/21/2026	Regular	0.00	150.00	159527
2949	TOM STEPHENS	07/21/2026	Regular	0.00	133.40	159528
5824	ULINE INC	07/21/2026	Regular	0.00	2,531.77	159529
11386	UNIFIED GOVERNMENT TREASURER	07/21/2026	Regular	0.00	4,030.25	159530
10526	UNITED RENTALS (NORTH AMERICA)	07/21/2026	Regular	0.00	600.00	159531
4137	UNIVERSITY OF KANSAS HOSPITAL A	07/21/2026	Regular	0.00	315.00	159532
3088	VANCE BROTHERS LLC	07/21/2026	Regular	0.00	275.00	159533
8404	VESTA LEE LUMBER COMPANY	07/21/2026	Regular	0.00	66.50	159534
12998	VITAL RECORDS HOLDINGS, LLC	07/21/2026	Regular	0.00	254.32	159535
12683	W W GRAINGER INC	07/21/2026	Regular	0.00	2,553.94	159536
13320	WEI H20 KANSAS INC	07/21/2026	Regular	0.00	3,463.75	159537
1321	WESTLAKE HARDWARE	07/21/2026	Regular	0.00	1,483.19	159538

Check Register

Packet: APPKT01164-07-21-2026 Main Check Run

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	Void	07/21/2026	Regular	0.00	0.00	159539
11305	WILLIAM LONG	07/21/2026	Regular	0.00	100.00	159540

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	272	114	0.00	1,174,197.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	272	117	0.00	1,174,197.83

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	1,174,197.83
			<u>1,174,197.83</u>



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 13329 - 567 WORKSHOPS				
567 WORKSHOPS	105966917	07/21/2026	Refund Deposit - Honeybee Room 7/14 & 7/16	100.00
Vendor 13329 - 567 WORKSHOPS Total:				100.00
Vendor: 13318 - 7-Eleven				
7-Eleven	25-13966-122658	07/21/2026	Restitution - Juliette Wagner	533.33
Vendor 13318 - 7-Eleven Total:				533.33
Vendor: 6515 - 911 CUSTOM LLC				
911 CUSTOM LLC	62765	07/21/2026	#2604 New Vehicle Build	5,965.67
911 CUSTOM LLC	65065	07/21/2026	#2503 Replace bad tracer light	84.75
Vendor 6515 - 911 CUSTOM LLC Total:				6,050.42
Vendor: 5763 - AERO-MOD INC				
AERO-MOD INC	SO50591-1	07/21/2026	120V solenoid valve - WWTP belt press	1,439.90
Vendor 5763 - AERO-MOD INC Total:				1,439.90
Vendor: 11701 - ALL COPY PRODUCTS INC				
ALL COPY PRODUCTS INC	597657834 a	06/25/2026	6/15/26-7/14/26 mailed to incorrect addres 7/15	670.49
Vendor 11701 - ALL COPY PRODUCTS INC Total:				670.49
Vendor: 13260 - ALLIED FENCE & SECURITY OF KANSAS CORP				
ALLIED FENCE & SECURITY OF ... 2-7372		07/21/2026	Repair & replacement of controls on security gates	1,261.20
ALLIED FENCE & SECURITY OF ... 2-7372		07/21/2026	Repair & replacement of controls on security gates	1,261.19
ALLIED FENCE & SECURITY OF ... 2-7372		07/21/2026	Repair & replacement of controls on security gates	1,261.18
Vendor 13260 - ALLIED FENCE & SECURITY OF KANSAS CORP Total:				3,783.57
Vendor: 13324 - AMANDA FOUTAINE				
AMANDA FOUTAINE	106140410	07/21/2026	Refund for CoEd Sand Volleyball- no league	150.00
Vendor 13324 - AMANDA FOUTAINE Total:				150.00
Vendor: 10078 - AMAZON CAPITAL SERVICES INC				
AMAZON CAPITAL SERVICES I...	11LF-J4CX-VNF6	07/21/2026	Uniform Shoes- Miller & Quick being returned	214.15
AMAZON CAPITAL SERVICES I...	1467-KCMX-1QKF	07/21/2026	Cash Drawers Pool	119.90
AMAZON CAPITAL SERVICES I...	14QT-NTN9-YLTY	07/21/2026	12 Air filters - WTP	183.72
AMAZON CAPITAL SERVICES I...	16D3-46PK-RQQG	07/21/2026	Office Supplies	29.52
AMAZON CAPITAL SERVICES I...	16D3-46PK-RQQG	07/21/2026	Donation Box	12.50
AMAZON CAPITAL SERVICES I...	17XL-Y1CQ-HDXC	07/21/2026	Car registration & insurance card holder X15	89.85
AMAZON CAPITAL SERVICES I...	19J6-37VQ-RX7D	07/21/2026	Shower mats	90.12
AMAZON CAPITAL SERVICES I...	1DYP-6PP6-HMQT	07/21/2026	Uniform Shoes- Quick	59.99
AMAZON CAPITAL SERVICES I...	1JRG-NQHP-HMPW	07/21/2026	2027 Planner	21.12
AMAZON CAPITAL SERVICES I...	1JRG-NQHP-HMPW	07/21/2026	Pickelballs	49.45
AMAZON CAPITAL SERVICES I...	1JXH-NCV1-RRT4	07/21/2026	Tootsie Pops	27.07
AMAZON CAPITAL SERVICES I...	1JXH-NCV1-RRT4	07/21/2026	Post-it notes	18.98
AMAZON CAPITAL SERVICES I...	1JXH-NCV1-RRT4	07/21/2026	Hanging file folders	15.30
AMAZON CAPITAL SERVICES I...	1KF3-FWL-7C4L	07/21/2026	Uniform Shoes- Megee	111.98
AMAZON CAPITAL SERVICES I...	1M1C-MVJF-GLTY	07/21/2026	Movie Projector Screen	276.98
AMAZON CAPITAL SERVICES I...	1MWF-GP34-HJLD	07/21/2026	Alll purpose cleaner	26.34
AMAZON CAPITAL SERVICES I...	1MWF-GP34-HJLD	07/21/2026	Stainless Steel Cleaner	55.91
AMAZON CAPITAL SERVICES I...	1N6M-WYX7-YX7L	07/21/2026	Bocce Ball Set- Parks & Rec Month	33.97

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
AMAZON CAPITAL SERVICES I...	1NFC-GDJ9-JDHC	07/21/2026	Plants for WTP	37.88
AMAZON CAPITAL SERVICES I...	1NLN-9CKP-G16C	07/21/2026	Trash Bags	26.58
AMAZON CAPITAL SERVICES I...	1PLD-7HLP-7RWK	07/21/2026	Motion sensors & misc bldg supplies - VSB	194.46
AMAZON CAPITAL SERVICES I...	1PW1-DXP6-DQRQ	07/21/2026	Credit - Return boot scraper	-45.58
AMAZON CAPITAL SERVICES I...	1PW1-DXP6-QTKC	07/21/2026	Ear Pieces fro patrol	44.17
AMAZON CAPITAL SERVICES I...	1X4D-CPLQ-RPWN	07/21/2026	iPad keyboard case; thermostat for lab frig	25.98
AMAZON CAPITAL SERVICES I...	1X4D-CPLQ-RPWN	07/21/2026	iPad keyboard case; thermostat for lab frig	37.94
AMAZON CAPITAL SERVICES I...	1XNR-MMHJ-7KWF	07/21/2026	2 refrigerator filters; misc office supplies	139.15
AMAZON CAPITAL SERVICES I...	1XRG-NQHP-HPCP	07/21/2026	Laminating Sheets & Pens	41.51
AMAZON CAPITAL SERVICES I...	1YKH-93DH-HFRH	07/21/2026	Clorox wipes & fabuloso	53.47
AMAZON CAPITAL SERVICES I...	CM0000589	07/21/2026	Credit Invoice #1DYP-6PP-HMQT UNIFORM SHOES	-45.00
Vendor 10078 - AMAZON CAPITAL SERVICES INC Total:				1,947.41
Vendor: 7381 - AMERICAN RIGGER'S SUPPLY INC				
AMERICAN RIGGER'S SUPPLY ...	512717-1	07/21/2026	Parts for LS #8 pipe repair	90.14
Vendor 7381 - AMERICAN RIGGER'S SUPPLY INC Total:				90.14
Vendor: 13328 - ANGEL ORNELAS				
ANGEL ORNELAS	104061554	07/21/2026	Refund Summer Camp for Wk7	155.00
Vendor 13328 - ANGEL ORNELAS Total:				155.00
Vendor: 10637 - AQUAFIX, INC				
AQUAFIX, INC	IN022830	07/21/2026	Wastewater sampling	400.00
Vendor 10637 - AQUAFIX, INC Total:				400.00
Vendor: 3303 - ASPHALT SALES CO INC				
ASPHALT SALES CO INC	163447	07/21/2026	Asphalt for street patching	190.32
Vendor 3303 - ASPHALT SALES CO INC Total:				190.32
Vendor: 11698 - AT&T				
AT&T	6255208118	07/21/2026	FIBER OPTICS SERVICE	200.88
AT&T	6255208118	07/21/2026	FIBER OPTICS SERVICE	200.88
AT&T	6255208118	07/21/2026	FIBER OPTICS SERVICE	200.88
Vendor 11698 - AT&T Total:				602.64
Vendor: 2470 - ATMOS ENERGY				
ATMOS ENERGY	3066672954-Aug	07/21/2026	GAS SERVICE 6/18/26-07/20/26	118.24
ATMOS ENERGY	4007868157-Aug	07/20/2026	GAS SERVICE 6/18/26-07/20/26	88.15
Vendor 2470 - ATMOS ENERGY Total:				206.39
Vendor: 9842 - AUTOZONE				
AUTOZONE	3784268417	07/21/2026	Motor oil and funnel - Dist Maint fleet maint	125.85
Vendor 9842 - AUTOZONE Total:				125.85
Vendor: 13289 - AVA CALDWELL				
AVA CALDWELL	07-03-2026	07/21/2026	Replace Dir Dep 07-03-26	675.63
AVA CALDWELL	07-03-2026	07/21/2026	Returned Direct Deposit Fee	-35.00
AVA CALDWELL	07-17-2026	07/21/2026	Replace Dir Dep 07-17/2026	754.44
AVA CALDWELL	07-17-2026	07/21/2026	Returned Direct Deposit Fee	-35.00
Vendor 13289 - AVA CALDWELL Total:				1,360.07
Vendor: 12638 - BAILEY TRAINING AND SUPPORT LLC				
BAILEY TRAINING AND SUPPO...	63	07/21/2026	Safe Sitter Essentials w/CPR Tue 7/13/26-9kids	630.00
Vendor 12638 - BAILEY TRAINING AND SUPPORT LLC Total:				630.00
Vendor: 6536 - BANKCARD PROCESSING CENTER				
BANKCARD PROCESSING CEN...	0007102	07/21/2026	ICMA REGISTRATION FEE	1,045.00
BANKCARD PROCESSING CEN...	0007102	07/21/2026	Microsoft IT-CITY MANAGER YEARLY LICENSE	528.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
BANKCARD PROCESSING CEN...	0007102	07/21/2026	ChatGPT- SUBSCRIPTION FEE	20.00
BANKCARD PROCESSING CEN...	0007102	07/21/2026	MARC NEK MANAGERS MEETING	30.00
BANKCARD PROCESSING CEN...	0007103	07/21/2026	WALMART PLANTERS & MISC OFFICE SUPPLIES WTP	179.88
BANKCARD PROCESSING CEN...	0007104	07/21/2026	NFPA- MEMBERSHIP	169.99
BANKCARD PROCESSING CEN...	0007105	07/21/2026	MAKE & TAKE DIETICIAN FEE AND GROCERIES	199.60
BANKCARD PROCESSING CEN...	0007105	07/21/2026	SENIOR TRIP- ESCORT MEAL EUDORA CONVENTION	5.75
BANKCARD PROCESSING CEN...	0007105	07/21/2026	WALMART SOCCER CHAMPIIIONSHIP WATCH PARTY ITEMS	68.80
BANKCARD PROCESSING CEN...	0007106	07/21/2026	IXI SOLUTIONS- CRIMINAL INVESTIGATION TRAINING	495.00
BANKCARD PROCESSING CEN...	0007106	07/21/2026	HOLIDAY INN-MOTEL FOR TRAINING	459.96
BANKCARD PROCESSING CEN...	0007106	07/21/2026	K-TAG TOLLS	18.92
BANKCARD PROCESSING CEN...	0007106	07/21/2026	5.11 UNIFORMS- UNIFORMS	385.70
BANKCARD PROCESSING CEN...	0007107	07/21/2026	ICMA ANNUAL CONFERENCE	570.00
BANKCARD PROCESSING CEN...	0007107	07/21/2026	KTAG- TURNPIKE CHARGES	20.26
BANKCARD PROCESSING CEN...	0007107	07/21/2026	NFPA- MEMBERSHIP	225.00
BANKCARD PROCESSING CEN...	0007107	07/21/2026	BOX 31 LEATHERWORKS- CREDIT FOR TAX	-34.30
BANKCARD PROCESSING CEN...	0007107	07/21/2026	BOX 31 LEATHERWORKS-HI DEF LEATHER RADIO STRAPS	549.30
BANKCARD PROCESSING CEN...	0007108	07/21/2026	MEMORIAL TREE KELLY MURPHY PARK-BONNER BEAUTIFUL	179.99
BANKCARD PROCESSING CEN...	0007108	07/21/2026	WALMART MULCH FOR MEMORIAL TREE	4.00
BANKCARD PROCESSING CEN...	0007109	07/21/2026	KDHE BUREAU OF WTR-REG FEE TRG IN TOPEKA 7/21-7/22	350.00
BANKCARD PROCESSING CEN...	0007109	07/21/2026	DIETZ TRAILERS- TIRES EXCAVATOR TRAILER VID#700	720.00
BANKCARD PROCESSING CEN...	0007109	07/21/2026	PAPER TOWEL HOLDER- VSB	8.33
BANKCARD PROCESSING CEN...	0007109	07/21/2026	BOTTLED WATER DIST MAINT CREW	68.51
BANKCARD PROCESSING CEN...	0007110	07/21/2026	PARTS CLEANING SUPPLIES	47.36
BANKCARD PROCESSING CEN...	0007111	07/21/2026	SCRIBE SOP MAKER	32.57
BANKCARD PROCESSING CEN...	0007111	07/21/2026	KTA REC VAN TOLLS	1.68
BANKCARD PROCESSING CEN...	0007111	07/21/2026	SA ENTERTAINMENT- BALANCE CAMP WK3	232.50
BANKCARD PROCESSING CEN...	0007111	07/21/2026	SEALIFE- CAMP WK5	657.80
BANKCARD PROCESSING CEN...	0007111	07/21/2026	CAMP SUPPLIES	124.48
BANKCARD PROCESSING CEN...	0007111	07/21/2026	WALMART CAMP SUPPLIES	119.46
BANKCARD PROCESSING CEN...	0007111	07/21/2026	WALMART CAMP SUPPLIES	63.41
BANKCARD PROCESSING CEN...	0007111	07/21/2026	WALMART RETURN CREDIT	-69.44
BANKCARD PROCESSING CEN...	0007111	07/21/2026	WALMART- CAMP SUPPLIES	63.68
BANKCARD PROCESSING CEN...	0007111	07/21/2026	HOUSE OF ROCKS-PARKS & REC MONTH	13.80
BANKCARD PROCESSING CEN...	0007111	07/21/2026	WALMART - PARKS & REC MONTH	8.94
BANKCARD PROCESSING CEN...	0007111	07/21/2026	WALMART -PRM	5.88
BANKCARD PROCESSING CEN...	0007111	07/21/2026	WALMART- PARKS & REC MONTH	82.06
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	37.80
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	50.40
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	12.60
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	63.00
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	25.20
BANKCARD PROCESSING CEN...	0007112	07/21/2026	365 BUSINESS STANDARD EMAIL ACCT-FIRE	65.65

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	132.30
BANKCARD PROCESSING CEN...	0007112	07/21/2026	MICRO CENTER-NEW HARD DRIVE FOR PC AT FD	189.99
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	12.60
BANKCARD PROCESSING CEN...	0007112	07/21/2026	365 BUSINES BASIC LICENSE PRO RATED	4.41
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	50.40
BANKCARD PROCESSING CEN...	0007112	07/21/2026	365 BUSINESS STANDARD LICENSE PD PRO RATED	10.07
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	37.80
BANKCARD PROCESSING CEN...	0007112	07/21/2026	365 BUSINESS STANDARD EMAIL ACCT-POLICE	275.73
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	69.30
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	12.60
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	12.60
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	50.40
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	6.30
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	6.30
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	6.30
BANKCARD PROCESSING CEN...	0007112	07/21/2026	BUSINESS BASIC EMAIL ACCTS	6.30
BANKCARD PROCESSING CEN...	0007113	07/21/2026	VISTA PRINT-LOGAN STRASBURGER	32.98
BANKCARD PROCESSING CEN...	0007113	07/21/2026	WALMART TRASH BAGS	9.97
BANKCARD PROCESSING CEN...	0007113	07/21/2026	HOME DEPOT MEASURING WHEEL	74.97
BANKCARD PROCESSING CEN...	0007113	07/21/2026	VISTA PRINT-NICOLE SCHEPP	32.98
BANKCARD PROCESSING CEN...	0007114	07/21/2026	APA MEMBERSHIP FEES	506.40
BANKCARD PROCESSING CEN...	0007115	07/21/2026	APWA-REG PW EXPO CONF- M BEETS	1,019.00
BANKCARD PROCESSING CEN...	0007115	07/21/2026	FORESTER SHOP-CHAINSAW RIPPING CHAIN	65.39
BANKCARD PROCESSING CEN...	0007116	07/21/2026	4 ALL PROMOS- TOURISM MATERIALS WELCOME BAGS	406.02
BANKCARD PROCESSING CEN...	0007116	07/21/2026	FACEBOOK- ADVERTISING	2.73
BANKCARD PROCESSING CEN...	0007116	07/21/2026	PRICE CHOPPER- BONNER BLAST FOR CREWS WTR/GAT	47.02
BANKCARD PROCESSING CEN...	0007116	07/21/2026	CST SWEETS- ICE CREAM GROUNDBREAKING CENT PARK	250.00
BANKCARD PROCESSING CEN...	0007116	07/21/2026	PRICE CHOPPER-BONER BLAST SUPPLIES CREWS -ICE	4.99
BANKCARD PROCESSING CEN...	0007117	07/21/2026	UPS POSTAGE SENDING GRAPPLER NETS	154.22
BANKCARD PROCESSING CEN...	0007117	07/21/2026	FBI-LEEDA SLI TRAINING	795.00
BANKCARD PROCESSING CEN...	0007117	07/21/2026	COP QUEST-NAME PLATE	18.90
BANKCARD PROCESSING CEN...	0007117	07/21/2026	WATER GATORAIDE	50.17
BANKCARD PROCESSING CEN...	0007117	07/21/2026	VISTA PRINT BUSINESS CARDS	60.96
BANKCARD PROCESSING CEN...	0007117	07/21/2026	MENDARDS STORAGE CABINET	279.99
BANKCARD PROCESSING CEN...	0007118	07/21/2026	CJCFP-EMT-PM APPLICATION FEE GRACE DOUGLAS	50.00
BANKCARD PROCESSING CEN...	0007118	07/21/2026	CJCFP-EMT-PM APPLICATION FEE ALLISON CAMPBELL	50.00
BANKCARD PROCESSING CEN...	0007118	07/21/2026	NFPA- MEMBERSHIP	169.99
BANKCARD PROCESSING CEN...	0007118	07/21/2026	KEMSA MEMBERSHIP	350.00
BANKCARD PROCESSING CEN...	0007118	07/21/2026	IAFC MEMBERSHIP	150.42
BANKCARD PROCESSING CEN...	0007118	07/21/2026	UPS- COPIES	157.80
BANKCARD PROCESSING CEN...	0007118	07/21/2026	DELUX LLC-EASY ASSIST SLING X5	110.00
BANKCARD PROCESSING CEN...	0007119	07/21/2026	AMERICAN HEART ASSOC- VIDEOS	180.04
BANKCARD PROCESSING CEN...	0007119	07/21/2026	HULU SUBSCRIPTION	103.78
BANKCARD PROCESSING CEN...	0007119	07/21/2026	WALMART- CLEANING SUPPLIES	27.90

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
BANKCARD PROCESSING CEN...	0007120	07/21/2026	ABLE APPLIANCE -REPAIR	747.80
BANKCARD PROCESSING CEN...	0007120	07/21/2026	FRIDGE SAMPLER WWTP	
BANKCARD PROCESSING CEN...	0007120	07/21/2026	HOME DEPOT- MISC	94.42
BANKCARD PROCESSING CEN...	0007120	07/21/2026	HARDWARE WWTP BELT PRESS	
BANKCARD PROCESSING CEN...	0007120	07/21/2026	REPAIR	
BANKCARD PROCESSING CEN...	0007120	07/21/2026	RESENHOUSE INDUSTRIAL-5	138.15
BANKCARD PROCESSING CEN...	0007120	07/21/2026	LIGHT FIXTURES WWTP	
BANKCARD PROCESSING CEN...	0007120	07/21/2026	BEST WESTERN CREDIT FOR	-119.08
BANKCARD PROCESSING CEN...	0007121	07/21/2026	INCORRECT CHARGE HAYS KS	
BANKCARD PROCESSING CEN...	0007121	07/21/2026	CLARKS TOOL EQUIP- WWTP	101.87
BANKCARD PROCESSING CEN...	0007122	07/21/2026	BELT REPAIR	
BANKCARD PROCESSING CEN...	0007122	07/21/2026	HOME DEPOT-ANCHORS	375.00
BANKCARD PROCESSING CEN...	0007122	07/21/2026	PARKS SIGNAGE	
BANKCARD PROCESSING CEN...	0007122	07/21/2026	MENARDS-TEST GAUGES BLDG	21.96
BANKCARD PROCESSING CEN...	0007122	07/21/2026	MAINT VID#420	
BANKCARD PROCESSING CEN...	0007122	07/21/2026	MENDARS-SUPPLIES HOTSY	91.97
BANKCARD PROCESSING CEN...	0007122	07/21/2026	PWRWASH VENT-VSB	
BANKCARD PROCESSING CEN...	0007122	07/21/2026	MENARDS-PRV HOT WATER	23.99
BANKCARD PROCESSING CEN...	0007123	07/21/2026	TANK- VSB	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WATER SAFETY PRODUCTS- JR	10.00
BANKCARD PROCESSING CEN...	0007123	07/21/2026	GUARD PROGRAM SHIRTS	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WALMART- CHALK FOR POOL	23.10
BANKCARD PROCESSING CEN...	0007123	07/21/2026	SUPPLIES	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WATER SAFETY PRODUCTS- JR	387.46
BANKCARD PROCESSING CEN...	0007123	07/21/2026	GUARD PROGRAM SHIRTS	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	HOMEBASE- SCHEDULE	30.00
BANKCARD PROCESSING CEN...	0007123	07/21/2026	SOFTWARE	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WALMART- POPCICLES FOR	14.85
BANKCARD PROCESSING CEN...	0007123	07/21/2026	GUARDS	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WALMART-BATTERES	32.09
BANKCARD PROCESSING CEN...	0007123	07/21/2026	CLEANING WASP SPRAY	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WALMART-CLEANIN...	37.44
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WALMART-POOL SHOWER	221.73
BANKCARD PROCESSING CEN...	0007123	07/21/2026	REPLACEMENT	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WATER SAFETY PRODUCTS-	179.74
BANKCARD PROCESSING CEN...	0007123	07/21/2026	CPR MASKS	
BANKCARD PROCESSING CEN...	0007123	07/21/2026	WALMART-SWIM TEAM	60.01
BANKCARD PROCESSING CEN...	0007124	07/21/2026	BREAKFAST	
BANKCARD PROCESSING CEN...	0007124	07/21/2026	AT&T Uverse - INTERNET FOR	133.75
BANKCARD PROCESSING CEN...	0007124	07/21/2026	AC FACILITY	
BANKCARD PROCESSING CEN...	0007124	07/21/2026	DUO.COM-INTERNET SECURITY	90.00
BANKCARD PROCESSING CEN...	0007124	07/21/2026	OMINPET K9 DOG FOOD	91.70
BANKCARD PROCESSING CEN...	0007124	07/21/2026	AID ANIMAL HOSP-CIKO	751.46
BANKCARD PROCESSING CEN...	0007125	07/21/2026	ANNUAL VET SCREENING	
BANKCARD PROCESSING CEN...	0007125	07/21/2026	CANDLEWOOS SUITES-	359.70
BANKCARD PROCESSING CEN...	0007125	07/21/2026	LEADERSHIP CONF HOTEL	
BANKCARD PROCESSING CEN...	0007125	07/21/2026	KDHE- BACKGROUND CHECKS	98.00
BANKCARD PROCESSING CEN...	0007125	07/21/2026	WINKLEBERRY- CAMP SNOW	68.75
BANKCARD PROCESSING CEN...	0007125	07/21/2026	CONES	
BANKCARD PROCESSING CEN...	0007125	07/21/2026	TOPEKA ZOO- CAMP FIELD TRIP	406.50
BANKCARD PROCESSING CEN...	0007125	07/21/2026	WALMART- P&R MONTH	9.72
BANKCARD PROCESSING CEN...	0007126	07/21/2026	SUPPLIES	
BANKCARD PROCESSING CEN...	0007126	07/21/2026	Adobe Pro Subscription Credit-	-59.88
BANKCARD PROCESSING CEN...	0007126	07/21/2026	City Clerk	
BANKCARD PROCESSING CEN...	0007126	07/21/2026	Adobe Pro Subscription Credit-	-239.88
BANKCARD PROCESSING CEN...	0007126	07/21/2026	City Clerk	
BANKCARD PROCESSING CEN...	0007126	07/21/2026	ICC INTL FIRE CODE SUBSCRIP -	479.50
BANKCARD PROCESSING CEN...	0007126	07/21/2026	ANNUAL	
BANKCARD PROCESSING CEN...	0007126	07/21/2026	DM RegistrationPW Vehicle	39.67
BANKCARD PROCESSING CEN...	0007126	07/21/2026	#2607	
BANKCARD PROCESSING CEN...	0007126	07/21/2026	DMV PW VID#2606	40.69
Vendor 6536 - BANKCARD PROCESSING CENTER Total:				18,693.72

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 2863 - BILL RATLIFF				
BILL RATLIFF	0007021	07/21/2026	Reimbursement- Mileage 7/13/26	7.69
Vendor 2863 - BILL RATLIFF Total:				7.69
Vendor: 13123 - BONEE PROPERTIES, LLC				
BONEE PROPERTIES, LLC	26	07/21/2026	2025 Facade Improvement Grant Award (Bonee)	5,000.00
Vendor 13123 - BONEE PROPERTIES, LLC Total:				5,000.00
Vendor: 2798 - BONNER SPRINGS AUTO REPAIR LLC				
BONNER SPRINGS AUTO REPA...	33466	07/21/2026	Alignment, tie rod, oil & filter change - VID 575	470.16
Vendor 2798 - BONNER SPRINGS AUTO REPAIR LLC Total:				470.16
Vendor: 4172 - BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	86149886	07/21/2026	AED Pad for CH	194.37
BOUND TREE MEDICAL LLC	86149887	07/21/2026	AED replacement battery for CH	357.93
BOUND TREE MEDICAL LLC	86276785	07/21/2026	Medical Supplies	646.70
Vendor 4172 - BOUND TREE MEDICAL LLC Total:				1,199.00
Vendor: 11655 - CINTAS CORPORATION NO 2				
CINTAS CORPORATION NO 2	OF58183108	07/21/2026	Alarm Monitoring	106.00
Vendor 11655 - CINTAS CORPORATION NO 2 Total:				106.00
Vendor: 10027 - CINTAS				
CINTAS	4275278681	07/21/2026	Floor mats - WWTP	49.14
CINTAS	4275278714	07/21/2026	Floor mats - PW Main Bldg	73.41
CINTAS	4275278733	07/21/2026	Floor mats - WTP	112.09
CINTAS	4275824174	07/21/2026	Traffic rugs & commode supplies	254.40
CINTAS	4275964328	07/21/2026	Misc Supplies	290.51
Vendor 10027 - CINTAS Total:				779.55
Vendor: 13317 - CITY OF LANSING, KANSAS				
CITY OF LANSING, KANSAS	1	07/21/2026	Reimbursement for Chris Phillips KLETC	16,744.20
Vendor 13317 - CITY OF LANSING, KANSAS Total:				16,744.20
Vendor: 12681 - COLEMAN EQUIPMENT INC				
COLEMAN EQUIPMENT INC	814155	07/21/2026	Excavator repair parts	796.74
Vendor 12681 - COLEMAN EQUIPMENT INC Total:				796.74
Vendor: 10136 - COMPLIANCEONE				
COMPLIANCEONE	340937	07/21/2026	Preemployment - Not City of Bonner's	10.00
COMPLIANCEONE	340937	07/21/2026	Urine Chad Ward- PW	81.50
COMPLIANCEONE	340937	07/21/2026	June MONTHLY CHARGES/RANDOM DOT	52.80
COMPLIANCEONE	340937	07/21/2026	June MONTHLY CHARGES/RANDOM DOT	39.60
COMPLIANCEONE	340937	07/21/2026	June MONTHLY CHARGES/RANDOM DOT	46.20
COMPLIANCEONE	340937	07/21/2026	June MONTHLY CHARGES/RANDOM DOT	6.60
COMPLIANCEONE	340938	07/21/2026	June MONTHLY CHARGES/RANDOM NON DOT	286.00
COMPLIANCEONE	340938	07/21/2026	Urine for Monica Aguliar- P&R	55.50
COMPLIANCEONE	340938	07/21/2026	Urine for C. Phillips- PD	55.50
COMPLIANCEONE	340938	07/21/2026	June MONTHLY CHARGES/RANDOM NON DOT	156.00
COMPLIANCEONE	340938	07/21/2026	Urine for Seasonal- Camp	66.50
COMPLIANCEONE	340938	07/21/2026	Urine for Seasonal- Pool	266.00
COMPLIANCEONE	ARCM648	07/21/2026	Credit for test that was not for City of Bonner	-10.00
Vendor 10136 - COMPLIANCEONE Total:				1,112.20

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 12689 - CORE & MAIN LP				
CORE & MAIN LP	Z277240	07/21/2026	2 Fire hydrant & replacement parts	6,539.09
CORE & MAIN LP	Z328450	07/21/2026	4 hydrant wrenches	159.72
CORE & MAIN LP	Z339369	07/21/2026	Hydrant meter repair parts	201.24
Vendor 12689 - CORE & MAIN LP Total:				6,900.05
Vendor: 13006 - DESIREE MACKE				
DESIREE MACKE	0007018	07/21/2026	Reimbursement- Mileage	38.06
Vendor 13006 - DESIREE MACKE Total:				38.06
Vendor: 5710 - DREXEL TECHNOLOGIES INC				
DREXEL TECHNOLOGIES INC	INV192804	07/21/2026	Posting for 2026 Concrete Project	47.00
DREXEL TECHNOLOGIES INC	INV192805	07/21/2026	Posting for 2026 Resurfacing Project	47.00
Vendor 5710 - DREXEL TECHNOLOGIES INC Total:				94.00
Vendor: 11899 - EASY ICE, LLC				
EASY ICE, LLC	2114033	07/21/2026	Ice machine rental	140.00
EASY ICE, LLC	2138839	07/21/2026	Ice Maker Lease- Month of July	136.00
Vendor 11899 - EASY ICE, LLC Total:				276.00
Vendor: 13321 - EDGAR BASDEN				
EDGAR BASDEN	109751204	07/21/2026	New Dinner Theatre Refund- Melissa Basden	66.00
EDGAR BASDEN	109751206	07/21/2026	New Dinner Theatre Refund- Edgar Basden	66.00
Vendor 13321 - EDGAR BASDEN Total:				132.00
Vendor: 13316 - ELDON YEAKEL				
ELDON YEAKEL	62726BSPR	07/21/2026	D/2 Solution for Gravestone Cleaning event 6/27/26	57.94
Vendor 13316 - ELDON YEAKEL Total:				57.94
Vendor: 12646 - EMS MANAGEMENT & CONSULTANTS INC				
EMS MANAGEMENT & CONSU...EMS-027232		07/21/2026	M	2,376.70
Vendor 12646 - EMS MANAGEMENT & CONSULTANTS INC Total:				2,376.70
Vendor: 10964 - EVERGY FKA KCP&L				
EVERGY FKA KCP&L	2483172149-Jul	07/21/2026	949 N 142ND ST 2/16/23 - 3/16/23	21.10
EVERGY FKA KCP&L	5302265559-Jul	07/17/2026	SIREN 631 N 126TH ST 4/17/23 - 5/16/23	32.52
EVERGY FKA KCP&L	6437732313-Jul	07/17/2026	12730 STATE 06/16/26- 07/16/26	538.68
EVERGY FKA KCP&L	7104262614-Jul	07/17/2026	13051 Elizabeth Ave 06/16/26- 07/16/26	131.75
EVERGY FKA KCP&L	8816867433-Jul	07/21/2026	LED STREET LIGHT ELECTRICAL SERVICE	461.95
EVERGY FKA KCP&L	9359442971-Jul	07/17/2026	SIREN 708 S 122ND ST 4/17/23 - 5/16/23	31.20
Vendor 10964 - EVERGY FKA KCP&L Total:				1,217.20
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
EVERGY KANSAS CENTRAL INC... 7472004486-Jul		07/21/2026	STREETLIGHT ELECTRICAL SERVICE	13,359.18
Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:				13,359.18
Vendor: 12533 - FAST N FRIENDLY LLC				
FAST N FRIENDLY LLC	IFNF22960	07/21/2026	Refuel diesel in AST	4,390.00
Vendor 12533 - FAST N FRIENDLY LLC Total:				4,390.00
Vendor: 4342 - FELDMANS				
FELDMANS	327302	07/21/2026	Chainsaw chains	59.38
FELDMANS	327326	07/21/2026	Ball hitch - VID #534	49.99
FELDMANS	327358	07/21/2026	Marking paint, monument cleaning supplies	41.45

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
FELDMANS	327375	07/21/2026	Hydraulic fluid & washer fluid - VID #577	30.98
Vendor 4342 - FELDMANS Total:				181.80
Vendor: 2425 - FRY & ASSOCIATES, INC				
FRY & ASSOCIATES, INC	34622	07/21/2026	Over Ostrich	14,843.70
FRY & ASSOCIATES, INC	34622	07/21/2026	Primo Turf Natural 4in 3000+SF includes install	50,239.63
FRY & ASSOCIATES, INC	34622	07/21/2026	Removal of existing playground structure	8,500.00
FRY & ASSOCIATES, INC	34622	07/21/2026	compaction under surfacing 4586sf	6,879.00
FRY & ASSOCIATES, INC	34622	07/21/2026	Calliope Wave Pipes	5,624.10
FRY & ASSOCIATES, INC	34622	07/21/2026	Bond Fee	4,843.94
FRY & ASSOCIATES, INC	34622	07/21/2026	6' Benches recycled plastic cedar color blak frame	3,840.00
FRY & ASSOCIATES, INC	34622	07/21/2026	Mixer ADA Merry-Go-Round	10,259.10
FRY & ASSOCIATES, INC	34622	07/21/2026	Custom Natural Landscape Unit-5"galvanized post-67	53,647.30
FRY & ASSOCIATES, INC	34622	07/21/2026	Installation of playground equipment	53,000.00
FRY & ASSOCIATES, INC	34622	07/21/2026	5in single post swing frame 8ft-2 bay	1,483.20
FRY & ASSOCIATES, INC	34622	07/21/2026	UFO swing and cable rope set	1,054.80
FRY & ASSOCIATES, INC	34622	07/21/2026	Belt seat and steal chain set in black	268.20
FRY & ASSOCIATES, INC	34622	07/21/2026	Free standing panels-rain maker, tictactoe, 5"galv	3,398.40
Vendor 2425 - FRY & ASSOCIATES, INC Total:				217,881.37
Vendor: 10924 - GO CAR WASH MANAGEMENT CORP				
GO CAR WASH MANAGEMENT.. INV4030		07/21/2026	Car Wash June 2026	100.00
Vendor 10924 - GO CAR WASH MANAGEMENT CORP Total:				100.00
Vendor: 1942 - GRASS PAD INC				
GRASS PAD INC	545609	07/21/2026	Top soil - Dist Maint yard repair	263.40
GRASS PAD INC	545676	07/21/2026	Peat moss - Centennial Park	41.90
GRASS PAD INC	545714	07/21/2026	Top soil - Dist Maint yard repair	99.80
GRASS PAD INC	545715	07/21/2026	Straw - Dist Maint yard repair	7.95
Vendor 1942 - GRASS PAD INC Total:				413.05
Vendor: 1532 - GT DISTRIBUTORS INC				
GT DISTRIBUTORS INC	INV1092147	07/21/2026	Liner Belt	30.80
GT DISTRIBUTORS INC	INV1093050	07/21/2026	Holster, Belt, Pouches, radio equip parts	546.21
Vendor 1532 - GT DISTRIBUTORS INC Total:				577.01
Vendor: 12685 - HACH COMPANY				
HACH COMPANY	15076703	07/21/2026	Annual maint contract - WTP Lab	15,637.00
Vendor 12685 - HACH COMPANY Total:				15,637.00
Vendor: 13058 - HARBINGER CONCRETE CONSTRUCTION, INC				
HARBINGER CONCRETE CONS...	25052-5	07/21/2026	Public Works Vehicle Storage Building Slab and Con	93,398.50
HARBINGER CONCRETE CONS...	25052-5a	07/21/2026	Harbinger Concrete Change Order - VSB	89.00
HARBINGER CONCRETE CONS...	25052-QB1	07/21/2026	Harbinger Concrete Change Order - VSB	30,985.00
Vendor 13058 - HARBINGER CONCRETE CONSTRUCTION, INC Total:				124,472.50
Vendor: 1089 - HAWKINS INC				
HAWKINS INC	7487682	07/21/2026	Chemicals - WTP	6,542.60
Vendor 1089 - HAWKINS INC Total:				6,542.60
Vendor: 3078 - HD SUPPLY INC				
HD SUPPLY INC	INV01079535	07/21/2026	Flow charts for WWTP	150.63

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
HD SUPPLY INC	INV01085420	07/21/2026	Thermometer for sampler refrigerator	142.11
HD SUPPLY INC	INV01087461	07/21/2026	Fire hose	365.10
HD SUPPLY INC	INV01090274	07/21/2026	Check valve for sensor discharge line	96.93
Vendor 3078 - HD SUPPLY INC Total:				754.77
Vendor: 13327 - HELEN RAULSTON				
HELEN RAULSTON	110645075	07/21/2026	Partial Refund Wings & Waves Day Trip	26.00
Vendor 13327 - HELEN RAULSTON Total:				26.00
Vendor: 12690 - HOLLIDAY SAND AND GRAVEL CO				
HOLLIDAY SAND AND GRAVEL...	1500900874	07/21/2026	Rock - Dist Maint	779.78
HOLLIDAY SAND AND GRAVEL...	1500902931	07/21/2026	Rock for stormwater drainage - 115th & Riverview	300.59
Vendor 12690 - HOLLIDAY SAND AND GRAVEL CO Total:				1,080.37
Vendor: 4275 - IMPEL COMPANY HOLDCO, INC				
IMPEL COMPANY HOLDCO, INC	29961H	07/21/2026	Chemical pump tubes - WTP	655.70
IMPEL COMPANY HOLDCO, INC	31879E	07/21/2026	Service GP - 13501 Pioneer Dr	270.00
Vendor 4275 - IMPEL COMPANY HOLDCO, INC Total:				925.70
Vendor: 0359 - JIM'S LOCK & SAFE SERVICE INC				
JIM'S LOCK & SAFE SERVICE INC	121550	07/21/2026	Service Call on Lock	190.00
Vendor 0359 - JIM'S LOCK & SAFE SERVICE INC Total:				190.00
Vendor: 11940 - JOHN DAMIAN JOHNSON				
JOHN DAMIAN JOHNSON	DCJCB2026	07/21/2026	City Band Director Pymt 2 - 1/2 of contract	2,021.89
Vendor 11940 - JOHN DAMIAN JOHNSON Total:				2,021.89
Vendor: 4464 - KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT				
KANSAS DEPARTMENT OF HE...	2453-08-2026	07/21/2026	KDHE Loan #1 Principal, Int, & Svc Fee	27,266.06
KANSAS DEPARTMENT OF HE...	3067-08-2026	07/21/2026	KDHE Loan #2 Principal, Int, & Svc Fee	591,182.52
Vendor 4464 - KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT Total:				618,448.58
Vendor: 10049 - KANSAS HEALTH & ENVIRONMENTAL LABORATORIES				
KANSAS HEALTH & ENVIRON...	78454	07/21/2026	Water samples - April - June 2026	1,502.00
Vendor 10049 - KANSAS HEALTH & ENVIRONMENTAL LABORATORIES Total:				1,502.00
Vendor: 5308 - KANSAS ONE-CALL SYSTEM, INC				
KANSAS ONE-CALL SYSTEM, I...	6060170	07/21/2026	162 locate calls for June 2026	215.46
Vendor 5308 - KANSAS ONE-CALL SYSTEM, INC Total:				215.46
Vendor: 11752 - KANSAS UNIVERSITY PHYSICIANS, INC				
KANSAS UNIVERSITY PHYSICI...	CI-1017859	07/21/2026	Emrg Medical Director Agreement- Apr-jun 2026 Qtr	3,109.62
Vendor 11752 - KANSAS UNIVERSITY PHYSICIANS, INC Total:				3,109.62
Vendor: 10555 - KBI LAB				
KBI LAB	24-7743125844	07/21/2026	LAB FEE - Acosta, Leopoldo	400.00
Vendor 10555 - KBI LAB Total:				400.00
Vendor: 12949 - KCJP				
KCJP	INV350793	07/21/2026	Janitorial service - WTP	865.05
KCJP	INV350881	07/21/2026	Janitorial service - WWTP & PW Main Bldg	222.50
KCJP	INV350881	07/21/2026	Janitorial service - WWTP & PW Main Bldg	222.50
KCJP	SI7715	07/21/2026	Trash bags & towels CC delivl 7/9	321.22
KCJP	SI7716	07/21/2026	CH Custodial Supplies	70.81
KCJP	SI7717	07/21/2026	Cleaning Supplies	96.27
KCJP	SI7718	07/21/2026	Janitorial supplies - WTP	198.31
Vendor 12949 - KCJP Total:				1,996.66

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 13330 - KEN'S HOME SERVICES LLC				
KEN'S HOME SERVICES LLC	10483	07/21/2026	Toilet & Urinal Fix	1,050.00
KEN'S HOME SERVICES LLC	10529	07/21/2026	Slide Feature & Bathroom Repair	2,028.40
Vendor 13330 - KEN'S HOME SERVICES LLC Total:				3,078.40
Vendor: 11728 - LABAN CONTRACTING LLC				
LABAN CONTRACTING LLC	INV20261648	07/21/2026	Delivery Fee	100.00
LABAN CONTRACTING LLC	INV20261648	07/21/2026	Bonner Blast Portable Units-ADA	200.00
LABAN CONTRACTING LLC	INV20261648	07/21/2026	Bonner Blast Portable Units-Reg X7	1,050.00
LABAN CONTRACTING LLC	INV20261648	07/21/2026	Hand wash stations x4	600.00
Vendor 11728 - LABAN CONTRACTING LLC Total:				1,950.00
Vendor: 3030 - LEAGUE OF KANSAS MUNICIPALITIES				
LEAGUE OF KANSAS MUNICIPALITIES	200Q17968	07/21/2026	Social Media & First Amendment Webinar	25.00
Vendor 3030 - LEAGUE OF KANSAS MUNICIPALITIES Total:				25.00
Vendor: 11747 - LENEXA PARK & RECREATION				
LENEXA PARK & RECREATION	7130226	07/21/2026	Atten: Sarah Hirst- Overnigh Collab Trip w/Lenexa	4,346.00
Vendor 11747 - LENEXA PARK & RECREATION Total:				4,346.00
Vendor: 8009 - LIFE-ASSIST, INC				
LIFE-ASSIST, INC	2155604	07/21/2026	RX Destroyer Starter Kit	190.00
LIFE-ASSIST, INC	2161364	07/21/2026	Medical Supplies	482.12
Vendor 8009 - LIFE-ASSIST, INC Total:				672.12
Vendor: 13118 - LINDSEY BASKA				
LINDSEY BASKA	101242563	07/21/2026	Refund for Summer Camp Week 2	155.00
LINDSEY BASKA	101242563	07/21/2026	Processing fee	-10.00
Vendor 13118 - LINDSEY BASKA Total:				145.00
Vendor: 12266 - LOGAN CONTRACTORS SUPPLY, INC				
LOGAN CONTRACTORS SUPPLY, INC	R61140	07/21/2026	Rental - Track wheelbarrow for yard work	144.71
Vendor 12266 - LOGAN CONTRACTORS SUPPLY, INC Total:				144.71
Vendor: 1836 - LOWE'S CREDIT SERVICES				
LOWE'S CREDIT SERVICES	74622	07/21/2026	Concrete mix for Parks Maint projects	247.52
LOWE'S CREDIT SERVICES	75463	07/21/2026	Supplies to hookup Hotsy powerwasher - VSB	20.86
LOWE'S CREDIT SERVICES	77701	07/21/2026	Roof sealant for Bldg Maint Shop (old Water Shop)	133.98
LOWE'S CREDIT SERVICES	82926	07/21/2026	Supplies to vent Hotsy powerwasher - VSB	32.26
LOWE'S CREDIT SERVICES	84414	07/21/2026	Supply cabinet & misc hardware - VSBt shop	523.06
LOWE'S CREDIT SERVICES	89564	07/21/2026	Hardware to connect Hotsy powerwasher - VSB	130.95
LOWE'S CREDIT SERVICES	90981	07/21/2026	Tools for Dist Maint Shop & VID #528	552.59
LOWE'S CREDIT SERVICES	97886	07/21/2026	Credit returned unused concrete mix - Parks Maint	-17.13
LOWE'S CREDIT SERVICES	98207	07/21/2026	Gas supply line - VSB hot water tank; duct tape	9.44
LOWE'S CREDIT SERVICES	98207	07/21/2026	Gas supply line - VSB hot water tank; duct tape	34.27
Vendor 1836 - LOWE'S CREDIT SERVICES Total:				1,667.80
Vendor: 13032 - MAPS INC				
MAPS INC	594909	07/21/2026	Printer Service 06/13/26-07/12/26	66.53
Vendor 13032 - MAPS INC Total:				66.53

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 12029 - MARY PECOR				
MARY PECOR	110538815	07/21/2026	Partial Refund for Missouri Overnight Trip	200.00
Vendor 12029 - MARY PECOR Total:				200.00
Vendor: 13135 - MCELROY'S INC				
MCELROY'S INC	SVC152521	07/21/2026	Replace thermostat & repair HVAC electrical issue	1,256.28
Vendor 13135 - MCELROY'S INC Total:				1,256.28
Vendor: 7360 - MECKC LLC				
MECKC LLC	11647	07/21/2026	2 drums - Fleet power washer soap	460.00
MECKC LLC	11647	07/21/2026	2 drums - Fleet power washer soap	460.00
Vendor 7360 - MECKC LLC Total:				920.00
Vendor: 13326 - MERCEDES ROMERO				
MERCEDES ROMERO	102613191	07/21/2026	Refund Deposit- South Park 7/11/26	150.00
Vendor 13326 - MERCEDES ROMERO Total:				150.00
Vendor: 5116 - MILLER SIGN SHOPPE LLC				
MILLER SIGN SHOPPE LLC	31866	07/21/2026	City Sign Repair and Replacements	8,250.00
Vendor 5116 - MILLER SIGN SHOPPE LLC Total:				8,250.00
Vendor: 13322 - MIRANDA STAUFFER				
MIRANDA STAUFFER	104169278	07/21/2026	Processing fee	-10.00
MIRANDA STAUFFER	104169278	07/21/2026	Refund for Summer Camp Weeks 7 & 8	310.00
MIRANDA STAUFFER	104169278-2	07/21/2026	Refund- Camp Week 9 for Ava	155.00
MIRANDA STAUFFER	104169278-2	07/21/2026	Processing Fee	-10.00
Vendor 13322 - MIRANDA STAUFFER Total:				445.00
Vendor: 9839 - MUELLER SYSTEMS, LLC				
MUELLER SYSTEMS, LLC	66480833	07/21/2026	Annual maint agreement - Water meter reader system	2,686.32
Vendor 9839 - MUELLER SYSTEMS, LLC Total:				2,686.32
Vendor: 13331 - NATHAN SNAPP				
NATHAN SNAPP	0007019	07/21/2026	Reimbursement- WC Mileage 7/2/26 & 7/9/26	40.60
Vendor 13331 - NATHAN SNAPP Total:				40.60
Vendor: 3094 - NORRIS EQUIPMENT CO LLC				
NORRIS EQUIPMENT CO LLC	88770	07/21/2026	Repair parts - Grasshopper mower VID #544	137.42
NORRIS EQUIPMENT CO LLC	88804	07/21/2026	2 drive tires - Grasshopper mower VID #544	366.56
NORRIS EQUIPMENT CO LLC	88940	07/21/2026	2 deck belts for Grasshopper mowers	159.40
Vendor 3094 - NORRIS EQUIPMENT CO LLC Total:				663.38
Vendor: 12682 - O'REILLY AUTOMOTIVE INC				
O'REILLY AUTOMOTIVE INC	264-384117	07/21/2025	Credit - Return vehicle side mirror	-66.42
O'REILLY AUTOMOTIVE INC	264-437993	07/21/2026	Battery for VID #527	446.24
O'REILLY AUTOMOTIVE INC	264-476348	07/21/2026	Shop towels & fleet cleaning supplies -Parks Maint	56.87
O'REILLY AUTOMOTIVE INC	264-480020	07/21/2026	2 gals antifreeze	39.98
O'REILLY AUTOMOTIVE INC	264-480021	07/21/2026	Funnel for collant	1.99
O'REILLY AUTOMOTIVE INC	264-480042	07/21/2026	Credit - return 2 gals antifreeze	-39.98
Vendor 12682 - O'REILLY AUTOMOTIVE INC Total:				438.68
Vendor: 13332 - OSCAR SANCHEZ				
OSCAR SANCHEZ	108977986	07/21/2026	Refund Deposit- South Park Bldg	150.00
Vendor 13332 - OSCAR SANCHEZ Total:				150.00

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 3393 - PACE ANALYTICAL SERVICES LLC				
PACE ANALYTICAL SERVICES L...	2660248843	07/21/2026	Monthly WWTP sample	517.00
PACE ANALYTICAL SERVICES L...	2660249067	07/21/2026	WWTP E.coli test/sample	300.00
PACE ANALYTICAL SERVICES L...	2660249384	07/21/2026	WWTP E.coli test/sample	300.00
PACE ANALYTICAL SERVICES L...	2660249395	07/21/2026	WWTP weekly effluent ammonia test/sample	300.00
PACE ANALYTICAL SERVICES L...	2660249509	07/21/2026	WWTP sample	425.00
Vendor 3393 - PACE ANALYTICAL SERVICES LLC Total:				1,842.00
Vendor: 2955 - PB HOIDALE CO INC				
PB HOIDALE CO INC	0007024	07/21/2026	Fuel Tank Removal at Fire Station	3,685.00
PB HOIDALE CO INC	0007024	07/21/2026	Fuel Tank Removal at Fire Station	3,685.00
PB HOIDALE CO INC	0007024	07/21/2026	Fuel Tank Removal at Fire Station	3,685.00
PB HOIDALE CO INC	0007024	07/21/2026	Fuel Tank Removal at Fire Station	3,685.00
PB HOIDALE CO INC	0007024	07/21/2026	Fuel Tank Removal at Fire Station	3,685.00
Vendor 2955 - PB HOIDALE CO INC Total:				18,425.00
Vendor: 11541 - PEREGRINE CORPORATION				
PEREGRINE CORPORATION	0092709	07/21/2026	Sect 5 June Util Bills (649/598)	452.05
PEREGRINE CORPORATION	0094069	07/21/2026	Sect 2 July Util Bills (895/864)	677.13
Vendor 11541 - PEREGRINE CORPORATION Total:				1,129.18
Vendor: 6374 - POLYDYNE INC				
POLYDYNE INC	2046662	07/21/2026	4 drums Charifloc - WWTP chemicals	3,114.00
Vendor 6374 - POLYDYNE INC Total:				3,114.00
Vendor: 12700 - POMP'S TIRE SERVICE INC				
POMP'S TIRE SERVICE INC	1230054669	07/21/2026	Mount 4 new trailer tires - VID #700	344.96
POMP'S TIRE SERVICE INC	1230054938	07/21/2026	Replace blown tire - VID #522	459.25
POMP'S TIRE SERVICE INC	1250208185	07/21/2026	Repair blown tire - VID #522	283.82
Vendor 12700 - POMP'S TIRE SERVICE INC Total:				1,088.03
Vendor: 7889 - PREMIER AUTOMOTIVE OF BS LLC				
PREMIER AUTOMOTIVE OF BS...	523217	07/21/2026	Tire tube - VID #562	218.33
Vendor 7889 - PREMIER AUTOMOTIVE OF BS LLC Total:				218.33
Vendor: 11943 - PTG MISSOURI LLC				
PTG MISSOURI LLC	808072483	07/21/2026	Vent cabin filter - VID #533	17.88
Vendor 11943 - PTG MISSOURI LLC Total:				17.88
Vendor: 4746 - QUEEN'S PRICE CHOPPER				
QUEEN'S PRICE CHOPPER	10297140	07/21/2026	Bottles of Water	13.47
QUEEN'S PRICE CHOPPER	9060-07-08-2026	07/21/2026	Cookies for WYCO Fire Chiefs Mtg	13.35
Vendor 4746 - QUEEN'S PRICE CHOPPER Total:				26.82
Vendor: 8031 - REDDI SERVICES INC				
REDDI SERVICES INC	530906111	07/21/2026	CCTV sewer main - 117 Oak St	2,143.70
REDDI SERVICES INC	538569271	07/21/2026	Pump out GP pit (excessive grease) - 617 W Morse	450.00
Vendor 8031 - REDDI SERVICES INC Total:				2,593.70
Vendor: 8035 - REEVES-WIEDEMAN COMPANY				
REEVES-WIEDEMAN COMPANY	6781364	07/21/2026	WWTP repair parts	360.20
REEVES-WIEDEMAN COMPANY	6781995	07/21/2026	WWTP repair parts	510.76
REEVES-WIEDEMAN COMPANY	6787385	07/21/2026	Water meter test bench - VSB Shop	58.20
REEVES-WIEDEMAN COMPANY	6787935	07/21/2026	Misc hardware for meter test bench - VSB Shop	14.85
REEVES-WIEDEMAN COMPANY	6788201	07/21/2026	Misc hardware - Install new belt press	37.58

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
REEVES-WIEDEMAN COMPANY	6788551	07/21/2026	Misc hardware - install new belt press	56.97
Vendor 8035 - REEVES-WIEDEMAN COMPANY Total:				1,038.56
Vendor: 11773 - RONALD TILDEN				
RONALD TILDEN	121151	07/21/2026	New tire - VID #615	265.70
RONALD TILDEN	121163	07/21/2026	#2501 Oil change & tire rotation	99.90
RONALD TILDEN	121188	07/21/2026	#2408 Mount & tire balance	23.45
RONALD TILDEN	121201	07/21/2026	Repair flat - VID #519	20.00
Vendor 11773 - RONALD TILDEN Total:				409.05
Vendor: 13325 - SARA CANTU				
SARA CANTU	109118104	07/21/2026	Refund for CoEd Sand Volleyball- no league	150.00
Vendor 13325 - SARA CANTU Total:				150.00
Vendor: 12945 - SBS SERVICES GROUP LLC				
SBS SERVICES GROUP LLC	8704114	07/21/2026	Janitorial service (July 2026) - Lions Park	1,120.00
Vendor 12945 - SBS SERVICES GROUP LLC Total:				1,120.00
Vendor: 7485 - SCHULTE SUPPLY INC				
SCHULTE SUPPLY INC	S1244112.001	07/21/2026	Utility marking flags	926.59
SCHULTE SUPPLY INC	S1245561.001	07/21/2026	Locate marking paint	135.96
Vendor 7485 - SCHULTE SUPPLY INC Total:				1,062.55
Vendor: 7934 - SITEONE LANDSCAPE SUPPLY HOLDING,LLC				
SITEONE LANDSCAPE SUPPLY ...	167520382-001	07/21/2026	4 irrigation heads - Centennial Park	46.46
SITEONE LANDSCAPE SUPPLY ...	168378368-001	07/21/2026	Irrigation replacement coupler - Kelly Murphy Park	175.46
Vendor 7934 - SITEONE LANDSCAPE SUPPLY HOLDING,LLC Total:				221.92
Vendor: 11869 - SOUTHWEST ANSWERING SERVICE INC				
SOUTHWEST ANSWERING SE...	287107102026	07/21/2026	After hours answering service 6/12/26 - 7/9/26	324.91
Vendor 11869 - SOUTHWEST ANSWERING SERVICE INC Total:				324.91
Vendor: 12432 - SOUTHWEST SOLUTIONS GROUP INC				
SOUTHWEST SOLUTIONS GR...	10313	07/21/2026	Annual Subscription Conrol Loc 9/10/26-9/9/2027	695.00
Vendor 12432 - SOUTHWEST SOLUTIONS GROUP INC Total:				695.00
Vendor: 13160 - STAPLES				
STAPLES	6068314957	07/21/2026	H952XL Black ink cartridge	54.40
STAPLES	6068389252	07/21/2026	Logitech 390 Headset	24.99
STAPLES	7010594309	07/21/2026	Tape	14.94
STAPLES	7010615405	07/21/2026	Batteries & Sanitizer	351.01
Vendor 13160 - STAPLES Total:				445.34
Vendor: 12361 - STEPHEN MEILLER				
STEPHEN MEILLER	SMCB2026-2	07/21/2026	City Band Director Pym #2 1/2 of Contract	1,046.99
Vendor 12361 - STEPHEN MEILLER Total:				1,046.99
Vendor: 12729 - SUMNERONE INC				
SUMNERONE INC	4656449	07/21/2026	Copier rental - PW Main Bldg & WTP	216.73
SUMNERONE INC	4656449	07/21/2026	Copier rental - PW Main Bldg & WTP	216.73
Vendor 12729 - SUMNERONE INC Total:				433.46
Vendor: 10110 - TARGETSOLUTIONS LEARNING LLC				
TARGETSOLUTIONS LEARNING...	145455	07/21/2026	Target Solutions Edition Premier Membership	1,611.20
Vendor 10110 - TARGETSOLUTIONS LEARNING LLC Total:				1,611.20

Expense Approval Report

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 13125 - TAWNYA DAVIS				
TAWNYA DAVIS	00466	07/21/2026	2025 Facade Grant Award (Manna Mental Health)	5,000.00
Vendor 13125 - TAWNYA DAVIS Total:				5,000.00
Vendor: 5375 - TG TECHNICAL SERVICES				
TG TECHNICAL SERVICES	INV003195	07/21/2026	Chemicals	268.67
Vendor 5375 - TG TECHNICAL SERVICES Total:				268.67
Vendor: 13323 - TJ or MACKENZIE SEELBACK				
TJ or MACKENZIE SEELBACK	108690288	07/21/2026	Refund for CoEd Sand Volleyball- no league	150.00
Vendor 13323 - TJ or MACKENZIE SEELBACK Total:				150.00
Vendor: 2949 - TOM STEPHENS				
TOM STEPHENS	0007020	07/21/2026	Reimbursement Mileage 5/4/26-6/10/26	133.40
Vendor 2949 - TOM STEPHENS Total:				133.40
Vendor: 5824 - ULINE INC				
ULINE INC	209557158	07/21/2026	Bollards for VSB	785.60
ULINE INC	209575346	07/21/2026	Paper towels & dispenser for VSB shop	393.43
ULINE INC	209893290	07/21/2026	Brooms, squeegees & flammable storage cabinet	1,106.53
ULINE INC	209955643	07/21/2026	Squeegee handles (VSB Shop)	246.21
Vendor 5824 - ULINE INC Total:				2,531.77
Vendor: 11386 - UNIFIED GOVERNMENT TREASURER				
UNIFIED GOVERNMENT TREA...	June 2026	07/21/2026	WYCO Jail Housing- June 2026	4,030.25
Vendor 11386 - UNIFIED GOVERNMENT TREASURER Total:				4,030.25
Vendor: 10526 - UNITED RENTALS (NORTH AMERICA) INC				
UNITED RENTALS (NORTH AM...	264271124-001	07/21/2026	Dewatering pump (VID #528)	600.00
Vendor 10526 - UNITED RENTALS (NORTH AMERICA) INC Total:				600.00
Vendor: 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY				
UNIVERSITY OF KANSAS HOSP...	818328660	07/21/2026	Misc Services- Monica Aguilar	85.00
UNIVERSITY OF KANSAS HOSP...	818328660	07/21/2026	Misc Services-Christopher Phillips	145.00
UNIVERSITY OF KANSAS HOSP...	818328660	07/21/2026	Misc Services-Chad Ward	85.00
Vendor 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY Total:				315.00
Vendor: 3088 - VANCE BROTHERS LLC				
VANCE BROTHERS LLC	7170	07/21/2026	Tack - Asphalt bonding agent	275.00
Vendor 3088 - VANCE BROTHERS LLC Total:				275.00
Vendor: 8404 - VESTA LEE LUMBER COMPANY				
VESTA LEE LUMBER COMPANY	179091	07/21/2026	Lumber for Parks entrance signs	36.00
VESTA LEE LUMBER COMPANY	179170	07/21/2026	Pavers for blocking fire hydrant installations	30.50
Vendor 8404 - VESTA LEE LUMBER COMPANY Total:				66.50
Vendor: 12998 - VITAL RECORDS HOLDINGS, LLC				
VITAL RECORDS HOLDINGS, LLC	6609396	07/21/2026	Destruction	129.62
VITAL RECORDS HOLDINGS, LLC	6716066	07/21/2026	Shred Disposal	124.70
Vendor 12998 - VITAL RECORDS HOLDINGS, LLC Total:				254.32
Vendor: 12683 - W W GRAINGER INC				
W W GRAINGER INC	9960722305	07/21/2026	Air compressor hose reel - VSB	471.61
W W GRAINGER INC	9961736742	07/21/2026	Parts compartmental shelving unit - VSB	123.55
W W GRAINGER INC	9966313935	07/21/2026	Bench grinder - VSB shop	392.23
W W GRAINGER INC	9967815300	07/21/2026	10 fuses for lift stations	407.30
W W GRAINGER INC	9968951039	07/21/2026	Steel work bench for VSB shop	751.31
W W GRAINGER INC	9971393369	07/21/2026	PW Shop trash bags	324.32
W W GRAINGER INC	9973015366	07/21/2026	Gas pressure regulator - VSB hot water heater	41.81

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
W W GRAINGER INC	9974606239	07/21/2026	Gas pressure regulator for Hotsy powerwasher - VSB	41.81
Vendor 12683 - W W GRAINGER INC Total:				2,553.94
Vendor: 13320 - WEI H2O KANSAS INC				
WEI H2O KANSAS INC	IN254565	07/21/2026	330 gal Sodium Hypo	1,294.50
WEI H2O KANSAS INC	IN255645	07/21/2026	330gal Sodium Hypo	1,327.50
WEI H2O KANSAS INC	IN255649	07/21/2026	100 # Cal Hypo	630.00
WEI H2O KANSAS INC	IN255962	07/21/2026	55gal Sodium Hypo	211.75
Vendor 13320 - WEI H2O KANSAS INC Total:				3,463.75
Vendor: 1321 - WESTLAKE HARDWARE				
WESTLAKE HARDWARE	14009384	07/21/2026	Graffiti remover, misc Parks Maint shop supplies	63.90
WESTLAKE HARDWARE	14009389	07/21/2026	Plumbing supplies for WWTP belt press water line	288.61
WESTLAKE HARDWARE	14009393	07/21/2026	Hardware & misc shop supplies - VSB	65.53
WESTLAKE HARDWARE	14009394	07/21/2026	Copper tubing - New belt press @ WWTP	102.98
WESTLAKE HARDWARE	14009398	07/21/2026	Fittings for sample drain line - WWTP	38.75
WESTLAKE HARDWARE	14009407	07/21/2026	Plant air filters - WTP	332.91
WESTLAKE HARDWARE	14009412	07/21/2026	Cre	-258.93
WESTLAKE HARDWARE	14009413	07/21/2026	Plant air filters - WTP	287.91
WESTLAKE HARDWARE	14009415	07/21/2026	Clear well pump fittings	24.97
WESTLAKE HARDWARE	14009419	07/21/2026	Grinder pump alarm repair - 13501 Pioneer	234.51
WESTLAKE HARDWARE	14009421	07/21/2026	Grinder pump alarm repair - 13501 Pioneer	11.15
WESTLAKE HARDWARE	14009428	07/21/2026	Hardware for new belt press air line - WWTP	30.56
WESTLAKE HARDWARE	14009434	07/21/2026	Misc office supplies	33.58
WESTLAKE HARDWARE	14009438	07/21/2026	Hardware for signs	17.34
WESTLAKE HARDWARE	14009442	07/21/2026	2 box fans - WTP	55.98
WESTLAKE HARDWARE	14009443	07/21/2026	Shop rags - Dist Maint (VID #528)	25.49
WESTLAKE HARDWARE	14009455	07/21/2026	Hose reel - WTP	41.99
WESTLAKE HARDWARE	14009457	07/21/2026	Hand tools & hose connectors - WTP	85.96
Vendor 1321 - WESTLAKE HARDWARE Total:				1,483.19
Vendor: 11305 - WILLIAM LONG				
WILLIAM LONG	109580805	07/21/2026	Refund for Jr Guard Class	100.00
Vendor 11305 - WILLIAM LONG Total:				100.00
Grand Total:				1,174,197.83

Memorandum

Date: July 27, 2026
To: Mayor and City Council
From: Christina Brake

Subject: Voting Delegates for the Annual League of Kansas Municipalities Conference Business Meeting

Recommendation: The Mayor recommends approval.

Action: Make a motion to approve the voting delegates for the annual League of Kansas Municipalities conference business meeting as presented.

Background: Per K.S.A. 12-1610f, the Governing Body annually selects voting delegates to participate in the League of Kansas Municipalities business and policy session. The session will be Saturday, October 10, 2026.

Based on our population, Bonner Springs appoints three delegates. The nominations for the voting delegates for this year are the Mayor, the Council President and Mayor ProTem. Upon approval, the City Clerk will submit the required forms to the League.

Discussion:

Financial Impact:

Memorandum

Date: July 27, 2026
To: Mayor and City Council
From: Matt Beets

Subject: Award Bid - 2026 Street Resurfacing Program

Recommendation: Staff recommends approval.

Action: Make a motion to award the bid for the 2026 Street Resurfacing Project to McAnany Construction in the amount of \$535,829.85.

Background:

The 2026 Budget includes funding within the City's Street Maintenance Program for the annual asphalt resurfacing program. During the June 22, 2026 City Council workshop, Public Works presented the proposed 2026 Street Maintenance Program, including the recommended asphalt resurfacing projects, parking lot improvements, concrete rehabilitation program, and Garfield Avenue culvert replacement.

Following City Council direction, Public Works prepared bid documents and advertised the 2026 Resurfacing Project for competitive bids. The project includes milling and overlaying approximately 35,691 square yards of City streets and 2,473 square yards of City-owned parking lots, along with limited full-depth pavement patching as needed.

Bids were publicly opened on July 16, 2026, with five contractors submitting bids for the project.

Discussion:

Public Works reviewed all bids received and determined that McAnany Construction, Inc. submitted the lowest responsive and responsible bid in the amount of \$535,829.85. The bid results are summarized below:

Bidder	Bid Amount
McAnany Construction, Inc.	\$535,829.85
Advanced Asphalt Paving & Concrete, LLC	\$545,977.22
Amino Brothers Co., Inc.	\$563,365.00
Little Joe's Asphalt, Inc.	\$587,424.15
J.M. Fahey Construction Company	\$602,762.00

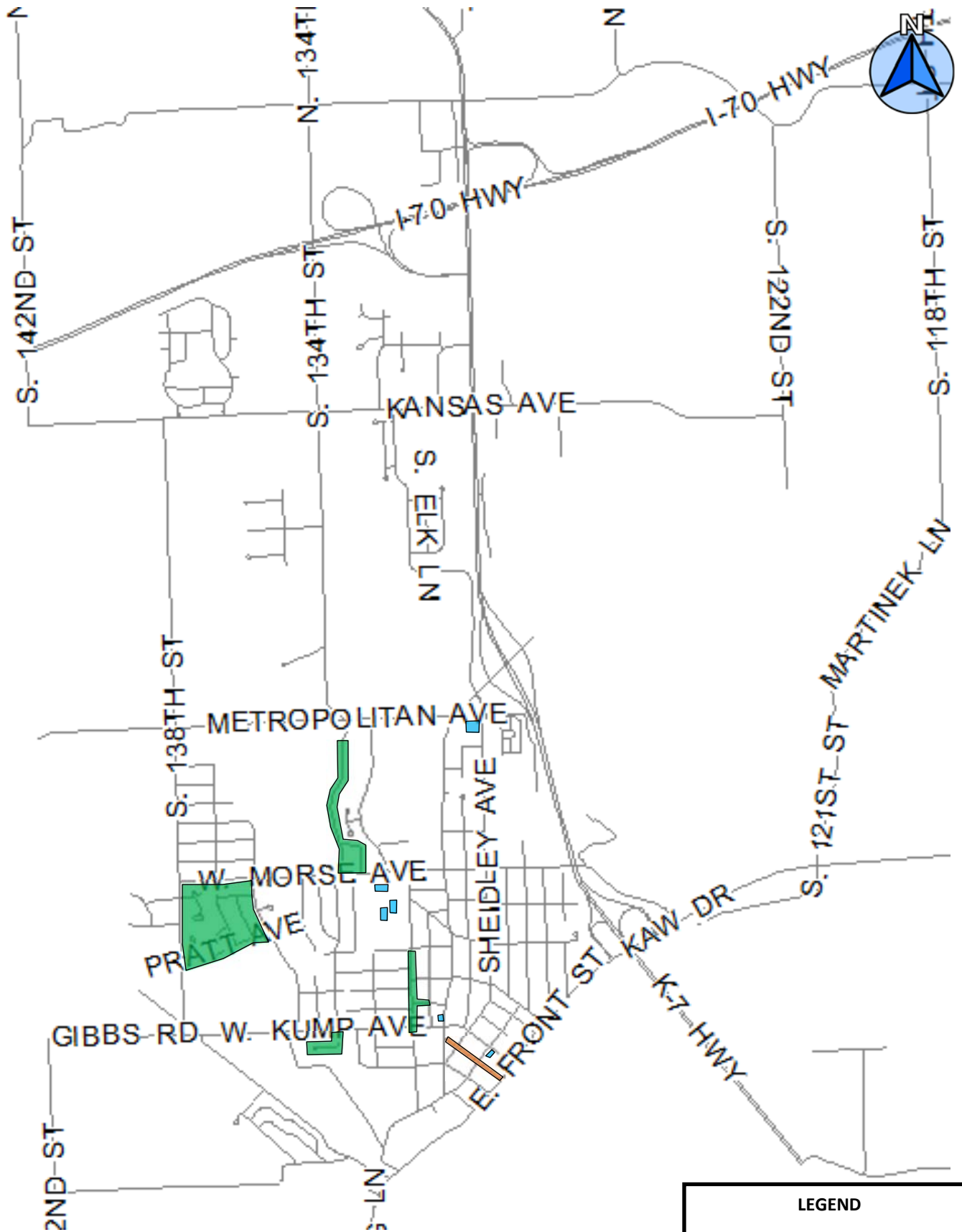
McAnany Construction's bid was approximately \$10,147 lower than the next lowest bidder.

Awarding this contract will allow Public Works to proceed with resurfacing twelve street segments and four City-owned parking lots identified as part of the 2026 Street Maintenance Program. These improvements will preserve the City's pavement infrastructure, improve ride quality, extend pavement life, and reduce future maintenance costs.

Upon approval, Public Works will coordinate the pre-construction meeting, execute the

contract documents, and issue a Notice to Proceed.

Financial Impact: Funding for this project is included in the approved 2026 Street Maintenance Program. The total contract amount is \$535,829.85. Sufficient funding remains within the overall Street Maintenance Program budget to proceed with the remaining planned concrete rehabilitation projects and the Garfield Avenue culvert replacement.



LEGEND	
Mill & Overlay -	
Parking Lots -	
Concrete -	

BID FORM

2026 Resurfacing Project

BUSINESS NAME:

CONTACT PERSON:

MAILING ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

FAX:

EMAIL:

2" Mill & 2" Overlay

Street	From		To	SQ. YDS.	Unit Cost	Total Cost
137th Street	W Morse Ave	to	Pratt Ave	3,686		
Coronado	Garfield	to	Cul-D-Sac	1,398		
Garfield	W Kump	to	Coronado	824		
Grove	Bluegrass Drive	to	138th Street	4,713		
Highview	Armour	to	Neconi	832		
Leigh Drive	137th Street	to	Cul-D-Sac	1,342		
Linda Lane	W Morse Ave	to	Dead End	7,409		
Madison Drive	Grove	to	Cul-D-Sac	2,341		
Neconi	Pratt Ave	to	Kump Ave	3,806		
Pratt Ave	Bluegrass Drive	to	138th Street	4,680		
Stephen Lane	W Morse Ave	to	Linda Lane	2,447		
Twist Drive	Grove	to	Pratt Ave	2,213		
TOTAL				35,691		

2" Mill & 2" Overlay (Parking Lot)						
Street	From		To	SQ. YDS.	Unit Cost	Total Cost
Fire/EMS Parking Lot	Sheidley		Metropolitan	513		
Center Park	Nettleton		Armour	164		
Sunflower Embrod.	Kump		Second Street	167		
Lyon's Park (6" Thick)	Morse		Stephens	1,630		
			TOTAL	2,473		
6" Full Depth Patch incl. 2" surface	Potential locations along street list.			100		
Water Valve Adjustments				EACH		
Manhole Adjustments				EACH		
NOTE: NO PAVEMENT MARKINGS WILL BE REQUIRED. OWNER WILL BE RESPONSIBLE FOR PAVEMENT MARKING RESTORATION.						
SECTION						TOTALS
2" Mill & Overlay						
				GRAND TOTAL		
Grand Total In Writing: _____						
Authorized Signature: _____ Print: _____						
Company Name: _____						

Memorandum

Date: July 27, 2026
To: Mayor and City Council
From: Matt Beets

Subject: Award Bid - 2026 Concrete Project

Recommendation: Staff recommends approval.

Action: Make a motion to award the bid for the 2026 Concrete Project to New Beginning LLC in the amount of \$138,212.00.

Background: The City publicly advertised the 2026 Concrete Program and received competitive bids from qualified contractors. The project consists of the removal and replacement of deteriorated sidewalks, curb and gutter, driveway approaches, ADA curb ramps, and other miscellaneous concrete improvements at various locations throughout the City.

Following the bid opening, New Beginning LLC was identified as the apparent low bidder.

The City has not previously contracted with New Beginning LLC, so public works staff conducted additional due diligence before making an award recommendation by requesting supplemental information regarding the firm's qualifications, experience, staffing, equipment, bonding capability, current workload, and project references.

Discussion: The City received eleven (11) bids for the 2026 Concrete Program. The bids received were as follows:

New Beginning LLC - \$138,212.00

R&R Concrete KC Inc. - \$169,374.51

Celtic Concrete - \$205,832.00

Golconda Group LLC - \$210,191.25

Price Excavating LLC - \$211,040.00

INCO - \$231,798.88

Max Paving - \$234,816.00

CM Concrete - \$244,419.40

Amino Brothers Co. - \$264,291.90

Cains Construction - \$265,002.00

Freeman Concrete - \$366,525.00

New Beginning LLC submitted the lowest responsive bid at \$138,212, which is \$31,162.51 (18.4%) lower than the next lowest bidder.

As part of the City's responsibility review, Public Works requested additional information regarding the contractor's qualifications, experience, references, staffing, equipment, bonding capability, and current workload. The contractor provided the requested information and confirmed its ability to furnish the required performance bond, payment bond, two-year maintenance bond, and insurance required by the contract.

Public Works has also begun contacting the references provided by the contractor. While staff has not yet completed conversations with every reference, those contacted to date have not expressed any concerns regarding the contractor's workmanship, professionalism, or ability to successfully complete projects. The primary observation identified during the review is that New Beginning LLC has limited experience performing work directly for municipalities. However, the contractor has completed similar concrete construction projects within the private commercial and residential sectors, including sidewalks, curb and gutter, driveway approaches, flatwork, foundations, and other concrete improvements comparable to the work included in the City's 2026 Concrete Program.

Based on the information provided and the reference checks completed to date, Public Works did not identify any material concerns or other information indicating that New Beginning LLC is not a responsible contractor. Staff believes the contractor has demonstrated the capability and resources necessary to successfully complete the project.

Although the 2026 Concrete Program is smaller in scope than the City's typical annual concrete replacement program, awarding the contract to the lowest responsive and responsible bidder will provide a significant cost savings to the City while establishing a working relationship with a qualified contractor that has not previously performed work for the City. Expanding the City's pool of qualified contractors encourages competition and helps ensure the City continues to receive competitive pricing on future public improvement projects.

Additionally, the contract requires the contractor to furnish a two-year maintenance bond covering all work performed under the project. Should any failures resulting from workmanship or materials occur during the two-year warranty period, the contractor will be required to repair or replace the deficient work at no additional cost to the City. Combined with the required performance bond and routine construction inspections performed by Public Works throughout the project, these contractual requirements provide additional protection for the City's investment.

Financial Impact: Funding for this project is included in the approved 2026 Street Maintenance Program. The total contract amount is \$138,212. Sufficient funding remains within the overall Street Maintenance Program budget to proceed with the Garfield Avenue culvert replacement.

Memorandum

Date: July 27, 2026
To: Mayor and City Council
From: Mark Lee

Subject: Sandstone Townhomes Public Infrastructure Acceptance

Recommendation: Staff recommends approval.

Action: Make a motion to accept the remaining public infrastructure improvements within the Sandstone Townhome development.

Background: These improvements were constructed as part of the Sandstone Pointe Townhomes development. Construction has been completed within the subdivision and the city will now accept the remaining storm water management system and interior street network.

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

Financial Impact:

City of Bonner Springs City Council Staff Report

SANDSTONE POINTE TOWNHOME PUBLIC IMPROVEMENT ACCEPTANCE

Topic: Acceptance of the Sandstone Townhomes public improvements.

Narrative: The final inspection was performed by the City Engineer and the City Inspector from Wilson & Company in June/July of 2026.

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

Presented by: Mark Lee – Community Development Director

Staff Recommendation:

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

- Streets
- Stormwater conveyance system(s)
- Any remaining city-maintained infrastructure

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

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

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

DRT Review Comments:

City Engineer performed inspections and gave final approval. An email dated July 21, 2026 states – “The developer has successfully addressed all items on the punch list. He has requested a written confirmation of acceptance.”

Attachments:

Memorandum

Date: July 27, 2026
To: Mayor and City Council
From: Megan Gilliland

Subject: Resolution to Determine a Need for Housing and Proposed Rural Housing Incentive District

Recommendation: The economic development manager and city manager recommend approval.

Action: Make a motion to adopt a resolution determining a need for housing and a proposed Rural Housing Incentive District.

Background:

The City of Bonner Springs has completed a revision to the City's 2022 Housing Needs Analysis. The analysis shows continued demand and pressure to provide single-family housing options as well as multi-family units for residents. The City has been approached by a developer wishing to develop 41-acres of land in the northwest section of Bonner Springs into 131 single-family lots for builders to purchase and construct housing.

Discussion:

The proposed development will build 131 market-rate, owner-occupied, single-family homes. Total project costs are estimated at \$35 million. The developer hopes to begin construction and public improvement installation beginning in October 2026. The first units in the development are expected to be available in October 2027. The public facilities are expected to be complete in June 2028 with a final completion for homes in the subdivision anticipated in December 2031.

To complete the project, the developer has requested the City consider a Rural Housing Incentive District (RHID) to reimburse the costs of financing public improvements such as Streets, sidewalks, curb/gutter, water, gas, stormwater, sanitary sewer, electric/street lights and fiber. The estimated cost of these public improvements is \$6.3 million. The developer does not anticipate issuing bonds for these costs.

The City of Bonner Springs has utilized the RHID incentive twice in the past four years with Sandstone Townhomes and 120 on Oak. Following the approval of this resolution adopting the Housing Needs Analysis revision and proposing the District, the resolution will be published in the Wyandotte Echo and all materials will be sent to the Secretary of Commerce for review. If the Secretary agrees with the analysis and findings, the City Council will adopt a resolution setting a public hearing date to consider adoption of a redevelopment plan and final designation of the District. All taxing jurisdictions are notified through certified mail. After the public hearing, the City Council may adopt an ordinance or resolution setting the District.

Financial Impact:

The RHID works by allowing the City to capture the incremental gain in property tax of all taxing jurisdictions created by the particular housing project for a maximum timeframe of 25 years. This incremental increase can be used to pay debt service on bonds issued to fund the project or transferred to the developer as “Pay-As-You-Go” reimbursement for costs incurred. The property tax “baseline” is determined at the time the District is created and all taxing jurisdictions continue to receive this baseline property tax rate, as well as any percentage of the increment not abated, for the life of the RHID. As the developer adds infrastructure and the housing itself, the incremental gain in property tax over the baseline may be returned to the developer as reimbursement for the infrastructure costs. If the City issued bonds to pay for the infrastructure, then the increment may be used for debt service. The term of such reimbursement can be up to 25 years. The City has discretion over what percentage of the increment is paid to the developer through the development agreement. Once the total agreed upon reimbursement cost is reached, the abatement is discontinued and property taxes are collected at the full rate.

RESOLUTION NO. 2026-_____

A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF BONNER SPRINGS, KANSAS, AND SETTING FORTH THE LEGAL DESCRIPTION AND MAP OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY (LYNN VALLEY REINVESTMENT HOUSING INCENTIVE DISTRICT).

WHEREAS, K.S.A. 12-5241 *et. seq.*, as amended (the “Act”), authorizes any city incorporated in accordance with the laws of the State of Kansas (the “State”) to designate reinvestment housing incentive districts within such city;

WHEREAS, prior to such designation, the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community;

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a reinvestment housing incentive district and providing the legal description and map of property to be contained therein;

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary advise whether the Secretary agrees with the findings contained in such resolution;

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a reinvestment housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district;

WHEREAS, the City of Bonner Springs, Kansas (the “City”), is a city as defined in the Act with an estimated population of 7,839;

WHEREAS, a Housing Needs Analysis dated 2026, as amended (the “Analysis”) has been prepared to determine what, if any, housing needs exist within the City;

WHEREAS, the Governing Body of the City finds it necessary and desirable to adopt the Analysis as a housing needs analysis under the Act; and

WHEREAS, based on the Analysis, the Governing Body of the City proposes to commence proceedings necessary to consider establishing a reinvestment housing incentive district in the City pursuant to the Act.

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

Section 1. Based on the Analysis, the Governing Body of the City hereby makes the following findings and determinations:

- a) There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers;
- b) The shortage of quality housing can be expected to persist, and additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City;
- c) The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City; and
- d) The future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 2. Based on the findings and determinations contained in Section 1 above, the Governing Body proposes to establish a reinvestment housing incentive district pursuant to the Act within the boundaries of the real estate legally described on ***Exhibit A*** attached hereto and shown on the map depicting the existing parcels of land attached hereto as ***Exhibit B*** (as described on such exhibits, the “District”). The proposed District shall be referred to as the “Lynn Valley Reinvestment Housing Incentive District.”

Section 3. The City Clerk is authorized and directed to publish this Resolution one time in the official City newspaper and, upon publication, to send a certified copy of this Resolution to the Secretary, along with a copy of the Analysis, for the Secretary’s review and agreement pursuant to K.S.A. 12-5244(c).

Section 4. The Mayor, City Manager, City Attorney, City Clerk, and other officers and representatives of the City, including Kutak Rock LLP, Bond Counsel, are authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes described in this Resolution.

Section 5. This Resolution shall be in full force and effect upon its adoption by the Governing Body of the City.

[Remainder of Page Left Intentionally Blank]

ADOPTED by the City Council of the City of Bonner Springs, Kansas, on July 27, 2026.

CITY OF BONNER SPRINGS, KANSAS

By _____
Thomas A. Stephens, Mayor

(Seal)

ATTEST:

Christina Brake, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED REINVESTMENT HOUSING INCENTIVE DISTRICT

Tract I:

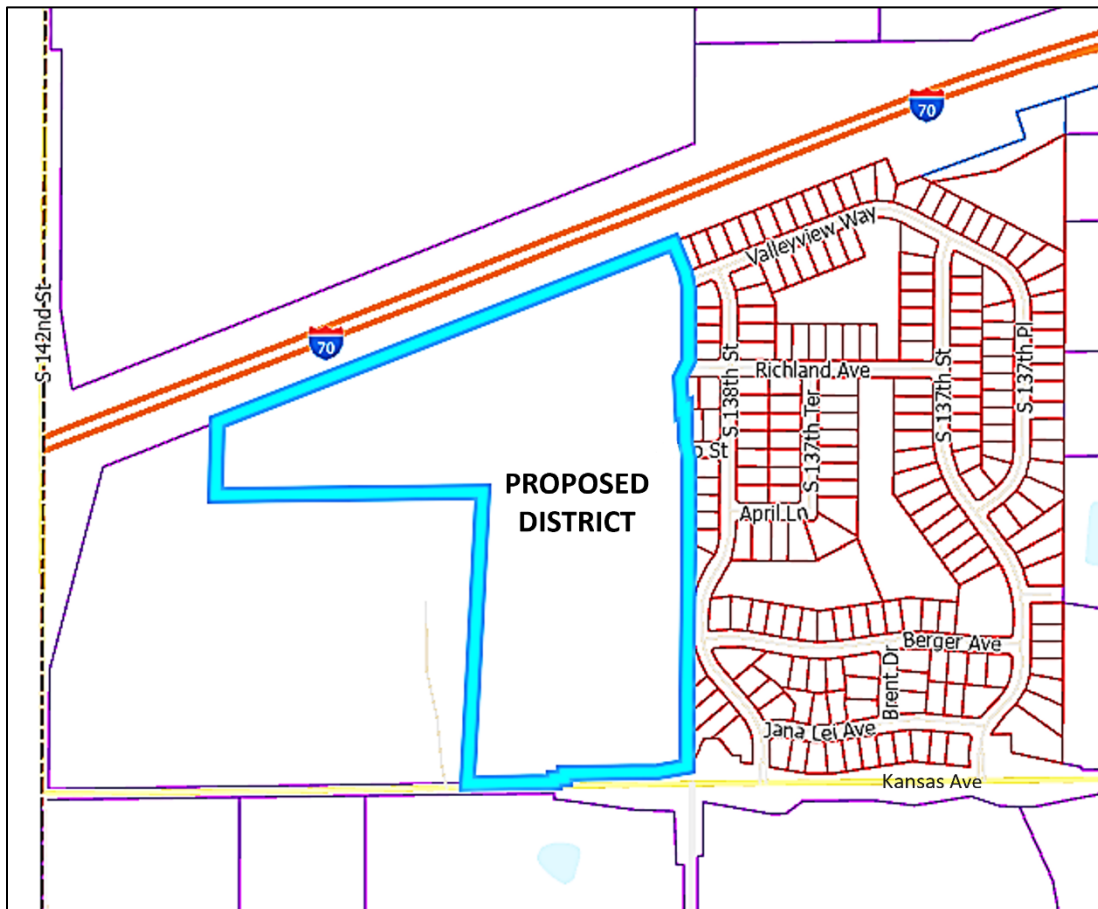
A tract of land in the Southwest Fractional Quarter of Section 18, Township 11 South, Range 23 East of the Sixth Principal Meridian in Bonner Springs, Wyandotte County, Kansas being more particularly described as follows:

Commencing at a point on the East line of said Southwest Quarter, said point being 1052.97 feet North of the Southeast corner of said Southwest Quarter, the East line of said Southwest Quarter having an assumed bearing of North 00 degrees 22 minutes 33 seconds East; thence South 89 degrees 16 minutes 58 seconds West, 20.00 feet to the true point of beginning of the tract herein described; thence South 89 degrees 16 minutes 58 seconds West, 1690 feet; thence North 00 degrees 22 minutes 33 seconds East parallel to the East line of said Southwest Quarter, 262.41 feet to the Southerly right of way line of the Kansas Turnpike (I-70); thence North 68 degrees 36 minutes 27 seconds East along said Southerly right of way line of the Kansas Turnpike (I-70) 1819.43 feet; thence South 00 degrees 22 minutes 33 seconds West parallel with the East line of said Southwest Quarter 904.92 feet to the true point of beginning of the tract herein described. LESS that part taken or used for the plat of Lei Valley III.

Tract II: (Tract B on survey recorded as 2018R-11960)

A tract of land in the Southwest One-Quarter of Section 18, Township 11 South, Range 23 East, in the City of Bonner Springs, Wyandotte County, Kansas being more particularly described as follows: Beginning at the Southeast corner of the said Southwest One-Quarter; thence South 89 degrees 15 minutes 18 seconds West, along the South line of the said Southwest One-Quarter, a distance of 806.00 feet. thence North 03 degrees 08 minutes 38 seconds East a distance of 1055.56 feet; thence North 89 degrees 16 minutes 58 seconds East a distance of 735.00 feet to a point on the West line of "LEI VALLEY III"; thence South 00 degrees 22 minutes 33 seconds West, along the said West line, a distance of 182.59 feet to the Southwest corner of said "LEI VALLEY III", said point also being the Northwest corner of "LEI VALLEY I, A Replat of LEI VALLEY PHASE I"; thence along the West line of said "LEI VALLEY I" for this and the remaining two (2) courses, South 00 degrees 22 minutes 33 seconds West a distance of 799.33 feet; thence North 78 degrees 08 minutes 04 seconds East a distance of 20.47 feet; thence South 00 degrees 22 minutes 33 seconds West a distance of 75.00 feet to the Point of Beginning, except any part thereof taken or used for road purposes.

EXHIBIT B
MAP OF PROPOSED
REINVESTMENT HOUSING INCENTIVE DISTRICT



The proposed District contains tax parcel ID number 964104.

HOUSING NEEDS ANALYSIS CITY OF BONNER SPRINGS, KANSAS

2026 {Revised}



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SUMMARY OF MAJOR FINDINGS

There is a high demand for housing in Bonner Springs and western Wyandotte County. There is explosive growth along the State Avenue corridor with the announcement of two major developments: the re-location of the NFL stadium for the Kansas City Chiefs and the Destination KCK entertainment village. Additionally, three new manufacturing and/or logistical companies will be fully operational by 2027. The pending opening of new businesses in Bonner Springs, Kansas, employing an estimated 438 workers within the first 3- to 5-years of operation will create the opportunity for the City to support additional new home construction and population growth. There are 2,925 housing units overall with an occupancy rate for housing in Bonner Springs at 97%, which is higher than the averages for the KC Metro area, Kansas, and the United States. New home sales and construction has decreased dramatically over the past five years due to a lack of buildable lots. With only a 3% vacant rate for housing, Bonner Springs needs to add additional housing to provide stock for growth and demand in the region.

The City has prepared a Housing Needs Analysis that quantifies long-term housing demand for the City of Bonner Springs and provides marketing strategy recommendations to capture and support new housing construction. The report's major findings are summarized in the text below.

Economic and Demographic Overview

Over the past decade the City of Bonner Springs experienced steady population growth, much of it attributed to the city's location at the edge of the Kansas City metropolitan area (MSA). During the past 50 years Bonner Springs has added 3,954 new residents. After peaking in the 1980s at a 6.13 percent growth rate bringing 2,382 residents to the city, the past four decades have had slow growth ranging from 147 to 351 new residents per decade. The 2024 American Community Survey reflects a stronger population of 7,839. According to the American Community Survey, between 2024 and 2025, the city added 130 new residents. The City of Bonner Springs now accounts for approximately 4.6% percent of the Wyandotte County population.

Consistent with national trends from 2020 to 2030 Bonner Springs' elderly and family/working adult populations are expected to continue to grow at a much faster rate than the City as a whole. The college-age, adult population is forecast to experience the largest growth over the coming decade. These forecast trends in the aging of the City's population will have a positive impact on the demand for move-up for-sale housing, rental housing and independent and assisted living housing.

Bonner Springs' average household income in 2024 is \$83,218 annually. By 2030, an estimated 53 percent of households will earn \$75,000 or more. Gains in middle incomes are also forecast. At current mortgage rates and a 10 percent down payment requirement, the growth these households will generate demand for entry-level and move-up for-sale housing and market-rate rental housing.

According to the statistics published by the U.S. Bureau of Labor Statistics and the Mid-America Regional Council, as of 2025 the Kansas City MSA civilian labor force stands at 1,229,602 persons. Labor force statistics have trended upwards in 2024 to 2025. Wyandotte County is a net importer of jobs with 22,517 residents living and working in the County, 65,060 workers commuting into the County, and 47,131 residents employed outside the County. In 2019, Bonner Springs supported 3,632 jobs with 396 residents living and working in the City, 3,236 non-residents commuting into the City, and 3,459 residents commuting outside the City. To decrease the number of residents commuting outside the community, the Bonner Springs Strategic Plan established a goal to maintain and grow a diverse economy through strategic policies and resources that encourage business investment, and optimization of public infrastructure projects to address community sustainability, growth, and efficiency.

For-sale Housing Market

Over the past decade the City of Bonner Springs experienced accelerated population growth resulting in increased demand for housing. According to the U.S. Census Bureau from 2010 to 2020, Bonner Springs' housing stock increased by 177 dwelling units for a total inventory of 3,202 housing units. The majority of new home construction over the past decade occurred within Bonner Springs' northwestern quadrant. The overall occupancy rate for owner-occupied housing in Bonner Springs was reported by the 2024 American Community Survey at 75 percent.

Single family new housing sales in Bonner Springs have declined gradually over the past 5 years, with only an average of 3 new homes sold each year. The reason for the decline in new home sales is a lack of available lots as our subdivisions are nearly full. The age of Bonner Springs' housing stock is aging and only 4% of single-family homes in Bonner Springs were built after 2010. The median home value in Bonner Springs is \$247,200.

Based on home sales data published by the MLS, it appears Bonner Springs supports a diverse for-sale housing market. Older, smaller homes are more affordable and are suitably priced for first-time buyers and empty nesters seeking to down-size. New housing is comparable to that found in the Kansas City MSA and is suitable for move-up buyers and people relocating from outside the area. This diverse mix of housing and pricing is a major competitive advantage for attracting jobs to Bonner Springs. The City also adopted an updated Neighborhood Revitalization Program for all types of housing stock in 2025. This NRP provides incentives for in-fill development and strategic housing incentives for new builds and renovations in Bonner Springs.

As of June 2026, 21 single-family homes were listed for sale in Bonner Springs. The single-family home market remains consistently strong with single-family homes only experiencing a 1.5% decrease in the list price to the sale price (5-year average). Even with the lack of supply, the market remains very competitive.

There are nine subdivisions in Bonner Springs, located within the City's northern and western quadrants. They are platted for a total of 618 single family lots. To date, 612 are improved with homes built, and there are 2 single-family homes under construction. Portions of Cedar Ridge

and Whispering Woods are the most upscale subdivisions targeting move-up home buyers. Portions of Lei Valley and Deerfield and Whispering Woods are positioned as slightly more affordable residential communities.

Interviews and surveys were conducted with a variety of stakeholders in an effort to gain a deeper understanding of Bonner Springs' for-sale housing market. The bullet points below summarize the comments received.

- Over 73 percent of survey respondents have searched for housing in Bonner Springs. Of those respondents:
 - 40 percent had difficulty finding suitable housing within the timeframe they were searching
 - 64 percent encountered housing options with significant upgrade or repair needs.
 - 23 percent had difficulty finding a home large enough for their family
 - 21 percent could not find appropriate senior housing
 - 65 percent had difficulty finding a home they could afford
- Approximately 35 percent of respondents that live in Bonner Springs would like to stay in their home as-is for the near future.
- Over 30 percent of respondents that live in Bonner Springs would like to stay in their home in the near future, but would like to make significant upgrades or additions.
- Nearly 21 percent of respondents would like to buy and move to a different home in Bonner Springs in the near future.
- 16 percent of respondents would like to move to a home in Bonner Springs in the near future that will allow them to age-in-place.
- 76 percent of respondents felt Bonner Springs needs more single-family housing.
- 25 percent of respondents felt Bonner Springs needs age-restricted communities.
- Over 94 percent of respondents feel for-sale housing within the price range of \$120,001 to \$250,000 was most needed in Bonner Springs; 36 percent felt for-sale housing over \$250,000 was most needed; and almost half felt housing under \$120,000 was also needed.
- The housing market has been very competitive over the past two years, and is only improving slightly as interest rates and inflation increase.
- There are very few available buildable lots. More subdivisions are needed to accommodate the demand for new housing.

Rental Housing Market

According to the American Community Survey, rental units accounted for 25 percent of all occupied housing units in Bonner Springs which is slightly lower than the state-wide average of 33 percent, and the Kansas City MSA average of 34 percent. The 2025 occupancy rate for rental housing in Bonner Springs of 97 percent compares very favorably to the state-wide average of 91 percent.

Bonner Springs' rental housing stock includes 224 market-rate units, 202 income restricted units and 106 subsidized senior housing units. Market-rate properties account for 38 percent of the entire stock of rental housing surveyed in Bonner Springs. Market-rate seniors housing accounts for 8.7 percent of the housing stock. The market-rate properties are collectively operating at a healthy occupancy rate of 100 percent.

Nearly 22 percent of Bonner Springs households earn less than \$35,000 per year which creates considerable demand for subsidized and affordable housing. Income restricted properties account for 54.9 percent of Bonner Springs' entire stock of surveyed rental housing. Collectively the income restricted rental properties operate at a maximum occupancy rate of 100 percent.

Two income-restricted senior apartment properties in Bonner Springs totaling 106 dwelling units are operating at a cumulative occupancy rate of 96.2 percent. The 2020 Census reported that people aged 65+ accounted for 19 percent of Bonner Springs' total population, or 1,471 residents. The state-wide average for residents 65+ is 16 percent, indicating Bonner Springs supports an above average senior population. Over the coming decade Bonner Springs' senior population is forecast to increase by 22.8 percent, prompting continued demand for independent and assisted living housing.

The primary barrier for prospective renters in Bonner Springs include the lack of available rental units in all housing categories. The absence of quality rental properties in Bonner Springs results in higher income households seeking housing to look elsewhere. A quality rental housing stock is an important component of fostering a healthy for-sale housing market by offering prospective residents the opportunity to live in the community before buying a home.

Surveys with residents and interviews with a variety of apartment property owners, on-site property managers and real estate agents were conducted to solicit their impressions of current rental market conditions in Bonner Springs. The following key points were derived from these surveys and interviews.

- Over 73 percent of survey respondents have searched for housing in Bonner Springs. Of those respondents:
 - 40 percent had difficulty finding suitable housing within the timeframe they were searching
 - 64 percent encountered housing options with significant upgrade or repair needs.
 - 23 percent had difficulty finding a home large enough for their family
 - 21 percent could not find appropriate senior housing
 - 65 percent had difficulty finding a home they could afford
- Almost 8 percent of respondents would like to rent and move to a different home in Bonner Springs.
- Over 45 percent of respondents felt apartment buildings of various sizes and senior independent living apartments were most needed; more than 27 percent of respondents felt townhomes/row houses/condos were most needed; nearly 24 percent felt mixed-use with residential above commercial/retail was most needed;

- Almost 81 percent of respondents felt rental housing within the price range of \$601 to \$1,100 per month was most needed in Bonner Springs; nearly 38 percent felt rental housing within the price range of \$1,101 to \$1,800+ per month was most needed; and 35 percent felt rental housing priced under \$600 was also needed.
- The occupancy rate of rental housing in Bonner Springs is at almost 100 percent making it extremely difficult to find suitable rental housing in the City.
- More multi-family developments of all types are necessary to accommodate the high demand for rental housing in Bonner Springs.

Study Recommendations

Findings provided by the Housing Needs Analysis prepared for the City of Bonner Springs, Kansas include:

- There continues to be a shortage of quality housing within the city.
- Despite current incentives, such as the Neighborhood Revitalization Program, this shortage of housing is expected to persist, and additional financial incentives are necessary to encourage the private sector to construct or renovate housing in the city.
- The shortage of quality housing is a substantial deterrent to the future economic growth and development of the city.
- The future economic well-being of the city depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the city.

Recommendations to alleviate the above findings include:

- Identify marketing strategy recommendations for future new housing construction in Bonner Springs, including market segmentation, housing product types (i.e., for-sale, rental and senior housing) and pricing.
- Continue to provide additional incentives, such as a Rural Housing Incentive District (RHID), to encourage the private sector to construct or renovate housing in the city.

Forecast Housing Demand

Supportable residential housing absorption is a function of population and household growth, household size, and income levels. Household growth will generate the majority of new housing demand over the next decade in Bonner Springs. By 2030, Bonner Springs, Kansas, is projected to add 474 new residents. At the average household size of 2.55 as reported by the 2020 Census, the forecast population growth will result in an estimated 186 new households.

According to the statistics published by the U.S. Bureau of Labor Statistics and the Mid-America Regional Council, as of 2025 the Kansas City MSA supported 1,181,638 jobs with a labor force of 1,229,602 persons. Wyandotte County is a net importer of jobs with 22,517 residents living and working in the County, 65,060 workers commuting into the County, and 47,131 residents employed outside the County. The City of Bonner Springs has slightly more non-residents commuting into and residents living and working in the City than residents employed outside the City. In 2019, Bonner Springs supported 3,632 jobs with 396 residents living and working in the

City, 3,236 non-residents commuting into the City, and 3,459 residents commuting outside the City. To decrease the number of residents commuting outside the community, the Bonner Springs Strategic Plan established a goal to maintain and grow a diverse economy through strategic policies and resources that encourage business investment, and optimization of public infrastructure projects to address community sustainability, growth, and efficiency.

With an estimated 53 percent of households earning \$75,000 or more by 2030, the demand will drastically increase for entry-level and move-up for-sale housing and market-rate rental housing in the City of Bonner Springs. In addition, the jobs added with proposed developments including Medline, Scannell, and Old Dominion Freight Line, will attract additional workforce driving a demand for moderate-income housing among all other categories. As the city continues to receive large development proposals from additional industrial and commercial developers interested in locating to Bonner Springs, the demand for a variety of quality housing can only increase.

The Indiana-based Scannell Properties has completed two industrial facilities in Bonner Springs, creating 131 jobs in the first year. The average wage will be approximately \$45,000 per year with an estimated 15 employees moving from out of state.

In addition, Old Dominion Freight Line opened a 250-door shipping and logistics facility at Kansas Highway 7 and Speaker Road in Bonner Springs. The facility employs an estimated 600 workers within the first 3-to-5-years of operation, adding 300 jobs to the area. Annual wages are estimated at \$41,600 to \$62,400. Even though this is a shipping and logistics facility, all employees live locally since the company is not a long-haul carrier.

Attracting new employees of Old Dominion Freight Line and Scannell Properties to live in Bonner Springs will be a primary economic development goal of the City. Transferred employees will be the most likely to move to Bonner Springs. These developments have the potential to have a great impact on the city's housing market. With average wages between \$41,600 and \$62,400, most of these new employees will be renters or entry-level homebuyers. The employees relocating to the new facilities will likely occupy higher paying jobs and would also represent prospective move-up renters and move-up home buyers in Bonner Springs. Assuming quality rental and for-sale housing is available; within three years of opening of the facilities, the City of Bonner Springs is estimated to attract 15 to 20 percent of the reported 991 employees, or approximately 60 to 80 households.

Marketing Strategy Recommendations

A principal goal of the Bonner Springs Strategic Plan is for the City to maintain and grow a diverse economy with a mix of small businesses, commercial, manufacturing, industrial, and local entrepreneurs. For Bonner Springs to successfully retain and attract jobs it must offer prospective employers and their employees a more diverse mix of residential housing, including both for-sale and rental product.

A major objective of the Strategic Plan is to preserve and increase the supply of housing for all income groups while increasing commercial and industrial sites. A method to achieve this goal is through nodal development plans. Incentivizing housing or mixed-use districts near key intersections is attractive to new residents looking for quick access to highways. Businesses in any mixed-use districts would not only prefer this quick access for transportation, but also the added surrounding new residential developments would increase their customer base and nearby workforce.

Over the coming decade Bonner Springs', the northern and western quadrants will be the preferred location for new home construction. These areas of Bonner Springs boast close access to shopping, recreation, employment, convenient highway and interstate access, and close proximity to Kansas City.

The absence of quality market-rate rental properties in Bonner Springs results in higher income households seeking housing to look elsewhere. A quality rental housing stock is an important component of fostering a healthy for-sale housing market by offering prospective residents the opportunity to live in the community before buying a home. Given current low vacancy rates for rental housing, competitive for-sale market, and growing population, Bonner Springs has the ability to support development of all housing types. Emphasis should be placed on the construction of these large-scale market-rate apartment and townhome communities and duplexes to target move-up renters.

The attraction of the apartment and townhome community housing types to newcomers to the community is modern design and features as well as community amenities such as a clubhouse, swimming pool, and on-site recreation. The current market has also proven that this form of multi-family construction in Bonner Springs is financially feasible. New market-rate rental properties would be best located in Bonner Springs' northern quadrant and downtown areas.

The attraction of the duplex housing type to newcomers to the community is modern design and features as well as a living environment that more closely resembles detached single-family homes. The current market has also proven that this form of multi-family construction in Bonner Springs is financially feasible. New market-rate rental properties would be best located in Bonner Springs' northern quadrant. Unlike a Class "A" apartment community the construction of duplexes would not require extensive community amenities such as a clubhouse and swimming pool.

Over the coming decade there is projected to be a continued need for affordable rental housing in Bonner Springs. Therefore, additional construction of moderate-income rental properties will be required.

According to the 2024 Census Reporter, Bonner Springs' median household income is \$83,218 annually with 41 percent of all households earning between \$50,000 and \$100,000. Annual wages are estimated at \$45,000 at Scannell Properties, and \$41,600 to \$62,400 at Old Dominion Freight Line. Therefore, continued demand is expected for entry-level housing priced between

\$200,000 and \$300,000. The most appropriate location for new entry-level housing is in Bonner Springs' northwestern quadrant which offers convenient access to the highways and interstates.

Relocating upper management personnel generally seek housing in a community with a high quality of life, convenient access to work, and a prestigious location. While Bonner Springs offers an excellent quality of life, recreational amenities, and access to local restaurants and boutiques, the city lacks premier residential communities which offer social and recreational amenities. These potential social and recreational amenities include a central clubhouse equipped with a recreation room, meeting space, fitness center and swimming pool as well as outdoor recreational opportunities that a golf course, tennis courts, or trails would bring. These amenities would enhance any premier housing development's social environment, prestige and market perception.

A wider mix of housing product is also needed, including affordable townhomes and garden homes catering to young adults and seniors as well as semi-custom and custom homes priced above \$400,000 targeting upper management and executives. Improved infrastructure, such as sidewalks and trails, is needed throughout the residential neighborhoods to promote pedestrian activity. Enhanced common area landscaping and improved signage and entry features into residential communities would increase the prestige of these developments.

Bonner Springs' large and growing senior population has resulted in many seniors facing the hard decision to leave the community to find appropriate housing where they can age safely and comfortably. Many seniors are choosing to age in place rather than reside in a retirement community. Over the coming decade Bonner Springs' senior population is forecast to increase by nearly 23 percent, creating increased demand for both affordable rental and attached for-sale housing such as garden homes, townhomes and condominiums. There are currently four income restricted rental properties in Bonner Springs totaling 202 units. Windridge Estates, the newest income restricted rental property built in 2018, currently has no vacancy.

To be attractive to seniors, housing communities should offer a unique living environment with maintenance and lawncare provided, salons, spas, or health and wellness facilities available on-site or close by, and group recreational facilities such as fitness centers, clubhouses, swimming pools, or a golf course. In order to allow seniors to age in place, retirement communities should also offer a diverse range of age-restricted housing options including garden villas, patio homes, apartments and townhomes, along with those offering additional care such as assisted living and skilled care facilities.

INTRODUCTION

Several industrial companies have opened facilities in Bonner Springs, including Scannell, and Old Dominion Freight Line. Bonner Springs is also slated to become the home of the Destination KCK Entertainment District at 118th and State Avenue. The entertainment district is a \$500M investment to bring tourism amenities including amusements, retail, restaurant, and resort-quality hotels to the western Wyandotte County region. The city continues to receive large development proposals from additional industrial and commercial developers interested in locating to Bonner Springs. In addition to the Compass Logistics Park and the Speaker Road location, current areas of interest include sites near Nettleton Avenue and Kansas Highway 7, and 118th Street and State Avenue.

The Indiana-based Scannell Properties has completed two industrial facilities creating 225 jobs in the first year and 450 jobs by the third year. The average wage will be approximately \$45,000 per year with an estimated 70 employees moving from out of state. Scannell has another site in the industrial area slated for a spec building in the immediate future.

In addition, Old Dominion Freight Line opened a 250-door less-than-truckload shipping and logistics facility at Kansas Highway 7 and Speaker Road in Bonner Springs. The facility is projected to open by 2023 and will employ an estimated 600 workers within the first 3- to 5-years of operation, adding 300 jobs to the area. Annual wages are estimated at \$41,600 to \$62,400. Even though this is a shipping and logistics facility, all employees live locally since the company is not a long-haul carrier.

Attracting new employees of Old Dominion Freight Line, and Scannell Properties to live in Bonner Springs will be a primary economic development goal of the City. Transferred employees will be the most likely to move to Bonner Springs. These developments have the potential to have a great impact on the city's housing market. With average wages between \$41,600 and \$62,400, most of these new employees will be renters or entry-level homebuyers. The employees relocating to the new facilities will likely occupy higher paying jobs and would also represent prospective move-up renters and move-up home buyers in Bonner Springs. Assuming quality rental and for-sale housing is available; within three years of opening of the facilities, the City of Bonner Springs is estimated to attract 15 to 20 percent of the reported 991 employees, or approximately 60 to 80 households.

These new developments and added jobs combined with the limited available housing stock which lacks diversity creates an opportunity to capture significant new housing and population growth. The objective of this report is to quantify future demand by product type and provide recommendations to capture and support new housing construction.

The Housing Needs Analysis is segmented into five sections, including:

- 1) a community-wide demographic and economic analysis;
- 2) inventory of existing housing characteristics;

- 3) for-sale housing analysis;
- 4) rental housing analysis; and
- 5) future housing demand projections.

The Demographic and Economic Analysis section identifies the market area, population and household growth trends and projections, household types, household incomes, educational attainment, historical employment growth trends and the area's major employers. This section of the report provides the baseline data necessary in forecasting future demand of for-sale and rental housing in Bonner Springs, Kansas. The demographic profile of a community affects housing demand and the types of housing that are needed. The housing life-cycle stages are: entry-level households, first-time homebuyers and move-up renters, move-up homebuyers, empty-nesters, younger independent seniors, and older seniors.

The Housing Stock Characteristics section of the report identifies the inventory, age and composition of Bonner Springs' existing housing stock, housing tenure and occupancies, inventory of for-sale and rental housing, and recent new home construction trends. The goal is to identify current and future opportunities to support new housing stock in Bonner Springs.

The For-Sale Housing Analysis section addresses recent trends in the sale of existing and new single-family homes, current inventory of homes actively on the market, and a survey of active and planned residential subdivisions.

The Rental Housing Market Analysis section of the report surveys market-rate, income-restricted, and senior housing communities in Bonner Springs in an effort to gauge the inventory, quality, and occupancies of the current rental housing stock.

The Housing Demand section of the report provides 10-year housing demand forecasts by product type for the City of Bonner Springs. Demand for additional housing in the City of Bonner Springs will primarily come from household growth stemming from new employment. Pent-up rental demand can also be a source of future housing demand.

Based on the study findings, housing demand forecasts by product type were quantified for the City of Bonner Springs and strategies outlined to attract and support new housing construction, including appropriate market segmentation, housing product, and pricing.

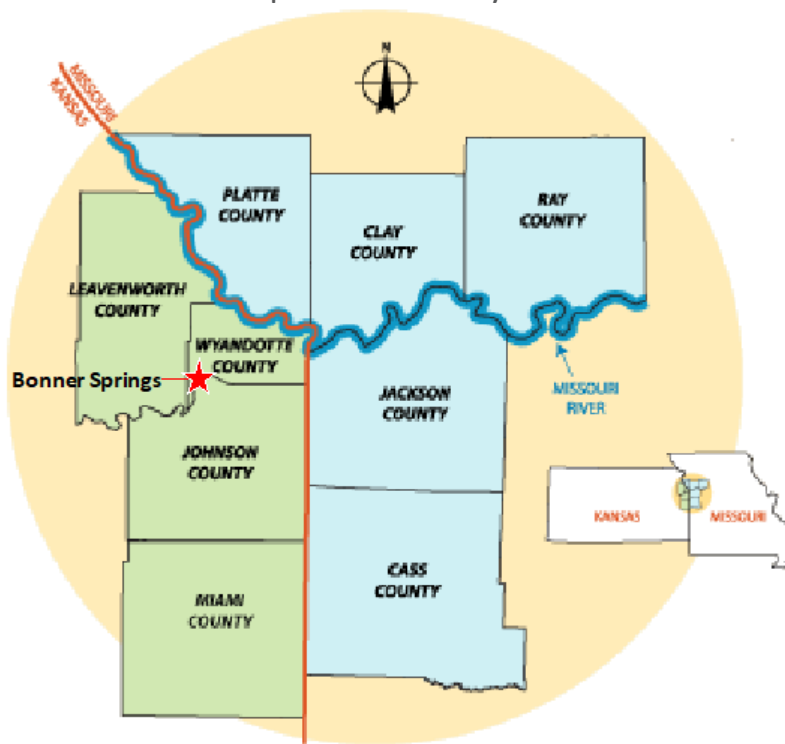
ECONOMIC AND DEMOGRAPHIC ANALYSIS

Market Area Definition

Bonner Springs is a city in Wyandotte, Leavenworth, and Johnson Counties. Located on the Kansas River on the western edge of the Kansas City MSA, Bonner Springs is a community of 7,839 residents. Bonner Springs With nearly 500,000 visitors per year, Bonner Springs is a major tourist destination that is home to Azura Amphitheater, the Kansas City Renaissance Festival, the National Agricultural Hall of Fame, Moon Marble Company, ZipKc, and several other historical, cultural, and recreational amenities that lend itself to a high quality of life. An award-winning community, the City of Bonner Springs was named an All-American City by the National Civic League, a 30-year Tree City U.S.A recipient, and a 4-time recipient of Best Wastewater Collection System in the State of Kansas.

This section of the report examines factors related to the current and future demand for owner-occupied and renter-occupied housing in the City of Bonner Springs. It includes an analysis of population and household growth trends and projections, age distribution, household types, household income, employment trends and major employers for both Wyandotte County and the City of Bonner Springs. A review of the five-year demographic and economic projections for the City of Bonner Springs will provide insight into the future demand for various types and styles of housing in the city.

Map 1: Kansas City MSA



Source: Mid-America Regional Council

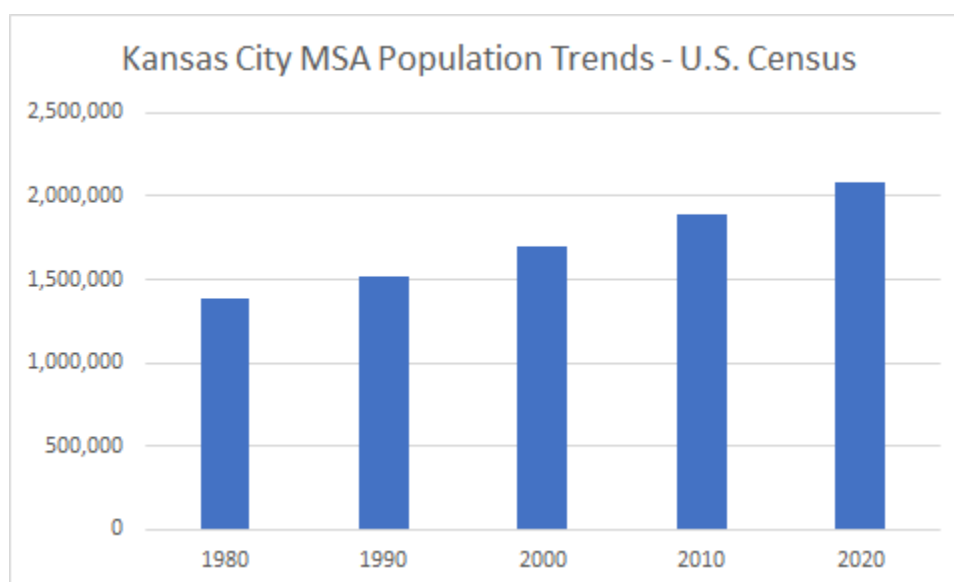
Population and Household Growth Trends

The city of Bonner Springs is located within the 9-county Kansas City MSA consisting of Cass (MO), Clay (MO), Jackson (MO), Johnson (KS), Leavenworth (KS), Miami (KS), Platte (MO), Ray (MO), and Wyandotte (KS) counties. Of these, the most densely populated, urban counties are Clay (MO), Jackson (MO), Johnson (KS), and Wyandotte (KS).

The U.S. Census Bureau reported the Kansas City MSA population at 1,403,533 in 1980. Over the past four decades the Kansas City MSA has experienced steady population growth. During the 1980's, the Kansas City MSA population increased by 9.4 percent to 1,535,173 residents. From 1990 to 2000 population growth increased again, this time by 12.3 percent, with the addition of 188,950 new residents.

During the 2000's, the Kansas City MSA population increased by 194,966, or 11.3 percent, to 1,919,089 residents by the year 2010. From 2010 to 2020 the rate of growth slowed to 184,330 new residents, or 9.6 percent, to 2,103,419 residents. This strong and steady population growth generated continued demand for new housing and commercial space providing homebuilders and developers with ample opportunities.

Chart 1: Kansas City MSA Population Trends 1980 – 2020



Jackson (MO) and Johnson (KS) counties are the most populous in the Kansas City MSA with 717,204 and 609,863 residents, respectively. Collectively, they account for 63.1 percent of the region's population at 1,327,067. As summarized below in the table below, these counties have grown by 427,532 since 1980. Other counties with over 100,000 residents in 2020 include Cass (MO) with 107,824, Clay (MO) with 253,335, Platte (MO) with 106,718, and Wyandotte (KS) with 169,245. Said counties have grown by 230,929 throughout the aforementioned timeframe. Semi-

rural counties such as Leavenworth (KS), Miami (KS), and Ray (MO) have collectively grown by 41,425 persons since 1980.

Table 1: Kansas City MSA Population Trends by County

County	Population					Change 1980-2020
	1980	1990	2000	2010	2020	
Cass (MO)	51,029	63,808	82,092	99,478	107,824	56,795
Clay (MO)	136,488	153,411	184,006	221,939	253,335	116,847
Jackson (MO)	629,266	633,232	654,880	674,158	717,204	87,938
Johnson (KS)	270,269	355,021	451,086	544,179	609,863	339,594
Leavenworth (KS)	54,809	64,371	68,691	76,227	81,881	27,072
Miami (KS)	21,618	23,466	28,351	32,787	34,191	12,573
Platte (MO)	46,341	57,867	73,781	89,322	106,718	60,377
Ray (MO)	21,378	21,971	23,354	23,494	23,158	1,780
Wyandotte (KS)	172,335	162,026	157,882	157,505	169,245	(3,090)

Source: U.S. Census Bureau

Table 2: Historical Population Trends for Wyandotte County
and City of Bonner Springs

City of Bonner Springs				Wyandotte County			Bonner Springs % of County
Year	Population	Population Change	Annual Growth Rate	Population	Population Change	Annual Growth Rate	
1910	1,447	-	-	100,068	-	-	1.45%
1920	1,599	152	1.05%	122,218	22,150	2.21%	1.31%
1930	1,837	238	1.49%	141,211	18,993	1.55%	1.30%
1940	1,837	0	0.00%	145,071	3,860	0.27%	1.27%
1950	2,277	440	2.40%	165,318	20,247	1.40%	1.38%
1960	3,171	894	3.93%	185,495	20,177	1.22%	1.71%
1970	3,884	713	2.25%	186,845	1,350	0.07%	2.08%
1980	6,266	2,382	6.13%	172,335	-14,510	-0.78%	3.64%
1990	6,413	147	0.23%	162,026	-10,309	-0.60%	3.96%
2000	6,768	355	0.55%	157,882	-4,144	-0.26%	4.29%
2010	7,119	351	0.52%	157,505	-377	-0.02%	4.52%
2020	7,838	719	1.01%	169,245	11,740	0.75%	4.63%
2030	8,312	474	0.60%	171,651	2,406	0.14%	4.84%

Source: U.S. Census Bureau

Based upon U.S. Census data collected in 2010 and 2020, it is estimated that the state's population will increase by 0.31 percent per year between 2020 and 2030. Per the 2021 Kansas Statewide Housing Needs Assessment, much of this growth is expected to occur in Metropolitan Statistical Areas (MSA). We believe that over the next decade Wyandotte County will support

slightly lower growth than the state, estimated at an average annual rate of 0.14 percent yielding 2,406 new residents. Based upon recent growth trends, Bonner Springs is expected to capture 4.84 percent of the county population by 2030 leading to an increase of 474 new residents.

Since 2000, household growth in Bonner Springs has outpaced the growth in population. Over the past 20 years the City's population has increased by approximately 16 percent while the number of households grew by 18 percent. The net effect has been a slight decrease in the average household size reported by the U.S. Census at 2.59 in 2000 and 2.55 in 2020. According to the 2020 U.S. Census, the City of Bonner Springs was home to 3,060 households, up from 2,592 households in 2000.

Over the past 20 years family households in Bonner Springs as a percentage of total households has remained virtually unchanged. Since 2000, the number of family households has increased from 928 in 2000 to 1,029 in 2020. The number of married-couple families without children has increased from 53.5 percent, or 1,388 households, in 2000 to 57.8, or 1,769 households, in 2020. The number of married-couple families with children under 18 years old has actually declined from 688 in 2000 to 669 by 2020. The number of female householder families with no husband present has decreased from 326 in 2000 to 302 by 2020. The total number of householders aged 65+ as a percentage remains the same. However, the number of households with someone aged 65+ has exploded and accounts for 34 percent of all households. These shifts in the types of households in Bonner Springs have likely had an impact on the composition of housing demand and new home construction. The continued growth in senior households will have a profound impact on the City's housing market and the demand for independent and assisted living facilities.

Table 3: City of Bonner Springs Trends in Household Types

Household Type	2000	% of Total	2010	% of Total	2020	% of Total
Total Households	2,592	100.0%	2,500	100.0%	3,060	100.0%
Family Households	1,824	70.4%	1,757	70.3%	2,148	70.2%
Married-Couple Family	1,388	53.5%	1,302	52.1%	1,769	57.8%
With Children Under 18	688	26.5%	601	24.0%	669	21.9%
Female Householder, No Husband Present	326	12.6%	365	14.6%	302	9.9%
Non-Family Households	768	29.6%	743	29.7%	912	29.8%
Householder Living Alone	640	24.7%	600	24.0%	741	24.2%
Householder 65 Years and Older	310	12.0%	295	11.8%	373	12.2%
Average Household Size	2.59		2.82		2.55	
Average Family Size	3.11		3.35		3.06	

Source: U.S. Census Bureau

Population Age Distribution Trends

The City of Bonner Springs' population for the decades ending in 2000 and 2020 is summarized in the table below by five primary age groups including youth (0-19 years), college age adults (20 to 24 years), young adults (25 to 34 years), family/working adults (35-64 years) and seniors (65+ years). Each of these five age demographics have distinctively different housing needs.

Table 4: City of Bonner Springs Age Distribution Trends 2000-2030

Age Group	2000 Census	2010 Census	% Change 2000-10	2020 Census	% Change 2010-20	2030 Forecast	% Change 2020-30
0-19	2,097	2,290	9.2%	2,362	3.1%	2,469	4.5%
20-24	390	334	-14.3%	228	-31.9%	122	-46.2%
25-34	982	1,053	7.2%	840	-20.2%	732	-12.8%
35-64	2,433	2,525	3.8%	2,942	16.5%	3,186	8.3%
65+	866	917	5.9%	1,467	59.9%	1,802	22.8%
Totals	6,768	7,119	5.2%	7,838	10.1%	8,312	6.0%
Median Age	34.3	33.8		40.5		43.6	

Source: U.S. Census Bureau & City of Bonner Springs

From 2000 through 2020 the City of Bonner Springs' population grew by 16 percent adding 1,078 new residents. During the 2000s the number of young adults aged 20 to 34 years has declined by 22 percent since 2000. Meanwhile, the number of seniors (now 18.7%) and family/working adults aged 35 to 64 years (now 37.5%) has increased. The family/working adult age cohort is typically in their prime productive years in terms of earnings and the demand for consumer goods such as for-sale housing.

From 2010 to 2020 the City of Bonner Springs experienced a considerable upturn in population growth increasing 10.1 percent, equating to a net gain of 719 new residents by the close of the decade. This growth in population and households yielded an increasing demand for housing. For the decade, two age cohorts reported very strong gains in population led by seniors at 59.9 percent, then family/working adults aged 35 to 64 at 16.5 percent. Youth aged 0 to 19 increased by 3.1 percent. The increase in family/working adults produced strong gains in the demand for entry-level and move-up for-sale housing and rental housing. The 59.9 percent increase in the senior population created an accelerated demand for independent and assisted living housing.

From 2020 to 2030 Bonner Springs' population is forecast to increase by 474 residents. Consistent with national trends the elderly and family/working adult populations are expected to continue to grow at a much faster rate than the City as a whole. These forecast trends in the aging of the City's population will have a positive impact on the demand for move-up for-sale housing, rental housing and independent and assisted living housing.

Household Incomes

Income levels have a direct relationship to housing affordability and pricing of both for-sale and rental housing. The table below summarizes household income levels for Bonner Springs provided by the U.S. Census Bureau for 2000, 2010, and 2020.

During the 2000s the median household income for Bonner Springs rose by 30.98 percent to \$56,630. The largest percentage gains were reported for the income brackets from \$150,000+ (283.87%) \$100,000 to \$149,999 (152.71%), and \$75,000 to \$99,999 (28.61%). These strong gains in the highest income brackets improved the demand for move-up for-sale housing. From 2010 to 2020 similar trends in household incomes were reported with incomes of \$100,000+ now accounting for almost 25 percent of all households in Bonner Springs. Income gains over the past decade were also reported for the brackets ranging from \$50,000 to \$74,999 (24.33%) and \$35,000 to \$49,999 (4.44%), generating demand for entry-level for-sale and market-rate rental housing.

Table 5: City of Bonner Springs Household Income Trends 2000 – 2030

Income Bracket	2000 Census	2010 Census	% Change 2000-10	2020 Census	% Change 2010-20	2030 Forecast	% Change 2020-30
Less than \$15,000	367	325	-11.44%	219	-32.62%	161	-26.31%
\$15,000 - \$24,999	326	219	-32.82%	238	8.68%	207	-13.11%
\$25,000 - \$34,999	312	193	-38.14%	215	11.40%	179	-16.62%
\$35,000 - \$49,999	526	360	-31.56%	376	4.44%	322	-14.37%
\$50,000 - \$74,999	559	522	-6.62%	649	24.33%	706	8.82%
\$75,000 - \$99,999	339	436	28.61%	605	38.76%	737	21.80%
\$100,000 - \$149,999	129	326	152.71%	555	70.25%	754	35.94%
\$150,000+	31	119	283.87%	203	70.59%	283	39.38%
Totals	2,589	2,500	-3.44%	3,060	22.40%	3,350	9.48%
Median Income	43,234	56,630	30.98%	68,250	20.52%	85,826	25.75%

Source: U.S. Census Bureau & City of Bonner Springs

Educational Attainment

Education levels of an area's labor pool are becoming increasingly important in the ability to attract and retain knowledge-based industries as well as the ability to support above average wages. The table below provides educational attainment levels in 2010 and 2020 for the City of Bonner Springs.

Table 6: City of Bonner Springs Educational Attainment for Residents 25+ Years

Educational Attainment	2010	2020	% Change
Less than 9 th Grade	144	160	11.4%
9 th to 12 th Grade, No Diploma	319	419	31.4%
High School Graduate	1,338	2,045	52.8%
Some College, No Degree	952	1,148	20.6%
Associate Degree	444	342	-22.9%
Bachelor's Degree	898	780	-13.1%
Graduate or Professional Degree	395	365	-7.6%
Totals	4,489	5,259	17.2%

Source: U.S. Census Bureau

The City of Bonner Springs lags behind the State of Kansas and the nation as a whole in the percentage of residents 25 years and above with a bachelor's degree or better. The U.S. Census Bureau reported that 21.8 percent of Bonner Springs residents aged 25 years and over possess a bachelor's degree or better which compares to 33.9 percent for Kansas and 32.9 percent for the entire United States. The rate of higher education among Bonner Springs and Wyandotte County residents is much lower than state and national averages for young adults aged 25 to 34. On a positive note, the educational attainment levels for Bonner Springs compare more favorably than the Wyandotte County average at 18.3 percent.

Table 7: Educational Attainment Rate Comparisons by Age Cohort
Residents with Bachelor's Degree or Better; 2020

Age Cohort	City of Bonner Springs	Wyandotte County	Johnson County	Leavenworth County	Kansas	United States
25 to 34 Years	30.4%	25.1%	58.1%	32.2%	36.5%	36.6%
35 to 44 Years	24.4%	18.2%	61.1%	36.3%	38.2%	37.4%
45 to 64 Years	20.5%	14.7%	56.3%	35.6%	33.3%	31.6%
65+ Years	16.9%	17.1%	49.2%	28.1%	29.5%	28.3%
Totals	21.8%	18.3%	56.1%	33.5%	33.9%	32.9%

Source: U.S. Census Bureau – American Community Survey 2020 S1501 – Educational Attainment

Employment Trends

Since employment growth generally fuels population and household growth, employment trends are a reliable indicator of housing demand. Typically, households prefer to live near work for convenience. Housing in smaller towns such as Bonner Springs is often less expensive, making commuting from outlying communities to work in larger employment centers attractive for

households concerned with housing affordability. Lower housing costs, reduced commute times and superior quality of life can also motivate employees of companies in outlying communities to relocate from the nearby metropolitan area or outside of the region to the outlying community.

Mirroring national trends, in the years following the onset of the COVID-19 pandemic in 2020, the Kansas City MSA economy experienced a decrease in the unemployment rate from an annual average rate of 6.1 percent for 2020 to 2.7 percent in 2022, and was at 3.9 percent in 2025.

Table 8: Kansas City MSA Annualized Employment Trends

Year	Labor Force	Average Employment	Unemployment Rate
2016	1,135,776	1,08,7278	4.3
2017	1,138,910	1,095,238	3.8
2018	1,139,417	1,101,010	3.4
2019	1,150,571	1,113,504	3.2
2020	1,144,760	1,074,753	6.1
2021	1,153,177	1,105,917	4.1
2022	1,164,828	1,153,422	2.7
2023	1,189,281	1,167,460	3
2024	1,210,711	1,177,216	3.8
2025	1,229,602	1,181,638	3.9

Source: U.S. Bureau of Labor Statistics

According to statistics published by the U.S. Bureau of Labor Statistics and the Mid-America Regional Council, the Kansas City MSA employment trends have shown notable signs of improvement post-COVID. From a low point in the unemployment rate of 6 percent during the pandemic in 2020, the Kansas City MSA job market has improved and surpassed pre-pandemic rates since 2022.

As of June 2026, the leading employment sectors in the Kansas City MSA included trade, transportation and utilities (232,800 jobs); professional and business services (191,700) and education and health services (167,900). Over the past twelve months nonfarm employment in the Kansas City MSA grew by 9 percent. The sectors of the Kansas City MSA economy reporting the strongest job growth over the past 12 months included leisure and hospitality (2.6%); and mining, logging, government (3.3%) and construction (2.1%). Sectors of the economy hardest hit over the past year include trade, transportation and utilities (-8%); business and professional services (-1%); and information (-6%).

Table 9: Kansas City MSA Employment by Sector; June 2026

Non-farm Wage and Salary Employment	# of Jobs	12-month Change
Total Non-farm Employment	1,145,400	.09%
Mining, Logging, and Construction	58,900	2.1%
Manufacturing	87,200	.08%
Trade, Transportation, and Utilities	232,800	-8%
Information	16,800	-6%
Financial Services	81,800	1.5%
Professional and Business Services	197,700	-1%
Education and Health Services	167,900	1.9%
Leisure and Hospitality	112,700	2.6%
Other Services	45,200	.04%
Government	151,100	3.3%

Source: U.S. Bureau of Labor Statistics

According to the statistics published by the U.S. Bureau of Labor Statistics and the Mid-America Regional Council, as of 2023 the Kansas City MSA supported 1,145,400 jobs. Wyandotte County is a net importer of jobs with 22,517 residents living and working in the County, 65,060 workers commuting into the County, and 47,131 residents employed outside the County. The City of Bonner Springs has slightly more non-residents commuting into and residents living and working in the City than residents employed outside the City. In 2019, Bonner Springs supported 3,632 jobs with 396 residents living and working in the City, 3,236 non-residents commuting into the City, and 3,459 residents commuting outside the City. To decrease the number of residents commuting outside the community, the Bonner Springs Strategic Plan established a goal to maintain and grow a diverse economy through strategic policies and resources that encourage business investment, and optimization of public infrastructure projects to address community sustainability, growth, and efficiency.

Infrastructure designed to service the Compass 70 Logistics Park s now complete. The Indiana-based Scannell Properties has completed two industrial facilities completed, creating 131 jobs in the first year. The average wage will be approximately \$45,000 per year with an estimated 15 employees moving from out of state.

In addition, Old Dominion Freight Line has opened a 250-door less-than-truckload shipping and logistics facility at Kansas Highway 7 and Speaker Road in Bonner Springs. The facility employs an estimated 600 workers, adding 300 jobs to the area. Annual wages are estimated at \$41,600 to \$62,400. Even though this is a shipping and logistics facility, all employees live locally since the company is not a long-haul carrier.

The creation of these jobs at the Compass 70 Logistics Park and Old Dominion Freight Line, in addition to continued employment growth at existing employers, will create the opportunity for Bonner Springs to attract new residents and generate additional new home construction. The

City's commitment to economic development as well as Bonner Springs' many locational, transportation, and quality of life attributes create an ideal environment to foster continued job creation.

Major Employers

Bonner Springs' quality of life, access to several highways and interstates, and location in the Kansas City MSA has attracted a diverse mix of private sector companies. A list of the largest private sector employers in the city is provided in the table below. Over 215 private sector employers operate in Bonner Springs totaling more than 3,600 primary jobs and more than 300 secondary jobs. Bonner Springs' large number of diversified employers creates a solid economic base providing the opportunity for future employment growth.

Table 10: City of Bonner Springs Major Employers

Company	Type of Business	Employees
Berkel and Company Contractors	Foundations and Earth Retention Systems	650
Unified School District No. 204	School District	365
Rise Baking Company-Brill, Inc.	Bakery Product Manufacturer	197
Walmart, Inc.	Retailer	146
Price Chopper	Grocery	119
City of Bonner Springs	Local Government	89
Wall-Ties and Forms	Concrete Forming	75
Reddi Services, Inc.	Plumbing	70
KCB Bank	Bank	65
Wilkerson Crane Rental	Operated Crane Rental	56

Source: City of Bonner Springs, Kansas

Pros and Cons as a Business Location

The city conducted a survey with businesses focusing on identifying the housing needs of their current and future workforce. Several businesses in the city have reported they are planning to expand or add staff in the next five to ten years. Many businesses felt the variety of housing in the city is lacking with more homes needed in both the multi-family and high-end single-family categories. Some felt the lack of high-end single-family housing leads those with higher salaries to look outside the city for homes. Several felt the city should incentivize local developers to build a variety of housing to grow the population density and qualified workforce.

The bullet points below summarize the pros and cons of Bonner Springs as a business location.

Pros

- Congestion free access to the interstate and several state highways
- Close proximity to Kansas City International Airport (MCI)
- Small town atmosphere with close proximity to the metropolitan Kansas City area
- Unified School District No. 204 offers a quality school system
- Viable historic downtown
- High quality of life with recreational amenities and low crime

Cons

- Limited inventory of housing for sale and quality rental housing
- There is high competition for jobs and housing due to the location in the Kansas City MSA
- Property taxes are slightly higher than some municipalities in neighboring counties
- The limited stock of high-end single-family homes leads those with high paying jobs to seek housing elsewhere
- The low population density limits the qualified workforce and makes it difficult for businesses to fill positions
- Rising construction costs and lack of housing supply give the city the image of a “bedroom” community

The City of Bonner Springs possesses ample advantages for attracting businesses and jobs. The Compass 70 Logistics Center will be key in attracting higher paying, emerging industry jobs. As it relates to this report, improvements in the local housing market are necessary to enhance the city’s competitiveness and the ability to attract new hires to local companies.

HOUSING STOCK CHARACTERISTICS

This section of the report evaluates the City of Bonner Springs' existing housing stock by identifying the inventory, occupancies, age, and type of existing housing inventory as well as recent trends in the new home construction activity. The goal is to identify current and future opportunities to support new housing stock in Bonner Springs.

Housing Stock Inventory and Occupancies

The 2020 Census inventoried 3,159 housing units in Bonner Springs, Kansas, up from 2,749 housing units reported by the 2010 Census. The overall occupancy rate for existing housing in Bonner Springs was reported by the 2020 Census at 96.9 percent with 3,060 housing units occupied. The table below identifies the inventory and occupancy levels of Bonner Springs' housing stock as reported by the 2010 and 2020 Census.

Table 11: Bonner Springs, Kansas, Housing Stock and Occupancies; 2020 Census

	2020 Census		2010 Census	
	Units	%	Units	%
Total Housing Units	3,159	100.0%	2,749	100.0%
Occupied Housing Units	3,060	96.9%	2,500	90.9%
Owner-Occupied Housing Units	2,202	72.0%	1,881	75.2%
Renter-Occupied Housing Units	858	28.0%	619	24.8%
Vacant Housing Units	99	3.1%	249	9.1%

Source: U.S. Census Bureau

The 2010 Census reported that 2,500 housing units were occupied in Bonner Springs, including 1,881 owner-occupied units and 619 renter-occupied units. By the 2020 Census the occupied inventory had grown to 3,060 housing units, due to the construction of 410 new housing units during the decade. From 2010 to 2020 the number of owner-occupied housing units in Bonner Springs increased by 17.1 percent from 1,881 units in 2010 to 2,202 units by 2020. Meanwhile, over the past decade Bonner Springs' inventory of renter-occupied housing units increased by 38.6 percent from 619 housing units in 2010 to 858 housing units by 2020. The overall occupancy rate increased from 90.9 percent in 2010 to 96.9 percent by 2020.

Age of Housing Stock

The table below identifies the age of Bonner Springs' housing stock as reported by the U.S. Census Bureau.

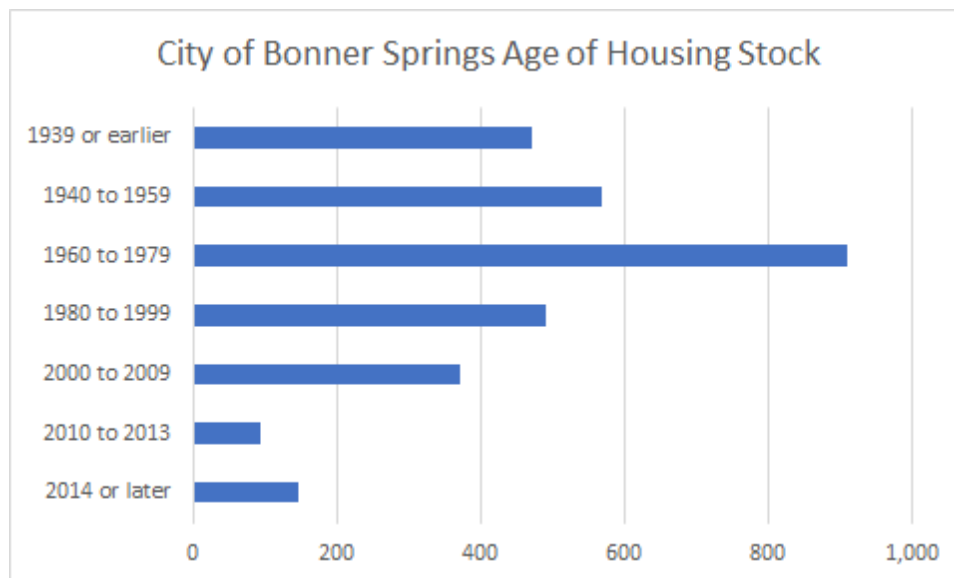
Table 12: Bonner Springs, Kansas, Occupied Housing Stock by Year Built

Year Structure Built	# of Units	% of Total
Total Housing Units	3,060	100.0%
2014 or later	148	4.8%
2010 to 2013	95	3.1%
2000 to 2009	372	12.2%
1980 to 1999	490	16.0%
1960 to 1979	912	29.8%
1940 to 1959	570	18.6%
1939 or earlier	473	15.5%

Source: U.S. Census Bureau

Bonner Springs' housing stock is considered relatively old with over sixty percent of the existing inventory built prior to 1980. Newer housing built since 2000 represents approximately 20 percent of the city's total inventory. New home construction over the past decade increased by 4.8 percent with 148 housing units built since 2014.

Chart 2: City of Bonner Springs Age of Housing Stock



Housing Stock by Structure Type

The table below identifies Bonner Springs' housing stock by unit type as reported by the U.S. Census Bureau.

Table 13: Bonner Springs, Kansas Occupied Housing Stock by Type – 2020

Units in Structure	# of Units	% of Total	Wyandotte County	Johnson County	Leavenworth County
1-Unit, Detached	2,496	81.6%	71.2%	68.0%	78.3%
1-Unit, Attached	105	3.4%	7.6%	8.5%	7.4%
2 Units	32	1.0%	1.7%	0.9%	2.4%
3 or 4 Units	83	2.7%	2.4%	3.6%	3.5%
5 to 9 Units	82	2.7%	3.7%	7.3%	3.7%
10+ Units	146	4.8%	10.8%	11.1%	3.2%
Mobile home or other type of housing	116	3.8%	2.6%	0.6%	1.4%
Total Housing Units	3,060	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census Bureau

Bonner Springs' occupied housing stock is dominated by detached single family homes that account for 81.6 percent of the total inventory. This preference for detached housing is more common in suburban and rural areas. To illustrate, detached single family housing accounts for just 71.2 percent of Wyandotte County (Kansas City (KS)) housing units. Additionally, 78.3 percent of Leavenworth County's housing stock is detached single family housing.

Another common characteristic of outlying and rural area's housing mix is a modest inventory of multi-family housing units. Multi-family structures with 10 or more dwelling units account for just 4.8 percent of Bonner Springs' total housing stock, more than half of Wyandotte County. Duplex units are also more prevalent in other regional counties than in Bonner Springs.

Bonner Springs supports a higher-than-average inventory of mobile home units. The primary function of mobile homes is affordability.

Bonner Springs' current mix of housing suggests that as the city continues to grow, additional emphasis on multi-family rental and for-sale housing is needed to foster a more diverse housing market that meets the needs of a wider range of household types.

As indicated by the table below, homeowners in Bonner Springs are more likely to occupy detached single-family housing while renters generally occupy multi-family housing.

For 2020, the U.S. Census Bureau estimated that 2,202 owner-occupied housing units in Bonner Springs were occupied. Detached single-family homes accounted for 94 percent of all owner-occupied housing units. Meanwhile, an estimated 858 rental housing units were occupied.

Renters were also much more likely to occupy detached single-family homes accounting for almost 50 percent of all occupied rental units.

Multi-family housing with 2 or more units accounted for over 38 percent of all renter-occupied units in Bonner Springs and less than 1 percent of all owner-occupied housing units. Structures with 10+ rental units were the second most popular for renters accounting for 17 percent of all renter-occupied units. Meanwhile, 2-unit structures accounted for just 2.5 percent of all renter-occupied units. There is a lack of 2-unit structures in Bonner Springs which might be the cause of this low percentage. With the low vacancy rate and large apartment building units being the second most popular option for renters, the market would support additional structures of this style.

Table 14: Bonner Springs, Kansas, Occupied Housing Stock by Type:
Owner-Occupied vs. Renter Occupied, 2020

Housing Type	City Total	Owner-Occupied	Renter-Occupied
Occupied Housing Units	3,060	2,202	858
Units in Structure			
1-Unit, Detached	2,496	2,070	426
1-Unit, Attached	105	62	43
2 Units	32	10	22
3 or 4 Units	83	0	83
5 to 9 Units	82	0	82
10+ Units	146	0	146
Mobile home or other type of housing	116	60	56

Source: U.S. Census Bureau

Historical Trends in New Construction

The table below summarizes annual trends in new residential permitting activity for the City of Bonner Springs since 2010. Over the past decade, new multi-family housing construction activity has followed a cyclical pattern, influenced by general economic conditions, population growth and the availability of acquisition and development financing. According to the City of Bonner Springs, from 2010 through 2025, a total of 162 single-family homes and multi-family dwelling units were permitted for construction. The highest peak in new single-family construction occurred in 2012 with the issuance of permits for 23 dwelling units. The highest peaks in new multi-family construction occurred in 2025 with the issuance of permits for 94 dwelling units for the Sandstone Pointe Townhome development. Since 2021, the City has issued very few single-family new home permits in Bonner Springs. This lower number is directly correlated to the lack of available lots in the city limits. According to Community Development reports for the past five years, the city has only issued permits for 23 single-family permits and 158 multi-family units.

Bonner Springs, Kansas, Permits for Construction, 2022-2026

	Single Family	Multi-Family Units
2022	5	8
2023	5	20
2024	8	36
2025	5	94
TOTAL	23	158

The subdivisions of Whispering Woods, Deerfield, Lei Valley, and Cedar Springs are at capacity with the final lot permitted for construction in Lei Valley in the late 2010s. The Cedar Ridge subdivision does have 5 lots remaining for construction. Reflective of the capacity issues in the current subdivisions, the city has only issued an average of 5 single-family home construction permits each year since 2022.

Table 15: Annual Housing Permit Data
City of Bonner Springs; 2010 – 2025

Year	Single-Family		Multi-Family		Total	
	Number of Units	Valuation	Number of Units	Valuation	Number of Units	Valuation
2010	8	\$1,379,000	0	\$0	8	\$1,379,000
2011	16	\$2,760,000	0	\$0	16	\$2,760,000
2012	23	\$4,051,000	32	\$1,650,000	55	\$5,701,000
2013	16	\$2,978,000	24	\$900,000	40	\$3,878,000
2014	13	\$2,183,000	0	\$0	13	\$2,183,000
2015	11	\$2,040,000	12	\$1,290,000	23	\$3,330,000
2016	12	\$2,255,000	12	\$1,320,000	24	\$3,575,000
2017	12	\$2,375,900	0	\$0	12	\$2,375,900
2018	8	\$2,409,808	40	\$3,466,454	48	\$5,876,262
2019	5	\$1,511,000	32	\$3,916,133	37	\$5,427,133
2020	11	\$2,535,000	0	\$0	11	\$2,535,000
2021	4	\$1,285,000	0	\$0	4	\$1,285,000
2022	5	\$1,698,000	4	\$600,000	9	\$2,298,000
2023	5	\$2,400,000	20	\$2,800,000	25	\$5,200,000
2024	8	\$2,070,000	32	\$4,600,000	40	\$6,670,000
2025	5	\$1,302,000	94	\$13,180,000	99	\$14,482,000

Source: City of Bonner Springs

Since 2010 single-family homes have accounted for one-third of all residential units permitted for construction in Bonner Springs. Over the past two decades the bulk of new home construction has occurred within single-family home subdivisions in the northwest quadrant of the city. This

location boasts close proximity to the highway and interstate, as well as access to nearby grocery, retail, and recreational activities. There are now very few lots available for new, single-family home permits.

Since 2010, 298 multi-family dwelling units have been permitted for construction in Bonner Springs. The 72-unit Windridge Apartments built in 2018 and 2019 and the 56-unit Richland Apartments built in 2013 account for over 63 percent of all multi-family units constructed since 2010. The 32-unit Maple Ridge senior apartments in 2012 account for nearly 21 percent of all multi-family units constructed since 2010. Duplexes account for the remaining 24 multi-family units. Sandstone Pointe is the newest multi-family development in Bonner Springs to complete construction; the development has added 140 market-rate townhomes to Bonner Springs.

As the economy continues to grow in Bonner Springs and the surrounding area, and the current industrial developments fulfill their expected employee forecasts, the demand for new housing in Bonner Springs is expected to grow exponentially.

Housing Conditions

Housing is one of the most visible and tangible characteristics of a community's desirability as a place to live. The vitality of a community often centers on the quality of its housing stock. Thus, it is important that the City of Bonner Springs' housing stock remains in good condition.

Upon inspection, it was concluded that the City of Bonner Springs' housing stock appears to be in fairly good condition, but there are housing units (particularly in the older parts of town) suffering from deferred maintenance.

With nearly 60 percent of Bonner Springs' existing inventory built prior to 1980, many homes may not be energy efficient or there may be issues with heating, electrical, or plumbing systems simply due to their age. Other homes built in the 1980's or earlier may be in good condition, but in need of modern updates to make them more appealing to current buyer preferences. Newer housing built since 2000 represents approximately 20 percent of Bonner Springs' total inventory and is located primarily in the northwest quadrant of the city. Single-family housing built in the past 20 years appears to be in excellent condition and offers a modern design and features.

Interviews and surveys were conducted with a variety of stakeholders in an effort to gain a deeper understanding of Bonner Springs' housing conditions. The bullet points below summarize the comments received.

- Nearly 79 percent of respondents have seen or experienced some form of safety or repair needs with housing in Bonner Springs. Of these issues:
 - Almost 50 percent said they have seen windows and doors in disrepair and roof problems.
 - Over 51 percent said they have seen houses with cracked or settled foundations.
 - Nearly 60 percent have seen housing with peeling paint or decayed siding and exterior stairways, decks, and porches in disrepair.

- Almost 34 percent of respondents had difficulty finding a home with the architectural quality, features, and amenities they preferred at their price point.
- 35 percent of respondents experienced many housing options with significant repair needs while they were searching.
- Nearly 29 percent of respondents had difficulty finding a home upgraded to their liking while they were searching.

FOR-SALE HOUSING MARKET ANALYSIS

This section of the report evaluates the City of Bonner Springs' for-sale housing market by identifying:

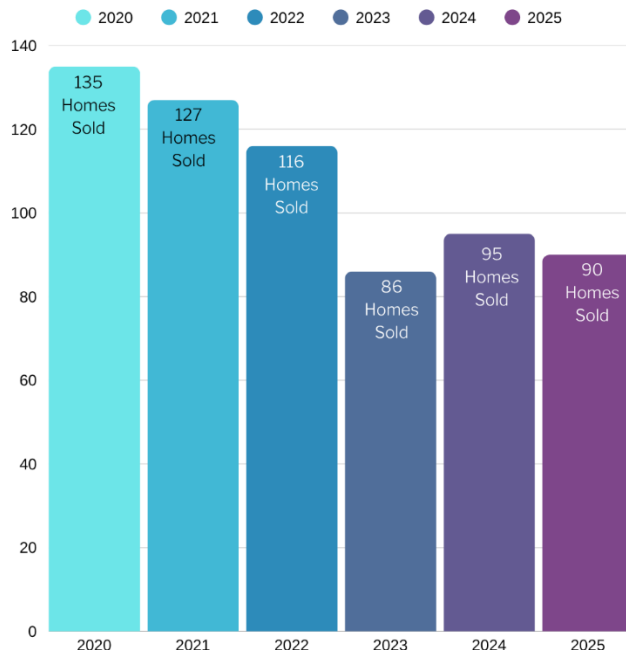
- 1) new and existing home sale trends;
- 2) current supply of for-sale homes on the market; and
- 3) active residential subdivisions.

Stakeholder interviews and surveys were also conducted with the purpose of identifying future opportunities in Bonner Springs. The goal was to determine the Bonner Springs for-sale housing market's ability to support near-term new housing construction.

Home Sale Trends

The Multiple Listing Service ("MLS") was consulted to ascertain recent new and resale home sales trends for Bonner Springs. The bar chart below depicts annual home sale volumes since 2016. As of June 2026, a reported 21 homes were listed in Bonner Springs. The recent slight decrease in home sales can be attributed to inflation, an increase in interest rates, and lack of supply. Even so, with the lack of supply, the market remains very competitive.

Chart 3: Bonner Springs Home Sales Trends
2020 – 2025



Source: MLS.

The average new home sales price in Bonner Springs has steadily increased from \$282,363 in 2020 to \$311,650 in 2025. The most active portion of Bonner Springs for new home

construction and sales since 2016 has been within the Cedar Ridge subdivision as it is one of two remaining subdivisions with available lots. Other new home construction has been located on the fringes of the city or infill in the downtown district.

Table 16: Bonner Springs New Home Sales

Year	# of	Average	Price Range	
	Sales	Price	Low	High
2020	4	\$282,363	\$260,000	\$302,000
2021	3	\$319,210	\$293,500	\$363,350
2022	3	\$598,099	\$379,000	\$949,000
2023	3	\$314,941	\$135,252	\$989,352
2024	2	\$339,975	\$329,950	\$350,000
2025	3	\$311,650	\$289,950	\$335,000

Source: MLS

From 2016 through 2025, the average year-to-date sales price for all homes, including resale and new, in Bonner Springs was reported by the MLS at \$280,717. By comparison, over the same time frame the average sales price for new homes alone was \$308,549. The large discrepancy in average sales prices is reflective of the older age, smaller size and limited features of existing resale housing in Bonner Springs when compared to newly-constructed single-family homes.

Table 17: Average Sales Prices – Bonner Springs Homes

Year	New Homes	All Homes
2020	\$282,363	\$234,447
2021	\$319,210	\$220,155
2022	\$598,099	\$273,119
2023	\$314,941	\$252,290
2024	\$339,975	\$300,841
2025	311,650	\$343,876

Source: MLS

Based on home sales data published by the MLS it appears Bonner Springs supports a diverse for-sale housing market. Older, smaller homes are more affordable and are suitably priced for first-time buyers and empty nesters seeking to down-size. New housing is comparable to that found in the Kansas City MSA and is suitable for move-up buyers and people relocating from outside the area. This mix of for-sale housing and pricing is a major competitive advantage for attracting jobs to Bonner Springs

Current Supply of Homes on the Market

New and resale homes actively on the market for sale were inventoried by consulting the Multiple Listing Service. As of June 2026, 21 homes were on the market. The decrease in home sales can be attributed to cost inflation, an increase in interest rates, and lack of supply. Even so, with the lack of supply, the market remains very competitive.

Table 18: Homes Actively For-Sale on the Market in Bonner Springs

Housing Type	# of Homes	Price Range		Average Price
		Low	High	
Resale	21	\$175,000	\$1,390,000	355,837
New	0			

Source: Multiple Listing Service

Residential Subdivisions

Most subdivisions in the city have met capacity. Several of these subdivisions were opened prior to 1990. The Pioneer Hills Subdivision phases opened in 1977 located in the northwest quadrant of the City. The 58-parcel single-family home development reached capacity in the 1990s when the final home in the subdivision was built. The Deerfield Subdivision opened in 1987 just to the east of Pioneer Hills. This 145-parcel single-family home development reached capacity in the 1990s when the final home in the subdivision was built. The Brenton Estates Subdivision opened in 1988 located north of Kansas Avenue and just east of K-7 Highway. The 16-parcel single-family home development reached capacity in the late 2010s when the final home in the subdivision was built. Near the western edge of the city, the Whispering Woods subdivision opened in 1989. The 28-parcel single-family home development reached capacity in the 1990s when the final home in the subdivision was built.

Table 19: Bonner Springs, Kansas, Traditional Residential Subdivisions

Subdivision	Improved Lots	Homes Built	Homes U/C	Available Lots
Pioneer Hills	58	58	0	0
Deerfield	145	145	0	0
Brenton Estates	16	16	0	0
Whispering Woods	29	28	0	1
Lei Valley Phases 1-3	194	194	0	0
Cedar Springs	111	111	0	0
Tiblow Townhomes	20	20	0	0
Cedar Ridge	33	28	1	5
Cottages at Cedar Springs	13	12	0	0
Totals	618	612		

Source: City of Bonner Springs

Many subdivisions which opened in the 2000's are also nearing or at capacity. The Lei Valley Subdivision opened in 2005 just to the northwest of Pioneer Hills on the north side of Kansas Avenue. This 194-parcel single-family home development reached capacity in the late 2010s when the final home in the subdivision was built. The Cedar Springs Subdivision opened in 2003 just to the west of Whispering Woods. This 152-parcel duplex and townhome home development consists of 83 for-sale and 28 rental homes. The subdivision reached capacity in 2012 when the final home in the subdivision was built. The Tiblow Townhomes Subdivision which opened in 2005 is the closest to downtown located just to the east of K-7 Highway north of Front Street. This 20-parcel duplex home development reached capacity in 2005 when the final home in the subdivision was built. The most upscale subdivision, Cedar Ridge, opened in 2006 just to the northwest of Brenton Estates. This 33-parcel single-family home development now fully built. The Cottages at Cedar Springs opened in 2007 near the western edge of the city, just to the east of the Whispering Woods subdivision. The 13-parcel single-family home development is now fully built.

Though most subdivisions have met capacity and the demand for housing is great, no new subdivisions have been added in Bonner Springs since 2007. This factor is a major competitive disadvantage for attracting jobs to Bonner Springs.

Survey Takeaways – For-sale Housing

Interviews and surveys were conducted with a variety of stakeholders in an effort to gain a deeper understanding of Bonner Springs' for-sale housing market. The bullet points below summarize the comments received.

- Over 73 percent of survey respondents have searched for housing in Bonner Springs. Of those respondents:

- 40 percent had difficulty finding suitable housing within the timeframe they were searching
- 64 percent encountered housing options with significant upgrade or repair needs.
- 23 percent had difficulty finding a home large enough for their family
- 21 percent could not find appropriate senior housing
- 65 percent had difficulty finding a home they could afford
- Approximately 35 percent of respondents that live in Bonner Springs would like to stay in their home as-is for the near future.
- Over 30 percent of respondents that live in Bonner Springs would like to stay in their home in the near future, but would like to make significant upgrades or additions.
- Nearly 21 percent of respondents would like to buy and move to a different home in Bonner Springs in the near future.
- 16 percent of respondents would like to move to a home in Bonner Springs in the near future that will allow them to age-in-place.
- 76 percent of respondents felt Bonner Springs needs more single-family housing.
- 25 percent of respondents felt Bonner Springs needs age-restricted communities.
- Over 94 percent of respondents feel for-sale housing within the price range of \$120,001 to \$250,000 was most needed in Bonner Springs; 36 percent felt for-sale housing over \$250,000 was most needed; and almost half felt housing under \$120,000 was also needed.
- The housing market has been very competitive over the past two years, and is only improving slightly as interest rates and inflation increase.
- There are very few available buildable lots. More subdivisions are needed to accommodate the demand for new housing.

Conclusions

Over the past decade the City of Bonner Springs has experienced accelerated population growth resulting in increased demand for housing. According to the U.S. Census Bureau from 2010 to 2020, Bonner Springs' housing stock increased by 177 dwelling units for a total inventory of 3,060 housing units. The majority of new home construction over the past decade occurred within Bonner Springs' northwestern quadrant. The overall occupancy rate for owner-occupied housing in Bonner Springs was reported by the 2024 Census Reporter at 75 percent.

From 2021 through 2025 the MLS reported a total of 514 home sales in Bonner Springs. The rate of new home sales has declined steadily from 15 sales in 2016 to 3 home sales in 2025. The reason for the decline in new home sales is a lack of available lots as our subdivisions are nearly full. As of May 2026, a reported 21 homes were listed in Bonner Springs. This is up from the The average new home sales price in Bonner Springs peaked has steadily increased from \$282,363 in 2020 to \$311,650 in 2025. The most active portion of Bonner Springs for new home construction and sales since 2016 has been within the Cedar Ridge subdivision. Other new home construction has been located on the fringes of the city or infill in the downtown district.

Based on home sales data published by the Multiple Listing Service, it appears Bonner Springs supports a diverse for-sale housing market with the demand for housing being higher than the supply. Older, smaller homes are very affordable and are suitably priced for first-time buyers and empty-nesters seeking to down-size. Though there is limited new housing, the homes are comparable to those found in the Kansas City MSA and are suitable for move-up buyers and people relocating from outside the area. A diverse mix of housing and pricing is a major competitive advantage for attracting jobs. However, most subdivisions have met capacity and there are currently no plans on file for additional single-family or duplex home subdivisions in the city. This factor is a major competitive disadvantage for attracting jobs to Bonner Springs.

There are nine traditional subdivisions in Bonner Springs, platted for a total of 618 single-family lots and 271 duplex and townhome lots. To date, all lots have been fully improved with 599 homes built and 1 home under construction leaving 3 lots available. All available lots are platted for single-family developments. There are no available duplex or townhome lots in the city at this time.

RENTAL HOUSING MARKET ANALYSIS

This section of the report evaluates the City of Bonner Springs' rental housing market. Three rental housing products were surveyed, including:

- 1) market-rate apartments;
- 2) income restricted apartments; and
- 3) senior housing.

Interviews and surveys were also conducted with the purpose of identifying opportunities in Bonner Springs to determine the City's ability to support additional rental housing.

Historical Trends in Multi-Family Construction

The table below summarizes annual trends in new residential permitting activity for the City since 2010. Over the past decade, new multi-family housing construction activity has followed a cyclical pattern, influenced by general economic conditions, population growth and the availability of acquisition and development financing. According to the City of Bonner Springs, from 2010 through 2021, a total of 139 single-family homes and multi-family dwelling units were permitted for construction. The highest peak in new single-family construction occurred in 2012 with the issuance of permits for 23 dwelling units. The highest peaks in new multi-family construction occurred in 2025 with the issuance of permits for 94 dwelling units.

Table 20: Bonner Springs, Kansas, Annual Housing Permit Data; 2022 – 2025

Year	Single-Family		Multi-Family		Total	
	Number of Units	Valuation	Number of Units	Valuation	Number of Units	Valuation
2010	8	\$1,379,000	0	\$0	8	\$1,379,000
2011	16	\$2,760,000	0	\$0	16	\$2,760,000
2012	23	\$4,051,000	32	\$1,650,000	55	\$5,701,000
2013	16	\$2,978,000	24	\$900,000	40	\$3,878,000
2014	13	\$2,183,000	0	\$0	13	\$2,183,000
2015	11	\$2,040,000	12	\$1,290,000	23	\$3,330,000
2016	12	\$2,255,000	12	\$1,320,000	24	\$3,575,000
2017	12	\$2,375,900	0	\$0	12	\$2,375,900
2018	8	\$2,409,808	40	\$3,466,454	48	\$5,876,262
2019	5	\$1,511,000	32	\$3,916,133	37	\$5,427,133
2020	11	\$2,535,000	0	\$0	11	\$2,535,000
2021	4	\$1,285,000	0	\$0	4	\$1,285,000
2022	5	\$1,698,000	4	\$600,000	9	\$2,298,000
2023	5	\$2,400,000	20	\$2,800,000	25	\$5,200,000
2024	8	\$2,070,000	32	\$4,600,000	40	\$6,670,000
2025	5	\$1,302,000	94	\$13,180,000	99	\$14,482,000

Source: City of Bonner Springs

On average, since 2010 single-family homes have accounted for one-third of all residential units permitted for construction in Bonner Springs. Over the past two decades the bulk of new home construction has occurred within single-family home subdivisions in the northwest quadrant of the city. This location boasts close proximity to the highway and interstate, as well as access to nearby grocery, retail, and recreational activities. However, single-family home construction in the past five years is at the lowest permit numbers due to lack of available lots.

Since 2010, 298 multi-family dwelling units have been permitted for construction in Bonner Springs. The 72-unit Windridge Apartments built in 2018 and 2019 and the 56-unit Richland Apartments built in 2013 account for over 63 percent of all multi-family units constructed since 2010. The 32-unit Maple Ridge senior apartments in 2012 account for nearly 21 percent of all multi-family units constructed since 2010. Duplexes account for the remaining 24 multi-family units. Sandstone Pointe is the newest multi-family development in Bonner Springs to complete construction; the development has added 140 market-rate townhomes to Bonner Springs and currently has an occupancy rate of 89 percent.

As the economy continues to grow in Bonner Springs and the surrounding area, and industrial developments come online, the demand for housing in Bonner Springs will grow exponentially.

Rental Housing Survey

To identify current rental housing market conditions in Bonner Springs, a survey was conducted of larger rental properties. For purposes of the analysis, rental properties were classified into three groups, including: 1) market-rate apartments; 2) income restricted apartments; and 3) senior housing. Independent and assisted living senior communities were excluded from the survey. Our research identified seven large rental properties totaling 564 dwelling units.

Table 21: Survey of Rental Properties in Bonner Springs, Kansas

Property Name	# of Units	Year Built	Income Restricted	Vacant Units	% Occupied
Market-Rate Properties					
Cedar Springs (duplex units)	28	2008-2018	No	0	100%
Richland Apartments	56	2013	No	0	100%
Sandstone Pointe Townhomes	140	2024-2026	No	17	88%
Income Restricted					
Housing Authority Family Units*	20	1970	Yes	0	100%
Bonner Highlands	110	1999 & 2006	Yes	0	100%
Windridge Estates, Phase I	40	2018	Yes	0	100%
Windridge Estates, Phase II	32	2018	Yes	0	100%
Senior Housing					
Vaughn-Dale*	30	1970	Yes	0	100%

Maple Ridge	32	1968	No	1	97%
Nettleton Manor	76	1979	Yes	0	100%
Totals	564			18	97%

*Operated by the Kansas City, Kansas Housing Authority

The ten largest rental properties were surveyed in Bonner Springs totaling 564 dwelling units. Of the surveyed inventory of apartment units, a reported 18 units are currently unoccupied and available for rent, translating to a healthy average occupancy rate of 97 percent. The few rental units available at the time of this study are all expected to be rented within the next 90 days. Bonner Springs rental market is very tight with extremely limited vacancies available.

Since the first Housing Needs Analysis was completed in 2022, the City of Bonner Springs has worked to add multi-family units to the rental market. There are two complexes set to be completed in the last half of 2026.

Market-Rate Apartments

The housing survey identified four market-rate duplex development in Bonner Springs maintaining a total inventory of 256 dwelling units. By product type, with the addition of Sandstone Pointe townhomes, market-rate properties now account for the largest inventory of rental properties in Bonner Springs. They are currently operating at a healthy occupancy rate of 96 percent. The above market equilibrium occupancy rate suggests continued demand for market-rate rental housing currently exists in Bonner Springs.

The 120 on Oak is a 92-unit, market-rate rental housing complex in downtown Bonner Springs. The 120 on Oak will qualify at least 50% of the units as Moderate-Income Housing per a grant that was received for gap financing of the project by the Kansas Housing Resources Corporation. Another development, Bonner Springs Senior Villas, is a 48-unit, 55+ senior apartment complex that will offer subsidized apartment homes.

Quality rental housing stock is an important component of fostering a healthy for-sale housing market by offering prospective residents the opportunity to live in the community before buying a home. The low vacancy rate bodes well for the opportunity of additional market-rate apartment properties to be well received in the market.

Income Restricted Apartments

Nearly 15 percent of Bonner Springs households earn less than \$25,000 per year which creates considerable demand for subsidized and affordable housing. Our survey identified three income restricted rental properties in Bonner Springs with a total of 202 dwelling units. Of the larger rental properties surveyed, income restricted properties accounted for 54 percent of the total rental housing stock. Collectively the surveyed properties currently operate at an occupancy rate of 100 percent.

The Kansas City, Kansas Housing Authority manages the city's public housing units near downtown. The authority owns and operates six income restricted rental properties totaling 50 dwelling units consisting of 30 apartments and 20 four-plex's. The four-plex properties are available to families, and the 30-unit Vaughn-Dale building caters to seniors and disabled residents.

The largest income restricted rental property in Bonner Springs is the 110-unit Bonner Highlands located in the northwest quadrant of the city west of K-7 Highway and just north of Kansas Avenue. The Bonner Highlands development built in 1999 and 2006 consists of one-, two-, and three-bedroom units. Community amenities include a playground, community area, and laundry center.

Similarly, the 72-unit Windridge Estates is located in the northwest quadrant of the city west of K-7 Highway and just north of the I-70 interstate. Built in 2018 and 2019, Windridge Estates is the newest apartment complex in Bonner Springs. The development has two- and three-bedroom units. Every kitchen features Energy Star appliances including a refrigerator, range, dishwasher, microwave, and disposal. Each apartment also has a washer and dryer as well as a private balcony or patio. Community amenities include a playground and clubhouse with a community room.

The city will add 92 units of moderate-income apartments in 2026. These developments are intended for households with incomes between 60 and 150 percent of area median income (AMI) that do not qualify for federal housing assistance or housing restricted to lower incomes. Nearly 40.5 percent of households earn between \$25,000 and \$75,000 creating significant demand for moderate income housing. The lack of this category of apartments and the high population of those with qualifying income levels bodes well for the opportunity of moderate-income apartment properties to be well received in the market.

Senior Housing

Located in downtown Bonner Springs, Nettleton Manor is the largest senior property with 76 one- and two-bedroom dwelling units, all of which are income restricted. Each apartment features upgraded kitchens and bathrooms with pull-cords and safety bars. Community amenities include a fitness area, outdoor picnic area, on-site laundry facilities, and a community room with a kitchen, library, and computer niche. The facility is operating at a 100 percent occupancy rate with a waiting list.

Maple Ridge is a single-story community with 32 apartments. Each unit features a washer and dryer along with stainless steel appliances in the kitchen with a refrigerator, range, oven, microwave, and disposal. Community features include a fitness center, business center, game room, movie theater, courtyard, library, and salon. The facility is operating at a 97% percent occupancy rate.

In addition, Bonner Springs Nursing and Rehabilitation is a 45-bed care facility offering short-term rehabilitation stays and long-term care. The quaint facility offers a more homelike atmosphere

than larger facilities by creating a comfortable environment and a resident-centered care program with a passionate, supportive team of providers.

Many seniors prefer to age in place without losing their quality of life in the community which they are most familiar. However, the absence of quality senior housing results in seniors seeking housing to look elsewhere rather than having the ability to stay within the community. With the forecasted increase over the coming decade in Bonner Springs' senior population, there will be a continued demand for independent and assisted living housing. The very low vacancy rate and forecasted increase in population bodes well for the opportunity of additional senior housing developments to be well received in the market.

Survey Takeaways – Rental and Senior Housing

Surveys with residents and interviews with a variety of apartment property owners, on-site property managers and real estate agents were conducted to solicit their impressions of current rental market conditions in Bonner Springs. The following key points were derived from these surveys and interviews.

- Over 73 percent of survey respondents have searched for housing in Bonner Springs. Of those respondents:
 - 40 percent had difficulty finding suitable housing within the timeframe they were searching
 - 64 percent encountered housing options with significant upgrade or repair needs.
 - 23 percent had difficulty finding a home large enough for their family
 - 21 percent could not find appropriate senior housing
 - 65 percent had difficulty finding a home they could afford
- 16 percent of respondents would like to move to a home in Bonner Springs in the near future that will allow them to age-in-place.
- 25 percent of respondents felt Bonner Springs needs age-restricted communities.
- Almost 8 percent of respondents would like to rent and move to a different home in Bonner Springs.
- Over 45 percent of respondents felt apartment buildings of various sizes and senior independent living apartments were most needed; more than 27 percent of respondents felt townhomes/row houses/condos were most needed; nearly 24 percent felt mixed-use with residential above commercial/retail was most needed;
- Almost 81 percent of respondents felt rental housing within the price range of \$601 to \$1,100 per month was most needed in Bonner Springs; nearly 38 percent felt rental housing within the price range of \$1,101 to \$1,800+ per month was most needed; and 35 percent felt rental housing priced under \$600 was also needed.
- Nearly 24 percent of respondents felt Bonner Springs needs more assisted living or skilled nursing facilities.
- The occupancy rate of rental housing in Bonner Springs is at almost 100 percent making it extremely difficult to find suitable rental housing in the City.

- More multi-family developments of all types are necessary to accommodate the high demand for rental housing in Bonner Springs.

Conclusions

According to the 2024 American Community Survey, rental units accounted for 25 percent of all occupied housing units in Bonner Springs which is slightly lower than the state-wide average of 34 percent. Over the past decade Bonner Springs' inventory of renter-occupied housing units increased by 38.6 percent from 619 housing units in 2010 to 858 housing units by 2020. The current occupancy rate for rental housing in Bonner Springs of 97 percent compares favorably to the state-wide average of 96.9 percent.

Ten larger rental properties were surveyed in Bonner Springs totaling 564 dwelling units and operating at a healthy average occupancy rate of 97 percent. Bonner Springs' rental housing stock includes 224 market-rate units, 202 income restricted units, 106 subsidized senior housing units, and 32 market-rate senior housing units. Market-rate properties account for 45 percent of the entire stock of surveyed rental housing in Bonner Springs. Collectively they are operating at an above market occupancy rate suggesting pent-up demand for market-rate rental housing currently exists in Bonner Springs.

Nearly 15 percent of Bonner Springs households earn less than \$25,000 per year which creates considerable demand for subsidized and affordable housing. Income restricted properties account for 45 percent of Bonner Springs' entire stock of surveyed rental housing.

The two income-restricted senior apartment properties in Bonner Springs total 106 dwelling units at an occupancy rate of 99 percent. There is only one market-rate senior apartment property in Bonner Springs available for rent at the time of this survey. The 2020 Census reported that people aged 65+ accounted for 19 percent of Bonner Springs' total population, or 1,471 residents. The state-wide average for residents 65+ is 16 percent, indicating Bonner Springs supports an above average senior population. Over the coming decade Bonner Springs' senior population is forecast to increase by 22.8 percent, prompting continued demand for independent and assisted living housing.

The primary barrier for prospective renters in Bonner Springs is a severe lack of available rental units. There is a strong demand for rental housing in all categories in Bonner Springs. The absence of available rental properties in Bonner Springs results in new employees of companies in Bonner Springs seeking housing elsewhere in the Kansas City MSA. A lack of senior housing forces older adults wanting to age in place to look outside of their community for housing. A quality rental housing stock is also an important component of fostering a healthy for-sale housing market by offering prospective residents the opportunity to live in the community before buying a home.

FORECAST HOUSING DEMAND

The previous sections of this study analyzed the existing housing supply and the growth and demographic characteristics of the population and households in Bonner Springs, Kansas. This section of the report provides housing absorption estimates for the City of Bonner Springs through 2030.

Demographic Profile and Housing Demand

The demographic profile of a community affects housing demand and the types of housing that is needed and supportable. The various housing life-cycle stages are defined in the text below.

Entry-Level Householders

- Often prefer to rent basic, inexpensive apartments
- Usually singles or couples without children in their early 20's
- Will often "double-up" with roommates in an apartment setting

First-Time Homebuyers and Move-Up Renters

- Often prefer to purchase modestly-priced single-family homes or rent more upscale apartments
- Usually married or cohabitating couples, in their mid-20's or 30's, some with children, but most are without children

Move-up Homebuyers

- Typically prefer to purchase newer, larger, and therefore, more expensive single-family homes
- Typically families with children where householders are in their late 30's to 40's

Empty-Nesters and Never-Nesters

- Empty-nesters are persons whose children have grown and left home while never-nesters are persons who never had children
- Prefer owning but will consider renting their housing
- Some will move to alternative lower-maintenance housing products such as patio homes, garden homes and condominiums
- Generally couples in their 50's or 60's

Younger Independent Seniors

- Prefer owning but will consider renting their housing
- Desire to reduce their responsibilities for upkeep and maintenance
- Generally in their late 60's or 70's

Older Seniors

- May need to move out of their single family home due to physical and/or health constraints or a desire to reduce their responsibilities for upkeep and maintenance
- Generally single females (widows) in their mid-70's or older

Smaller communities and rural or suburban areas such as Bonner Springs, Kansas, tend to have higher proportions of younger households that own their housing than in larger growth centers

or metropolitan areas. In addition, senior households tend to move to alternative housing at an older age. These conditions are a result of housing market dynamics, which typically provide more affordable single-family housing for young households and a scarcity of senior housing alternatives for older households. Therefore, the age categories for housing life cycles will be somewhat different in Bonner Springs than in the Kansas City metropolitan area.

Over the next decade, seniors will have the greatest impact on the local housing market as the number of residents 65+ years of age is estimated to increase by 335 persons. Some of these people will move out of their single-family homes into independent or assisted living communities. Residents 35 to 64 years of age will also have a significant impact on the housing market in Bonner Springs with this age cohort adding an estimated 244 people. Some of those residents in their mid-30's and 40's will prefer more expensive single-family homes, while others who become empty nesters may prefer to downsize or desire maintenance-free alternatives.

Housing Demand Calculations

Residential housing absorption estimates for the City of Bonner Springs, Kansas, through the year 2030 were forecast based on an economic model of the new housing market. Key inputs to the model include historical patterns in annual residential building permit activity; projected population growth; average household formation rates and income levels. Demographic characteristics for the City of Bonner Springs published by the U.S. Census Bureau influencing the demand and composition of housing are summarized in the table on the following page.

Demand for additional housing over the next decade in Bonner Springs, Kansas, will primarily come from household growth, although replacement need may also contribute to the demand for additional residential housing stock. Pent-up demand can also be a source of housing demand and generally occurs when the overall rental vacancy rate is below the 5 to 7 percent stabilized rate. With the 2020 Census reporting the overall occupancy rate in Bonner Springs at 97 percent, there is a high pent-up demand. There are no large market-rate or moderate-income apartment properties in Bonner Springs, and our research indicates there is high demand for these products.

Supportable residential housing absorption is a function of resident population, household size and income levels. The City of Bonner Springs' average household size as published by U.S. Census for 2020 is 2.55 persons. The 2020 Census estimated Bonner Springs' population at 7,838 residents, a growth of 716 residents over the 2010 Census. From 2020 to 2030, Bonner Springs' population is forecast to increase by 474 new residents for a total of 8,313 residents. Consistent with national trends the elderly and family/working adult populations are expected to continue to grow at a much faster rate than the City as a whole. The steady population growth over the next decade will generate additional demand for both for-sale and rental housing in Bonner Springs.

The estimated median household income for the City of Bonner Springs as reported by the 2020 Census is \$68,250 per year, up from \$56,630 in 2010. Nearly 11.2 percent of households live below the poverty level and are candidates for government assisted housing. Those households

earning under \$50,000 are considered core renters. Over 41 percent of households earn \$50,000 to \$100,000. These middle-income households are considered prospective first-time and move-up homebuyers. High income households earning over \$100,000 account for 25 percent of Bonner Springs' households and are candidates for upscale housing.

Table 22: City of Bonner Springs Demographics – 2020

Demographic Characteristic	Totals	%
Population – 2020 Census	7,838	
Forecast Population - 2030	8,313	
Population by Age (2020 Census)		
0-19	2,362	30.1%
20-24	228	3.9%
25-34	840	10.7%
35-64	2,942	37.5%
65+	1,467	18.7%
Household Income (2020 Estimate)		
Less than \$15,000	219	7.2%
\$15,000 - \$24,999	238	7.8%
\$25,000 - \$34,999	215	7.0%
\$35,000 - \$49,999	376	12.3%
\$50,000 - \$74,999	649	21.2%
\$75,000 - \$99,999	605	19.8%
\$100,000+	758	24.8%
Median Household Income	\$68,250	
Per Capita Income	\$29,168	
Average Household Size	2.55	

Source: U.S. Census Bureau

From 2010 to 2025 a total of 464 housing units were permitted for construction within the City of Bonner Springs. The distribution by housing product type included 66 percent multi-family and 34 percent single family.

According to the 2020 Census the City of Bonner Springs' occupied housing stock totaled 3,060 dwelling units. The mix of occupied housing units was 75 percent owner-occupied and 25 percent renter occupied.

Household growth will generate the majority of new housing demand over the next decade in Bonner Springs. The Economic and Demographic Analysis section of this report forecasts that

Bonner Springs, Kansas is projected to add 474 new residents between 2020 and 2030. At the average household size of 2.55 persons as reported by the 2020 Census, the forecast population growth will result in an estimated 186 new households.

Household income levels directly influence housing prices. As outlined in the Household Incomes section of the report, the coming decade is forecast to yield a 25.75 percent increase in the average household income of Bonner Springs to \$85,826 annually. By 2030, an estimated 53 percent of households will earn \$75,000 or more. Large gains in middle incomes are also forecast. At current mortgage rates and a 10 percent down payment requirement the growth in households with incomes of \$50,000 to \$74,999 will generate demand for for-sale housing priced from approximately \$200,000 to \$350,000. Household incomes below \$35,000 annually will generate demand for rental housing.

Table 23: City of Bonner Springs Estimated Household Income – 2030

Income Bracket	Total Households	% of Households
Less than \$15,000	161	4.8%
\$15,000 - \$24,999	207	6.2%
\$25,000 - \$34,999	179	5.3%
\$35,000 - \$49,999	322	9.6%
\$50,000 - \$74,999	706	21.1%
\$75,000 - \$99,999	737	22.0%
\$100,000 - \$149,999	754	22.5%
\$150,000+	283	8.4%
Totals	3,350	
Median Income	\$85,826	

Source: U.S. Census Bureau

Minimum down payments are 3.5 percent for FHA and 5 to 10 percent for conventional loans. Future new housing demand in Bonner Springs by price range was based on a 30-year loan, a 10 percent down payment, and a housing expense-to-income ratio of 28 percent for conventional loans and 33 percent for FHA insured loans. The maximum FHA loan in Wyandotte County is \$431,250 for 1-unit homes. Housing expenses include principal, interest, property taxes and insurance payments. Property taxes and insurance payments are estimated to average 20 percent of total housing costs. After hitting a historic low of 2.68 percent in December 2020, largely due to the effects of the COVID-19 pandemic, mortgage rates have increased dramatically. As of June 2026, the current average mortgage rate is 6.43 percent, and from 2020 to 2026 mortgage rates averaged approximately 5.2 percent. Therefore, this analysis used a range from 3.10 to 6.43 percent.

Chart 4: 30-Year Fixed Mortgage Average in the United States; 2020-2026



Source: Freddie Mac

Approximately 21 percent of Bonner Springs households earn from \$50,000 to \$74,999 per year. At a 30-year mortgage rate of 4.09 percent this income range can support a home purchase price estimated at \$195,000 to \$225,000. At the current 30-year mortgage rate of 6.4 percent the supportable housing price drops to approximately \$170,000 to \$196,000. With the average sales price of \$292,262 for homes in Bonner Springs, many entry-level and first-time home-buyers will struggle to find housing.

Approximately 20 percent of Bonner Springs households earn between \$75,000 and \$99,999 per year. At a 30-year mortgage rate of 4.09 percent this household income range can support an estimated home purchase of approximately \$275,000 to \$340,000. At the current 30-year mortgage rate of 5.29 percent the supportable housing price drops to approximately \$239,000 to \$296,000. With the average sales price of \$292,262 for homes in Bonner Springs, those with incomes in this range maximum qualified mortgage amounts are not expected to be required to purchase entry-level and first-time move-up housing, but would struggle to find move-up housing.

Table 24: For-Sale Housing Affordability Estimates

Household Income	Monthly Housing Costs	Principal & Interest	Mortgage Amount (including interest)		Housing Value	
			4.09%	5.29%	4.09%	5.29%
\$35,000						
28%	\$817	\$652	\$234,552	\$235,630	\$135,000	\$118,000
33%	\$963	\$772	\$277,988	\$277,564	\$160,000	\$139,000
\$50,000						
28%	\$1,167	\$941	\$338,798	\$339,446	\$195,000	\$170,000
33%	\$1,375	\$1,086	\$390,921	\$391,385	\$225,000	\$196,000
\$75,000						
28%	\$1,750	\$1,327	\$477,792	\$477,250	\$275,000	\$239,000
33%	\$2,063	\$1,641	\$590,725	\$591,071	\$340,000	\$296,000
\$100,000						
28%	\$2,333	\$1,834	\$660,222	\$658,964	\$380,000	\$330,000
33%	\$2,750	\$2,172	\$781,842	\$780,773	\$450,000	\$391,000
\$150,000						
28%	\$3,500	\$2,775	\$999,020	\$998,431	\$575,000	\$500,000
33%	\$4,125	\$3,282	\$1,181,450	\$1,182,142	\$680,000	\$592,000

Source: City of Bonner Springs

From 2020 to 2025 a total of 15 new homes sold in Bonner Springs. The average new home sales price in Bonner Springs has steadily increased from \$282,363 in 2020 to \$311,650 in 2025. The most active portion of Bonner Springs for new home construction and sales since 2016 has been within the Cedar Ridge subdivision, but the subdivision is now fully built. Other new home construction has been located on the fringes of the city or infill in the downtown district.

Income levels suggest considerable new demand for both market-rate and affordable rental housing will also materialize in Bonner Springs through the year 2030. An estimated 15 percent of households in the City of Bonner Springs earn less than \$25,000 annually which is insufficient to support the purchase of a new single-family home. These households are perpetual renters.

Another factor in calculating demand for housing is an examination of replacement need. Replacement need is generated from the loss of housing, or the need to replace housing units that are physically or functionally obsolete. A review of the age of Bonner Springs' housing stock from the U.S. Census Bureau revealed that 473 housing units, or 15.5 percent of the total housing stock, were built prior to 1940. Review of building permit data indicates that from 2015 through

December 2021 the City of Bonner Springs issued a total of 104 demolition permits. Granted, not all of the demolition permits were for residential structures. Over the same timeframe, the City of Bonner Springs issued 352 residential remodel permits at an average construction cost of \$16,748 per remodel. The remodel permits represent roughly 11 percent of Bonner Springs' housing stock.

Table 25: Bonner Springs, Kansas, Demolition and Residential Remodel Permits; 2010 – 2025

Year	Demolition Permits	Remodel Permits		
		Number	Cost	Average Cost
2010	5	21	\$270,906	\$12,900
2011	8	33	\$333,672	\$10,111
2012	5	29	\$167,236	\$5,767
2013	8	22	\$237,520	\$10,796
2014	4	47	\$702,616	\$14,949
2015	9	27	\$357,255	\$13,232
2016	19	39	\$348,536	\$8,937
2017	13	20	\$299,585	\$14,979
2018	10	19	\$695,368	\$36,598
2019	10	18	\$587,496	\$32,639
2020	11	37	\$742,022	\$20,055
2021	2	40	\$800,628	\$20,016
2022	2	12	\$728,000	\$52,000
2023	9	19	\$699,112	\$24,968
2024	3	17	\$699,697	\$34,984
2025	3	21	\$1,720,650	\$71,693.75
Totals	121	421	\$9,390,299	\$17,325

Source: City of Bonner Springs

According to the 2020 Census, the City of Bonner Springs had a low level of substandard housing. Only 33 units lacked complete plumbing facilities, and 10 units lacked complete kitchen facilities. Therefore, based on the condition of Bonner Springs' existing housing stock replacement need through 2030 is considered negligible.

Several industrial companies have opened facilities in Bonner Springs, including Scannell and Old Dominion Freight Line. The city continues to receive large development proposals from additional industrial and commercial developers' companies interested in locating to Bonner Springs. In addition to the Compass Logistics Park and the Speaker Road location, current areas of interest include sites near Nettleton Avenue and Kansas Highway 7, and 118th Street and State Avenue.

The Indiana-based Scannell Properties opened two industrial facilities, creating 225 jobs in the first year and 450 jobs by the third year. The average wage will be approximately \$45,000 per year with an estimated 70 employees moving from out of state.

In addition, Old Dominion Freight Line opened a 250-door less-than-truckload shipping and logistics facility at Kansas Highway 7 and Speaker Road in Bonner Springs. Old Dominion employs an estimated 600 workers within the first 3- to 5-years of operation, adding 300 jobs to the area. Annual wages are estimated at \$41,600 to \$62,400. Even though this is a shipping and logistics facility, all employees live locally since the company is not a long-haul carrier.

Attracting new employees of Old Dominion Freight Line and Scannell Properties to live in Bonner Springs will be a primary economic development goal of the City. Transferred employees will be the most likely to move to Bonner Springs. These developments have the potential to have a great impact on the city's housing market. With average wages between \$41,600 and \$62,400, most of these new employees will be renters or entry-level homebuyers. The employees relocating to the new facilities will likely occupy higher paying jobs and would also represent prospective move-up renters and move-up home buyers in Bonner Springs. Assuming quality rental and for-sale housing is available; within three years of opening of the facilities, the City of Bonner Springs is estimated to attract 15 to 20 percent of the reported 991 employees, or approximately 60 to 80 households.

STUDY RECOMMENDATIONS

Findings provided by the Housing Needs Analysis prepared for the City of Bonner Springs, Kansas include:

- There is a shortage of quality housing within the city.
- Despite current incentives, such as the Neighborhood Revitalization Program, this shortage of housing is expected to persist, and additional financial incentives are necessary to encourage the private sector to construct or renovate housing in the city.
- The shortage of quality housing is a substantial deterrent to the future economic growth and development of the city.
- The future economic well-being of the city depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the city.

Recommendations to alleviate the above findings include:

- Identify marketing strategy recommendations for future new housing construction in Bonner Springs, including market segmentation, housing product types (i.e., for-sale, rental and senior housing) and pricing.
- Provide additional incentives, such as a Rural Housing Incentive District (RHID), to encourage the private sector to construct or renovate housing in the city.

Forecast Housing Demand

Supportable residential housing absorption is a function of population and household growth, household size, and income levels. Household growth will generate the majority of new housing demand over the next decade in Bonner Springs. By 2030, Bonner Springs, Kansas, is projected to add 474 new residents. At the average household size of 2.55 as reported by the 2020 Census, the forecast population growth will result in an estimated 186 new households.

Household income levels directly influence housing prices. The coming decade is forecast to yield a 25.75 percent increase in the average household income of Bonner Springs to \$85,826 annually. By 2030, an estimated 53 percent of households will earn \$75,000 or more. Gains in middle incomes are also forecast. The growth in households with incomes of \$50,000 to \$74,999 will generate demand for both entry-level and move-up for-sale housing. Household incomes below \$50,000 annually will generate demand for rental housing.

Marketing Strategy Recommendations

Despite Bonner Springs' high quality of life and the City's emphasis on fostering economic development and job growth, several hurdles exist in attracting new residents. The principal hurdles are summarized in the bullet points below.

- Recent high gas prices have made it increasingly difficult to attract prospective home buyers who work in other areas of the Kansas City MSA.

- Bonner Springs on the western edge of the Kansas City MSA with a convenient commute via nearby access to I-70, K-32, K-7, and I-435. Therefore, many people working in Bonner Springs choose to live in other areas of the metro and commute.
- A hurdle in attracting prospective home buyers from the Kansas City MSA is the extremely limited availability of for-sale properties.
- New home prices in Bonner Springs are similar to comparable new housing in the Kansas City metro, therefore, Bonner Springs doesn't offer an advantage in new home affordability.
- The lack of quality rental housing in Bonner Springs causes many prospective residents to look elsewhere for housing.
- Bonner Springs lacks a high-quality master planned community featuring a wide selection of housing products and pricing as well as community recreational amenities.

To improve Bonner Springs' ability to attract new residents and support new housing construction, several strategy recommendations are summarized in the text to follow.

A principal goal of the Bonner Springs Strategic Plan is for the City to maintain and grow a diverse economy with a mix of small businesses, commercial, manufacturing, industrial, and local entrepreneurs. For Bonner Springs to successfully retain and attract jobs it must offer prospective employers and their employees a more diverse mix of residential housing, including both for-sale and rental product.

A major objective of the Strategic Plan is to preserve and increase the supply of housing for all income groups while increasing commercial and industrial sites. A method to achieve this goal is through nodal development plans. Incentivizing housing or mixed-use districts near key intersections is attractive to new residents looking for quick access to highways. Businesses in any mixed-use districts would not only prefer this quick access for transportation, but also the added surrounding new residential developments would increase their customer base and nearby workforce.

Over the coming decade there is projected to be a continued need for affordable rental housing in Bonner Springs. Therefore, additional construction of moderate-income rental properties will be required.

According to the 2020 Census, Bonner Springs' median household income is \$68,250 annually with 41 percent of all households earning between \$50,000 and \$100,000. Annual wages are estimated to be \$45,000 at Scannell Properties, and \$41,600 to \$62,400 at Old Dominion Freight Line. Therefore, continued demand is expected for entry-level housing priced between \$200,000 and \$300,000. The most appropriate location for new entry-level housing is in Bonner Springs' northwestern quadrant which offers convenient access to the highways and interstates.

Relocating upper management personnel generally seek housing in a community with a high quality of life, convenient access to work, and a prestigious location. While Bonner Springs offers an excellent quality of life, recreational amenities, and access to local restaurants and boutiques,

the city lacks premier residential communities which offer social and recreational amenities. These potential social and recreational amenities include a central clubhouse equipped with a recreation room, meeting space, fitness center and swimming pool as well as outdoor recreational opportunities that a golf course, tennis courts, or trails would bring. These amenities would enhance any premier housing development's social environment, prestige and market perception.

A wider mix of housing product is also needed, including affordable townhomes and garden homes catering to young adults and seniors as well as semi-custom and custom homes priced above \$400,000 targeting upper management and executives. Improved infrastructure, such as sidewalks and trails, is needed throughout the residential neighborhoods to promote pedestrian activity. Enhanced common area landscaping and improved signage and entry features into residential communities would increase the prestige of these developments.

Bonner Springs' large and growing senior population has resulted in many seniors facing the hard decision to leave the community to find appropriate housing where they can age safely and comfortably. Many seniors are choosing to age in place rather than reside in a retirement community. Over the coming decade Bonner Springs' senior population is forecast to increase by nearly 23 percent, creating increased demand for both affordable rental and attached for-sale housing such as garden homes, townhomes and condominiums. There are currently four income restricted rental properties in Bonner Springs totaling 202 units. Windridge Estates, the newest income restricted rental property built in 2018, has zero vacancy.

To be attractive to seniors, housing communities should offer a unique living environment with maintenance and lawncare provided, salons, spas, or health and wellness facilities available on-site or close by, and group recreational facilities such as fitness centers, clubhouses, swimming pools, or a golf course. In order to allow seniors to age in place, retirement communities should also offer a diverse range of age-restricted housing options including garden villas, patio homes, apartments and townhomes, along with those offering additional care such as assisted living and skilled care facilities.

Over the coming decade there is projected to be a continued need for affordable rental housing in Bonner Springs. Therefore, additional construction of moderate income and income restricted rental properties will be required.

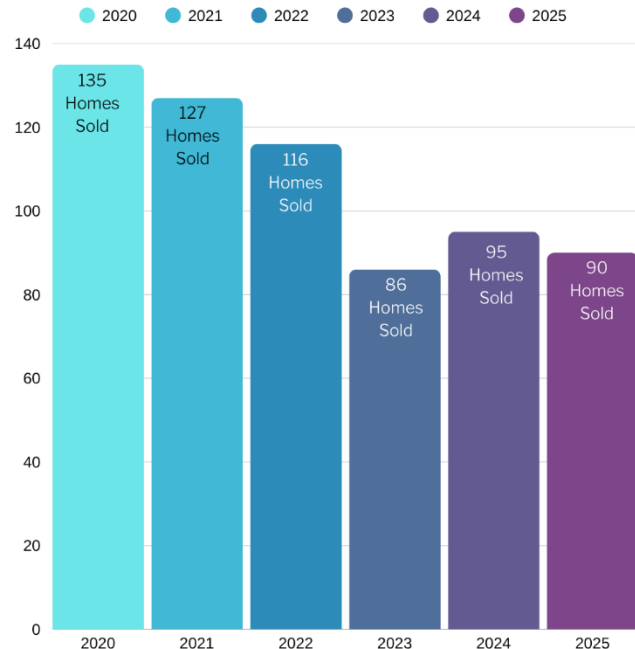
CITY OF BONNER SPRINGS HOUSING NEEDS ANALYSIS

REVISED JUNE 2026



WHAT THE DATA TELLS US...

- 75% of housing units are owner-occupied
- 25% of housing is rental units
- Nine traditional subdivisions surveyed
 - 618 total lots
 - 612 lots are built
 - 1 home under construction
 - There are only 5 single-family lots available for new home construction in Bonner Springs
- As of June 2026, 21 homes were listed for sale in the MLS
- Average sales prices of new and resale homes continues to increase
 - Lack of available lots for new home construction is at a critical point
 - Demand for housing is strong in Bonner Springs but there is low stock for new and resale homes
 - The average sales price for new or resale homes is \$280,717

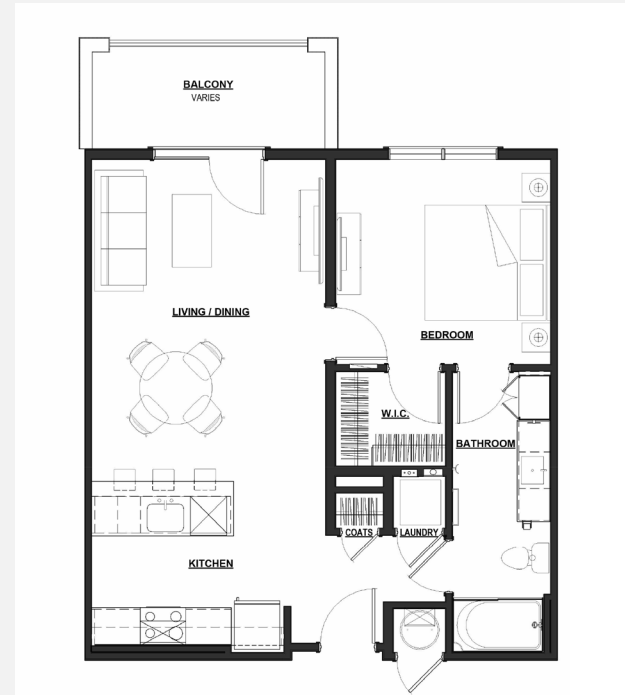


WE ARE AT A CRITICAL POINT FOR SINGLE-FAMILY HOME CONSTRUCTION

Subdivision	Improved Lots	Homes Built	Homes U/C	Available Lots
Pioneer Hills	58	58	0	0
Deerfield	145	145	0	0
Brenton Estates	16	16	0	0
Whispering Woods	28	28	0	1
Lei Valley Phases 1-3	194	194	0	0
Cedar Springs	111	111	0	0
Tiblow Townhomes	20	20	0	0
Cedar Ridge	33	28	1	5
Cottages at Cedar Springs	13	12	0	0
Totals	618	612		

RENTAL HOUSING MARKET

- 25% of housing in Bonner Springs is rental
- Ten large rental properties surveyed
 - 564 units – 98.5% occupancy overall
 - 224 market-rate with 17 units available (all at Sandstone Pointe Townhomes)
 - 202 income-restricted with NO units available
 - 138 income-restricted senior/disabled with 1 unit available
 - 32 market-rate senior with 1 unit available
 - Since the last housing analysis in 2022, the city has added market-rate rental units with two developments set to open for occupancy in 2026 (120 on Oak and Bonner Springs Senior Villas)
- Housing survey and extremely low vacancy rate reflect strong demand for additional rental housing of all types



RENTAL HOUSING MARKET

Property Name	# of Units	Year Built	Income Restricted	Vacant Units	% Occupied
Market-Rate Properties					
Cedar Springs (duplex units)	28	2008-2018	No	0	100%
Richland Apartments	56	2013	No	0	100%
Sandstone Pointe Townhomes	140	2024-2026	No	17	88%
Income Restricted					
Housing Authority Family Units*	20	1970	Yes	0	100%
Bonner Highlands	110	1999 & 2006	Yes	0	100%
Windridge Estates, Phase I	40	2018	Yes	0	100%
Windridge Estates, Phase II	32	2018	Yes	0	100%
Senior Housing					
Vaughn-Dale*	30	1970	Yes	0	100%
Maple Ridge	32	1968	No	1	97%
Nettleton Manor	76	1979	Yes	0	100%
Totals	564			18	97%

FORECAST HOUSING DEMAND

- 2030 Projected Population – 8,312+
- 2030 Projected Median Household Income - \$85,826
- Workforce Projects – Potential to Positively Affect Population and Workforce
 - Old Dominion Freight Line
 - 600 jobs total with 300 existing jobs transferred from previous location
 - Additional 300 jobs in first 3-5 years of operation – all local
 - Average Annual Wages: \$41,600 - \$62,400
 - Scannell Properties
 - 225 new jobs year one with 70 transferred from out-of-state
 - Additional 450 jobs in first 3-5 years
 - Average Annual Wage: \$45,000
 - Destination KCK / NFL Stadium (western Wyandotte growth)



STUDY FINDINGS

- Shortage of quality housing within the City which is a substantial deterrent to future economic growth and development
- Bonner Springs has added multi-family units in the past few years but there is still incredible demand and lack of vacancy
- Despite best efforts and current incentives, the shortage is expected to persist
- Future economic well-being of the City depends on the Governing Body providing additional incentives for construction or renovation of housing
- Above market occupancy rates suggest pent-up demand for all types of housing in the City
- Opportunity for new housing of all types to be received well in the market



STUDY RECOMMENDATIONS

- Capture potential population and workforce growth as new developments, such as Old Dominion, Scannell and growth in western Wyandotte County
- Bonner Springs has added multi-family units in the past few years with more coming online in 2026
- Identify marketing strategy recommendations for future new housing construction, including product types (for-sale; rental; senior; single-family; duplex; apartments; etc.) and pricing (income-restricted; moderate-income; market rate)
 - Neighborhood Revitalization Plan No 7 adopted in 2025 provided added incentive for senior, single-family housing
- Provide additional incentive options, such as Rural Housing Incentive District, to encourage single-family, new home construction in Bonner Springs



MARKETING STRATEGY RECOMMENDATIONS TO ATTRACT RESIDENTS

- **Strategic Plan Goal:** Maintain and grow a diverse economy with a mix of small businesses, commercial, manufacturing, industrial, and local entrepreneurs.
 - To retain and attract jobs the City must offer prospective employers and their employees a more diverse mix of residential housing, including both for-sale and rental product.
- **Strategic Plan Objective:** Preserve and increase the supply of housing for all income groups while also increasing commercial and industrial sites.
 - Nodal development plans can help to achieve this goal by incentivizing housing or mixed-use districts near key intersections
- Wider mix of housing to attract and retain residents of all ages, income-levels, and housing life-cycle stages (entry-level householders; move-up homebuyers; empty-nesters; independent and older seniors; etc.)

QUESTIONS?



RECOMMENDED DATE FOR NEXT UPDATE:
2031 (ONCE CENSUS DATA IS AVAILABLE)

Memorandum

Date: July 27, 2026
To: Mayor and City Council
From: Megan Gilliland

Subject: Lynn Valley Reinvestment Housing Incentive District Funding Agreement

Recommendation: Staff recommends approval.

Action: Make a motion to approve a funding agreement with Circle H Land Development, LLC, and authorize the mayor to execute the agreement.

Background: Per the City's RHID policy and process, the City must retain outside counsel and incur expenses.

Discussion: The City requires that the developer pay and reimburse the City for the payment of such reasonably incurred costs. The funding agreement requires the developer to deposit funds with the City to be used by the City to pay for actual out-of-pocket expenses necessary for the execution of the RHID and related legal documents.

Financial Impact: The developer, via the funding agreement, will deposit \$10,000 initially to fund the legal fees related to the RHID for Lynn Valley development. The City remits payment to bond counsel upon invoicing.

FUNDING AGREEMENT

THIS FUNDING AGREEMENT (the “Agreement”) is entered into this _____, 2026, between **CIRCLE H LAND DEVELOPMENT, LLC**, a Nevada limited liability company (the “Developer”), and the **CITY OF BONNER SPRINGS, KANSAS** (the “City”).

RECITALS

A. The City is a municipal corporation duly organized and existing under the laws of the state of Kansas and authorized by K.S.A. 12-5241 *et seq.*, as amended (the “RHID Act”), to provide certain economic incentives for certain qualified projects upon compliance with the procedures set forth in such statutes.

B. The Developer is a Nevada limited liability company qualified to do business in the State of Kansas. Circle H Holdings LLC, a Nevada limited liability company and affiliate of the Developer, is the owner of certain real property generally located at 13852 Kansas Avenue (the “Project Site”) within the City.

C. The Developer is proposing to develop the Project Site into a residential development comprised of approximately 131 single-family homes and related infrastructure (the “Project”) and has requested that the City consider reimbursement of certain eligible Project costs pursuant to the RHID Act.

D. In order to consider the Developer’s Request, the City must retain outside counsel and incur expenses, and the City requires that the developer pay and reimburse the City for the payment of such reasonably incurred costs. The City therefore requires that the Developer deposit funds with the City to be used by the City to pay for actual out-of-pocket expenses necessary for the Request and engage counsel as needed for such services described in **Section 2** of this Agreement. If the Request is approved, the City will continue to incur similar costs and expenses to represent the City’s interests in documenting and implementing the various aspects of the Request, and other related tasks, documents and issues.

E. By execution of this Agreement, the Developer is asking the City to retain outside counsel and consultants in order to evaluate, consider and, if approved, to implement the Request. The Developer agrees, represents, and warrants that any information provided to the City in its evaluation of the Request shall be accurate and complete to the best knowledge of the manager or member of the Developer providing such information.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter expressed, the parties mutually agree as follows:

1. Recitals.

The recitals set forth above are hereby incorporated as though more fully set forth herein.

2. Services to be Performed by the City.

The City shall retain administrative and professional staff, outside counsel and consultants, and incur expenses which it, in its sole discretion, deems necessary to:

- a. Evaluate the Developer's request for economic incentives pursuant to the RHID Act and the City's economic incentive policies;
- b. Review a housing study and consider establishment of a reinvestment housing incentive district ("RHID") and approval of a development plan for the Project, all in accordance with the provisions of the RHID Act, and give all notices, make all publications, hold all hearings as required by such Act, and prepare the required feasibility study, resolutions and ordinance to establish such RHID and approve such development plan;
- c. Prepare and negotiate a definitive agreement between the parties for implementation of the economic incentives for the Project (the "Development Agreement"); and
- d. If a Development Agreement is entered into, administer the Development Agreement until terminated or completed.

3. Payment.

The Developer shall pay the City for its fees and expenses; the time of its administrative and professional staff, as the City may from time to time deem appropriate; all charges for the City's outside counsel and consultants; and all other expenses incurred by the City in providing the services set forth in **Section 2** (the "Charges"), subject to the following conditions:

- a. In order to insure the prompt and timely payment of the Charges, the Developer shall establish a fund (the "Fund") in the amount of Ten Thousand and 00/100 dollars (\$10,000.00) by paying such amount to the City contemporaneously with the execution of this Agreement, receipt of which is hereby acknowledged. Thereafter, the City shall pay all Charges from moneys on deposit in the Fund and shall provide an itemized statement thereof to the Developer on a monthly basis. If, in the judgment of the City, there are insufficient amounts on deposit in the Fund to pay for the projected Charges expected to be incurred, the Developer shall make a subsequent deposit or deposits into the Fund in an amount equal to the initial deposit or such other amount which in the judgment of the City is required to provide sufficient funds to pay the projected Charges.
- b. All statements shall be reasonably itemized and shall be payable within thirty (30) days of receipt thereof. If not so paid, the City shall be relieved of its obligations hereunder until paid, and the unpaid balance shall be subject to a penalty of five percent (5%) per month until paid.
- c. If a RHID is established, a development plan is adopted for the Project, and

a Development Agreement is entered into, all payments made hereunder shall be treated as eligible development costs under the RHID Act and as such are reimbursable out of the special tax increment fund created pursuant to the RHID Act.

d. The City's Bond Counsel, Kutak Rock, LLP, shall be paid on an hourly basis for legal services rendered in support of the services performed by the City hereunder.

e. The City's Municipal Advisor, Stifel, Nicolaus and Co. Inc., shall be paid on an hourly basis for services rendered in support of the services performed by the City hereunder.

4. Termination.

a. The City may terminate this Agreement upon ten (10) days' notice in the event the Developer fails to make any payments when due.

b. The Developer may terminate this Agreement in the event it determines not to proceed with the Project, or not to proceed with the request for incentives under the RHID Act, upon notice to the City thereof.

c. If either party terminates this Agreement, the City shall apply the balance of the Fund, if any, to outstanding Charges pursuant to this Agreement and any monies due and owing to the City pursuant to any other agreement and shall pay the remaining balance, if any, to the Developer within thirty (30) days of such termination. In the event the balance of the Fund is insufficient to pay the outstanding Charges payable hereunder, the Developer shall pay such Charges within 30 days of receipt of a statement from the City of the balance required to pay such Charges.

5. No Obligation to Proceed with Incentives.

The Developer acknowledges that the City is not obligated by the execution of this Agreement to approve a Development Agreement, establish a RHID, or approve a development plan, in connection with the Project and that the approval of any or all such incentives for the Project is in the sole discretion of the Governing Body of the City and the requirements of the RHID Act.

6. Notice. Any notice, approval, request or consent required by or asked to be given under this Agreement shall be deemed to be given if it is in writing and mailed by United States mail, postage prepaid, or delivered by hand, and addressed as follows:

To the City:

City of Bonner Springs
200 E. 3rd Street
Bonner Springs, KS 66012
Attn: Economic Development Manager

With a copy to the City's Bond Counsel:

Kutak Rock LLP
2405 Grand Boulevard, Suite 600
Kansas City, MO 64108
Attn: Bridget M. Morris

To the Developer:

Circle H Land Development, LLC
306 Oak Street
Bonner Springs, KS 66012

With copies to the Developer's Counsel:

Spencer Fane
1000 Walnut, Suite 1400
Kansas City, MO 64106
Attn: David Schatz

Each party may specify that notice be addressed to any other person or address by giving to the other party ten (10) days prior written notice thereof.

7. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Kansas.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

CIRCLE H LAND DEVELOPMENT, LLC
a Nevada limited liability company

By: _____
Printed Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____, 2026, before me, a notary public, appeared _____ to me personally known, who being by me duly sworn, did say that he/she is the _____, of **CIRCLE H LAND DEVELOPMENT, LLC**, a Nevada limited liability company, and that said instrument was signed on behalf of said company and he/she acknowledged said instrument to be the free act and deed of said company.

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

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

CITY OF BONNER SPRINGS, KANSAS

By: _____
Mayor

Attest:

City Clerk

STATE OF KANSAS)
) ss.
COUNTY OF _____)

On this _____, 2026, before me, a Notary Public in and for said State, personally appeared _____, Mayor, and _____, City Clerk of the **CITY OF BONNER SPRINGS, KANSAS**, who are personally known to me to be the same individuals who executed, as such official, the within instrument on behalf of said City and each such person duly acknowledged to me that be executed the same for the purposes therein stated, and that the execution of the same was the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year above written.

Notary Public

My Commission Expires:

City Manager's Update

Date: July 24, 2026

To: Mayor and City Council

GENERAL:

- **Bonner Blast Tourism Report:** The Bonner Blast event was a great success in our downtown. According to reports pulled from our attendance software, we had about 6,700 people in attendance compared to 6,600 last year. A typical Thursday averages 1,800 visits with an average time spent downtown of 68 minutes. *More information in the attached report.*
- **Advanced Voting Location:** The Library is serving as an Advanced Voting location for the 2026 Primary and General Elections. Advanced Voting for the Primary Election will be Saturday, July 25th and Saturday, August 1st from 10am to 4pm, and July 27th – July 31st from 10am to 6pm. Advanced Voting for the General Election will be Saturday, October 17th - Saturday, October 31st.



Primary Voting 2026:

July 25th (10:00 am - 4:00 pm)
July 27th - 31st (10:00 am - 6:00 pm)
August 1st (10:00 am - 4:00 pm)
Closed August 3rd



ATTENTION

PRIMARY ELECTION DAY IS AUGUST 4TH
VOTE AT YOUR ASSIGNED POLLING LOCATION.

Any Wyandotte County resident can complete
Advanced Voting at the Library!

913-441-2665 BONNERLIBRARY.ORG 201 N NETTLETON, BONNER SPRINGS, KS 66012



BONNER SPRINGS CITY LIBRARY

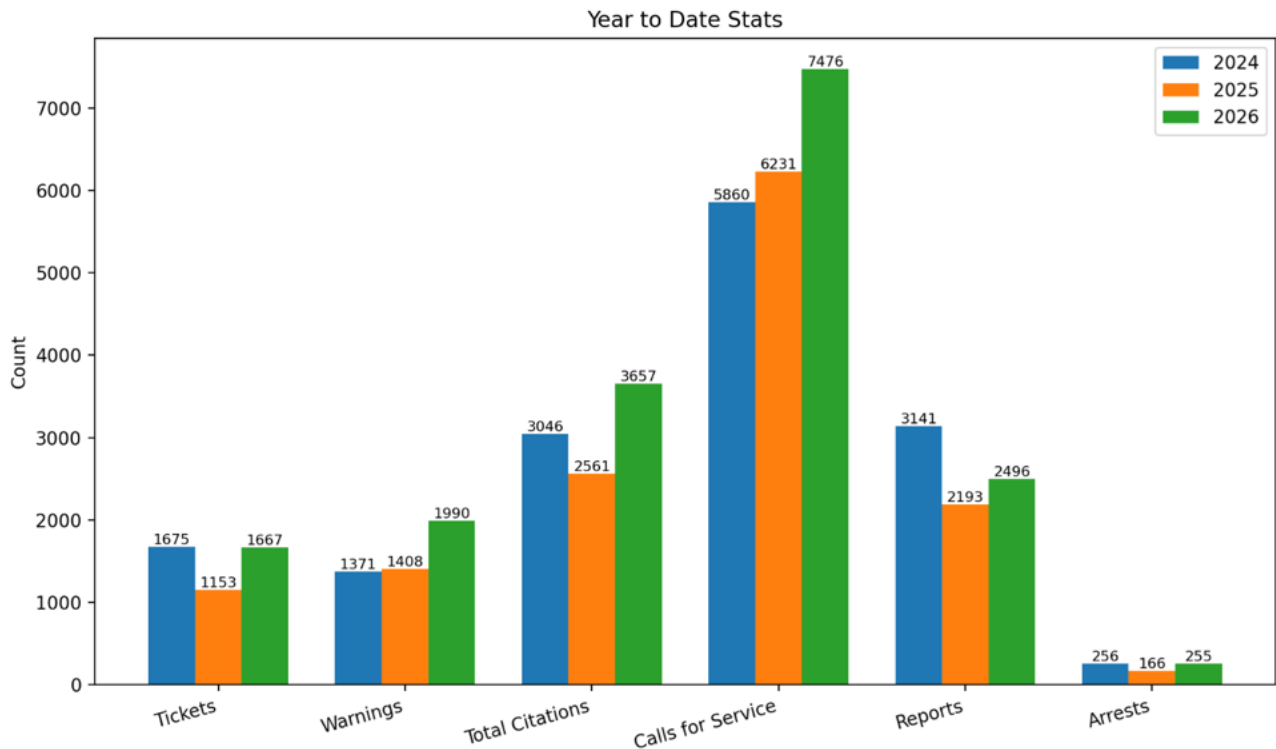
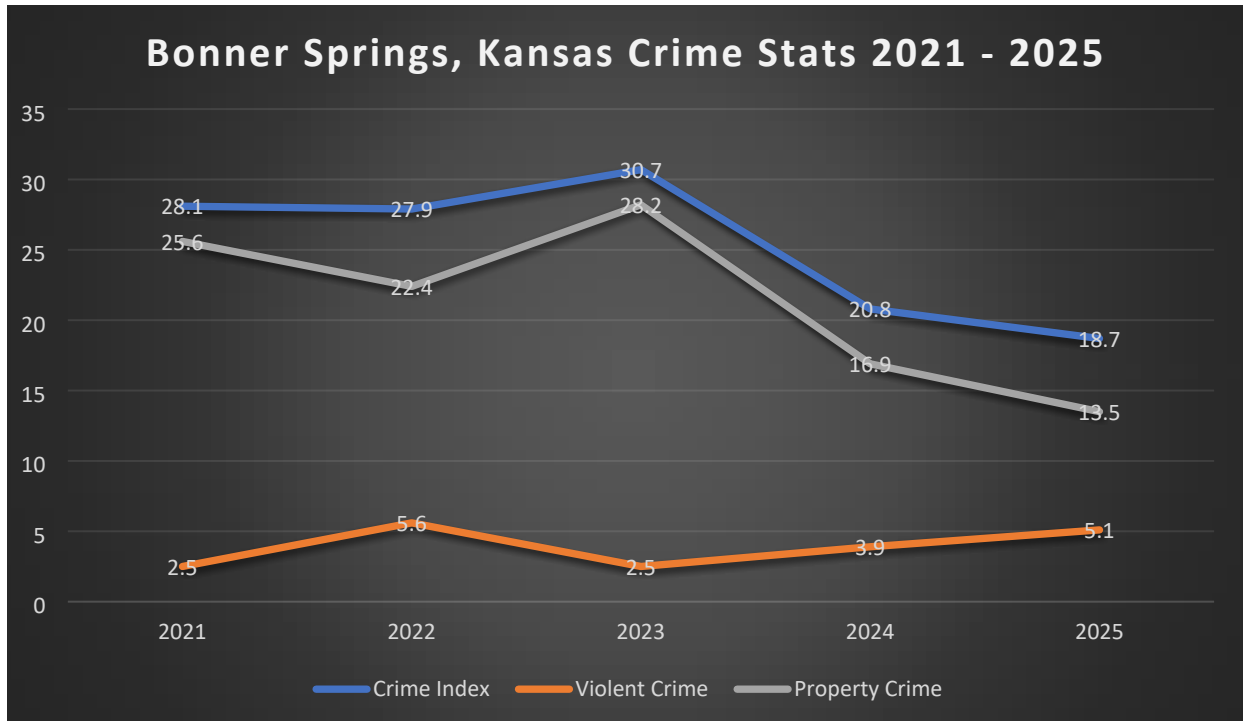
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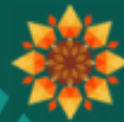
- **Electronics Recycling:** August 15th from 9am to noon. *More information in the attached flyer.*
- **Farmers' Market** 8:00 to 12:00 every Saturday through October

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

POLICE:

- **Crime Statistics:** The crime statistics from 2021 – 2025 have been released. Information is shown in the graphs below.





City of Bonner Springs
PARKS AND RECREATION

THE POWER OF PARKS AND RECREATION



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Coloring Contest & Photo Contest begins	2 Chalk the Pool! 10-11:30am Bonner Blast 6-10pm	3 Mid-Season Pool Passes! CLOSED!	4
5 Roscoe the Rock Snake starts!	6 Popsicles in the (Lions) Park 12-1pm	7 Sand Volleyball League Begins! Bocce Ball Tournament @ Centennial Park 10am	8 Yoga in the Park! Kelly Murphy 12-1pm	9 DIY Campfire Cookies Community Center 12-1pm	10 Story Time @ the Pool! 11-11:45am	11 Dog Dayz at K9 & Me Dog Park! Pet Photo Frame
12 DIY Upcycled Birdfeeder Project (see Facebook)	13 Intergenerational BINGO! 11am-12pm Community Center	14 Sand Volleyball League! Rock Painting @ Library 2pm	15 Bring a CAN if you can for Vaughn-Trent. Drop off at Community Center!	16 Chalk the Walk! City Hall & Community Center 9-11am	17 Parks & Rec Professionals Day! Dive In Movie @ the Pool 7:30pm	18 Farmers Market Centennial Park 8am-12pm
19 Gratitude Tree @ Centennial Park!	20 Out of this World Art Camp! North Park 9-11am	21 Sand Volleyball League! North Park Fitness Court Class 10-10:30am	22 Friendship Bracelet Making @ Community Center 1-3pm	23 Lemonade Stand @ Lions Park! 9-11am	24 Story Time @ the Pool! 11-11:45am	25 Christmas in July @ the Pool! 12-7pm
26 DIY S'mores Sunday (see Facebook)	27 Temporary Tattoos @ the Community Center 12-1pm	28 Leaf Logic with K-State Extension 10-11am Ice Cream Day at the Pool! 1:30pm	29 Intro to Pickleball! Community Center 11am-12pm	30 Coloring Contest & Photo Contest due!	31 Winners Announced! Sheriff Splash Bash 4-7pm	

NRPA'S PARK AND RECREATION MONTH



NATIONAL RECREATION
AND PARK ASSOCIATION

www.nrpa.org/july

Presented by



Electronics Recycling

AT THE BONNER SPRINGS CITY LIBRARY

SATURDAY,
AUGUST 15TH
FROM 9 AM - 12 PM

The event will be located in the back parking lot of the library building.

Some fees will apply, so be sure to check MRC's website before bringing your old electronics:

<https://mrcrecycling.net/recycling-fees>



MRC RECYCLING NEGATIVE VALUE ITEMS - 2024

CRT TV'S 26" AND SMALLER - \$30 EA.
LED/LCD/PLASMA TV'S - \$20 EA.
CRT TV'S 27" AND LARGER - \$50 EA.
FREON CONTAINING ITEMS - \$10 EA.
CONSOLE/REAR PROJECTION TV'S - \$50 EA.
CRT MONITORS - \$5 EA.
PRINTERS/COPIERS/MFP'S - \$5.00 EA.

MRC RECYCLING LIST OF ACCEPTABLE ITEMS:

COMPUTERS AND LAPTOPS
HARD DRIVES AND SOLID STATE DRIVES
LCD MONITORS
VCR, DVD, AND BLU RAY PLAYERS
SCANNERS, AND FAX MACHINES
CELL PHONES AND TABLETS
KEYBOARDS AND MICE
KITCHEN APPLIANCES
STOVES, MICROWAVES, AND OVENS
WASHERS AND DRYERS
MEDICAL AND LAB EQUIPMENT
LAWN AND GARDEN (OIL AND FUEL REMOVED)
DVR, CABLE, AND SATELLITE BOXES
SERVERS, SWITCHES, AND NETWORKING

MRC LIST OF UNACCEPTABLE ITEMS

ALKALINE AND SINGLE USE LITHIUM BATTERIES
ANY CHEMICAL OR LIQUID
CD'S, DVD'S VHS, AND FLOPPY MEDIA
ANY TANK OR CYLINDER
HAZARDOUS MATERIALS
PCB CONTAINING BALLAST
SMOKE DETECTORS
EXIT SIGNS
LIGHT BULBS
FLUORESCENT TUBES
MATTRESSES
WOODEN FURNITURE

913-441-2664 201 N Nettleton Bonner Springs, KS 66012 www.BonnerLibrary.org



BONNER BLAST

THURSDAY, JULY 2 | 6-10 P.M.

FOOD TRUCK
FESTIVAL
FIREWORKS
LIVE MUSIC

EVENT REVIEW

Bonner Blast was held on Thursday, July 2 at Centennial Park. Here are some of the data points to understand visitor traffic. The Placer.AI report is attached to see in-depth details.

- 6,700 people in attendance compares favorably to 6,600 people from 2025 numbers.
- The average time spent in downtown that night was 76 minutes.
- Three bus shuttles were used from Bonner Springs High School for easy access to downtown.
- For comparison, a typical Thursday in downtown Bonner Springs averages 1,800 visits with a dwell time of 68 minutes.
- The Visitors by Origin graphic on the report shows that the greatest number of visitors is from the 66012 zip code with Kansas City, KS being the next two highest zip codes.
- Although there continues to be a small percentage of visitors from over 10 miles away, the bulk of visitors attend the event from a few miles away.
- The importance of understanding the visitor origin is very helpful when planning for advertising. This event actually does not need help from paid advertising and generated 6,732 notifications of “interested” on the Facebook event.
- The band was awesome and the food trucks reported great, steady sales.
- Downtown businesses were open for the evening for First Thursdays. One business owner said it was their 2nd best Thursday since opening in 2025.



THANKS TO OUR SPONSORS!



Civic Dashboard

Jul 2 - Jul 2, 2026

Property



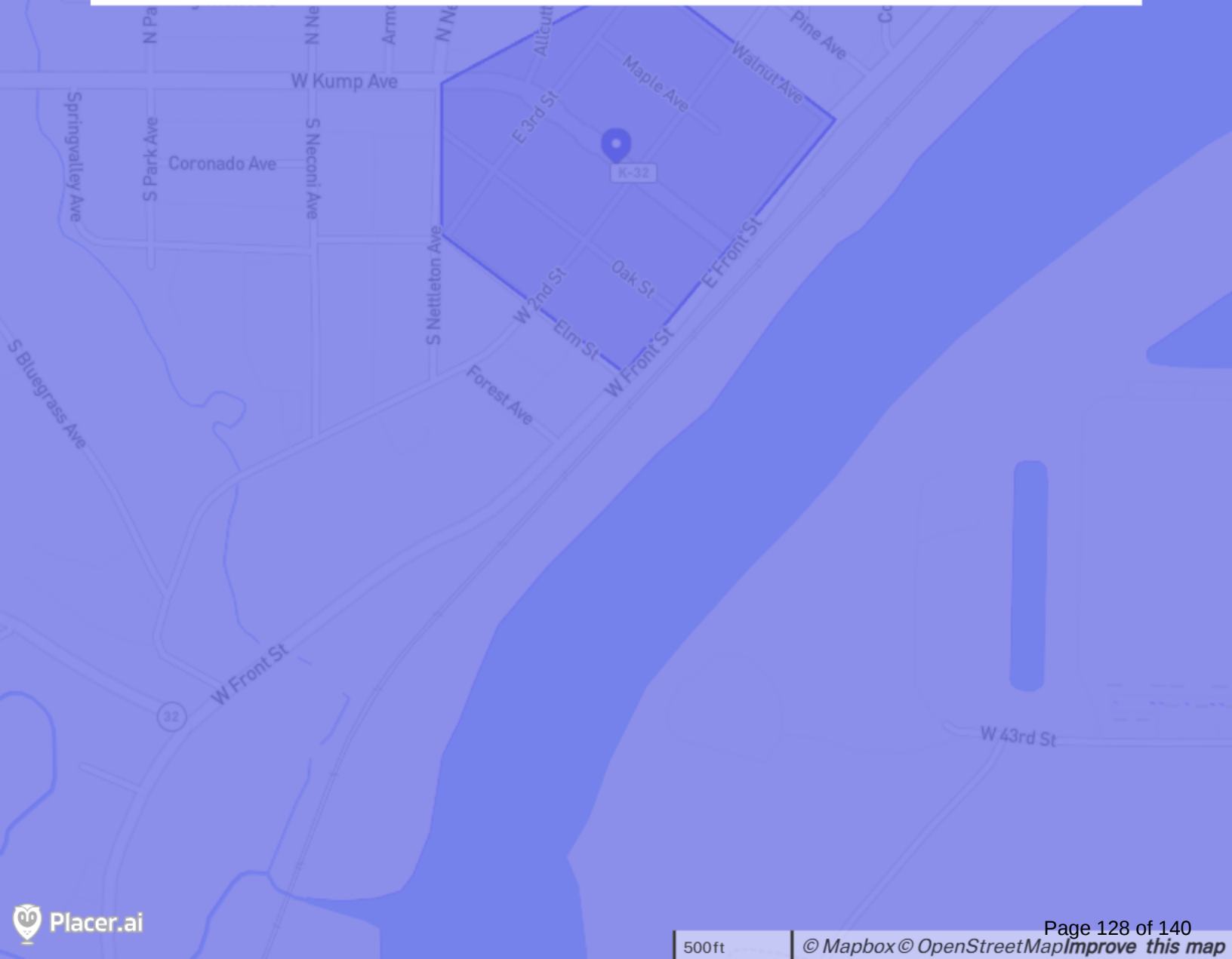
Downtown Bonner Springs

East 2nd Street Bonner Springs KS 66012

Visitation data for Downtown Bonner Springs is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>



Scan to view on placer.ai platform



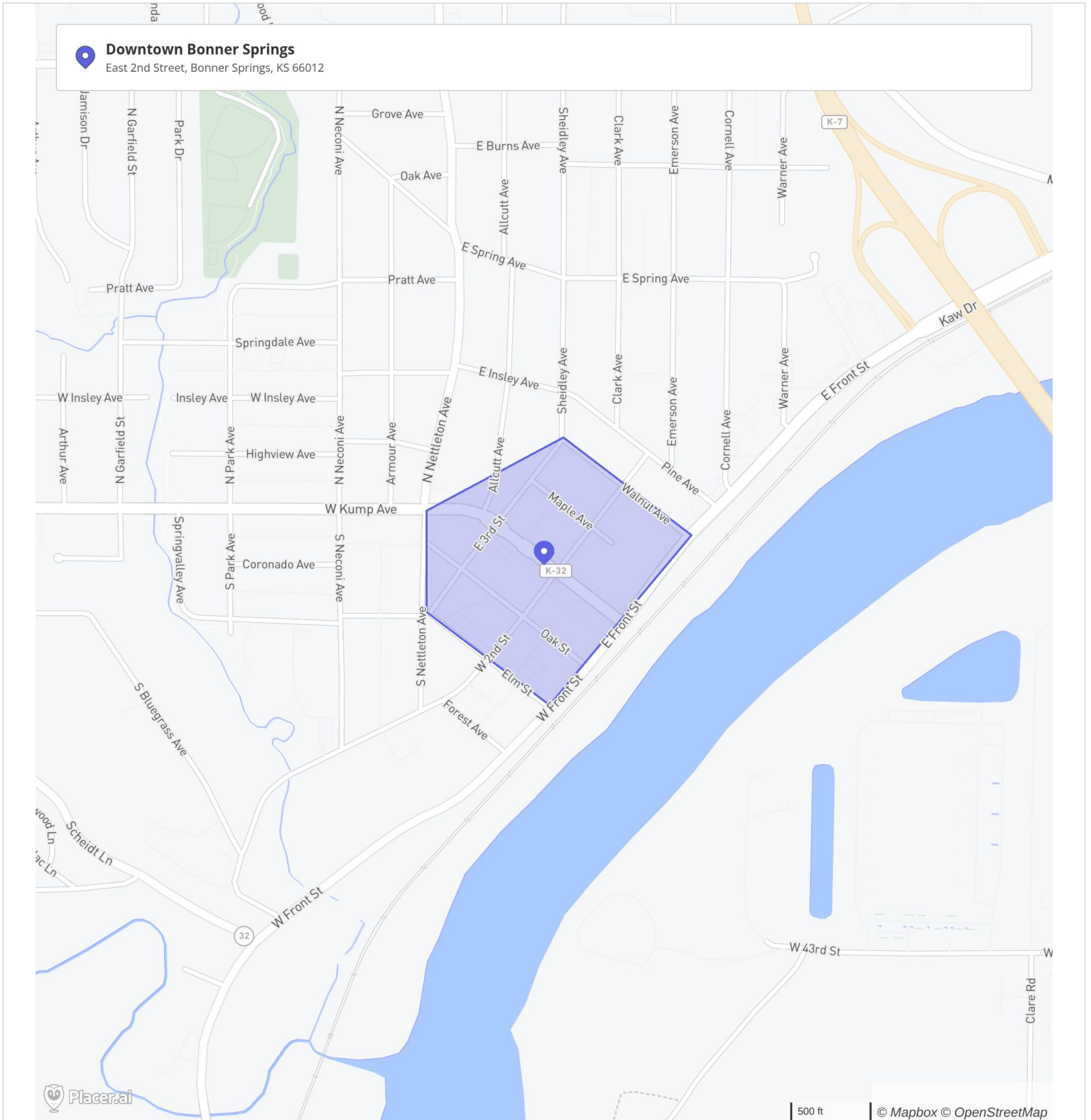


Civic Dashboard

Jul 2 - Jul 2, 2026



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Metrics

Downtown Bonner Springs

East 2nd Street, Bonner Springs...

Visits	6.7K	Panel Visits	728
Visitors	6.7K	Visits YoY	+273.7%
Visit Frequency	1	Visits Yo2Y	+349.8%
Avg. Dwell Time	76 Min	Visits Yo3Y	+464.1%

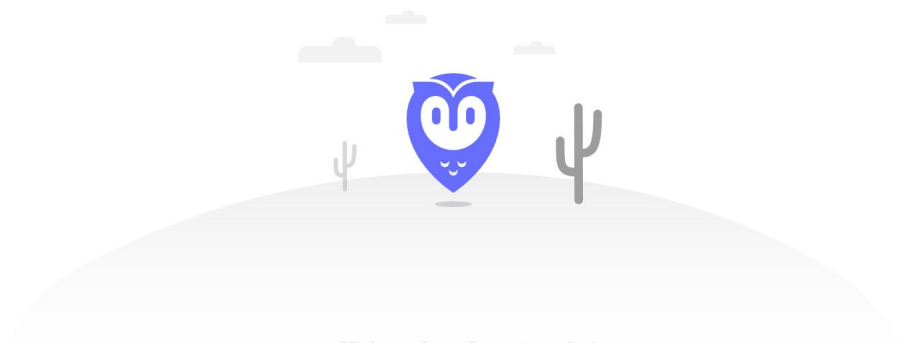
Jul 2nd, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Downtown Bonner Springs

East 2nd Street, Bonner Springs, KS



Insufficient data for a trend view
Try selecting a longer time period for the report

Weekly | Visits | Jul 2nd, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Civic Dashboard

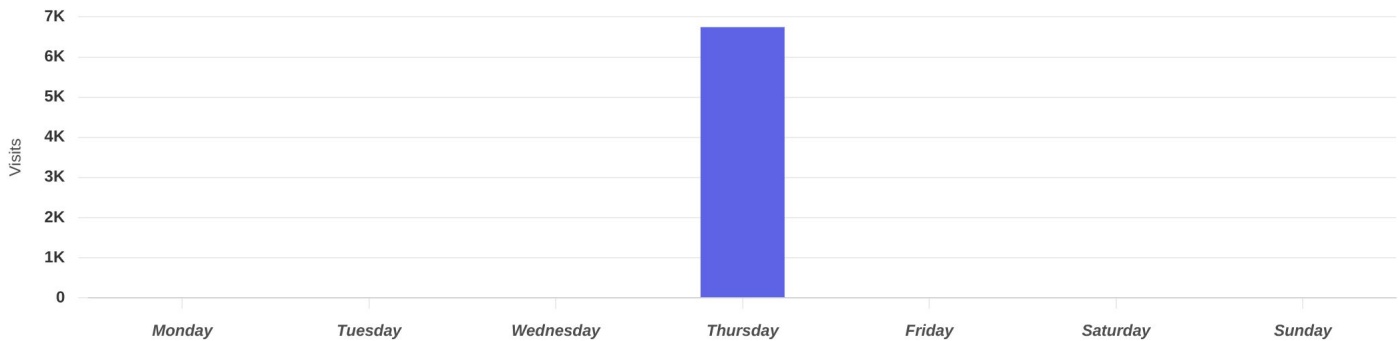
Jul 2 - Jul 2, 2026



Visitation data for Downtown Bonner Springs is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Daily Visits

Downtown Bonner Springs
East 2nd Street, Bonner Springs, KS

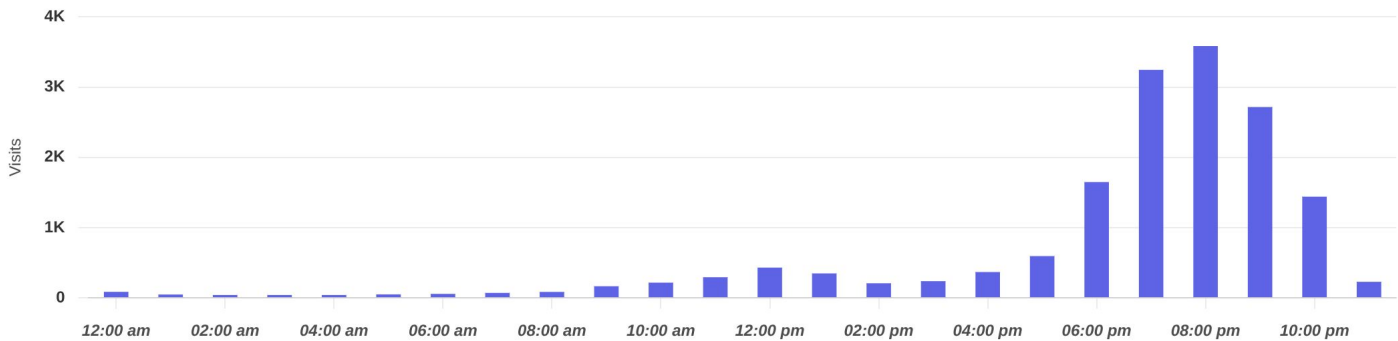


Visits | Jul 2nd, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

Downtown Bonner Springs
East 2nd Street, Bonner Springs, KS



Visits | Jul 2nd, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Visitation data for Downtown Bonner Springs is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Visitor Journey - Routes

Downtown Bonner Springs

East 2nd Street, Bonner Springs...



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Jul 2nd, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Civic Dashboard

Jul 2 - Jul 2, 2026

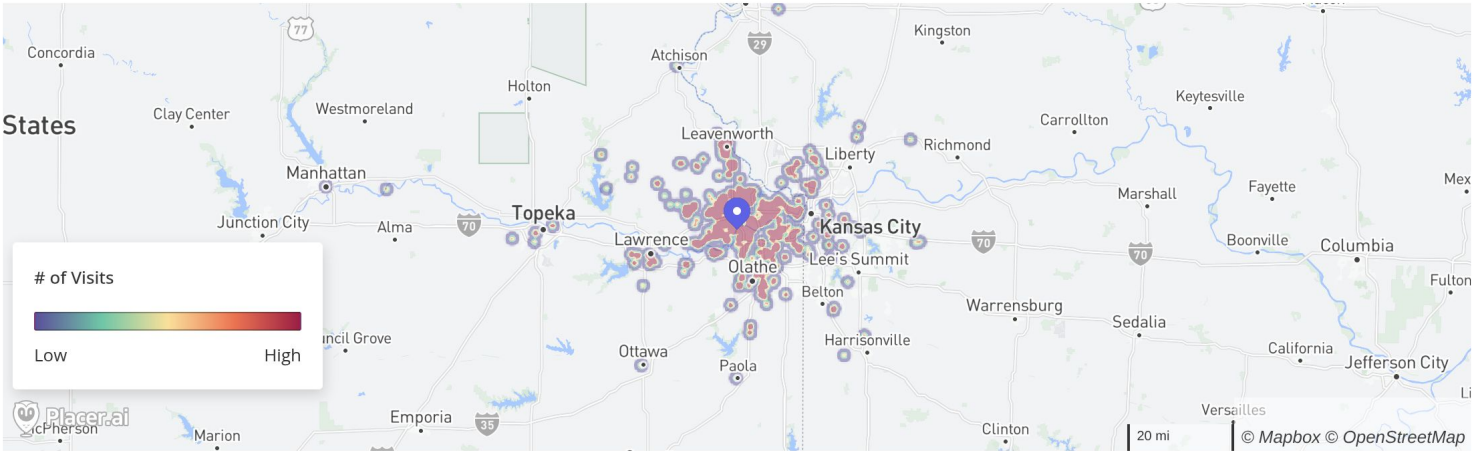


Visitation data for Downtown Bonner Springs is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Trade Area

Downtown Bonner Springs

East 2nd Street, Bonner Springs...



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

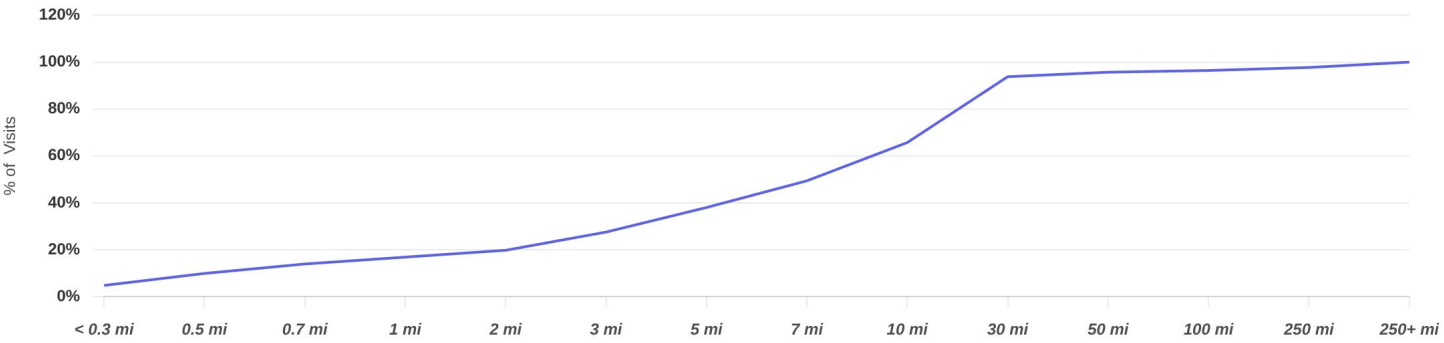
Jul 2nd, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area Coverage by Distance

Downtown Bonner Springs

East 2nd Street, Bonner Springs...



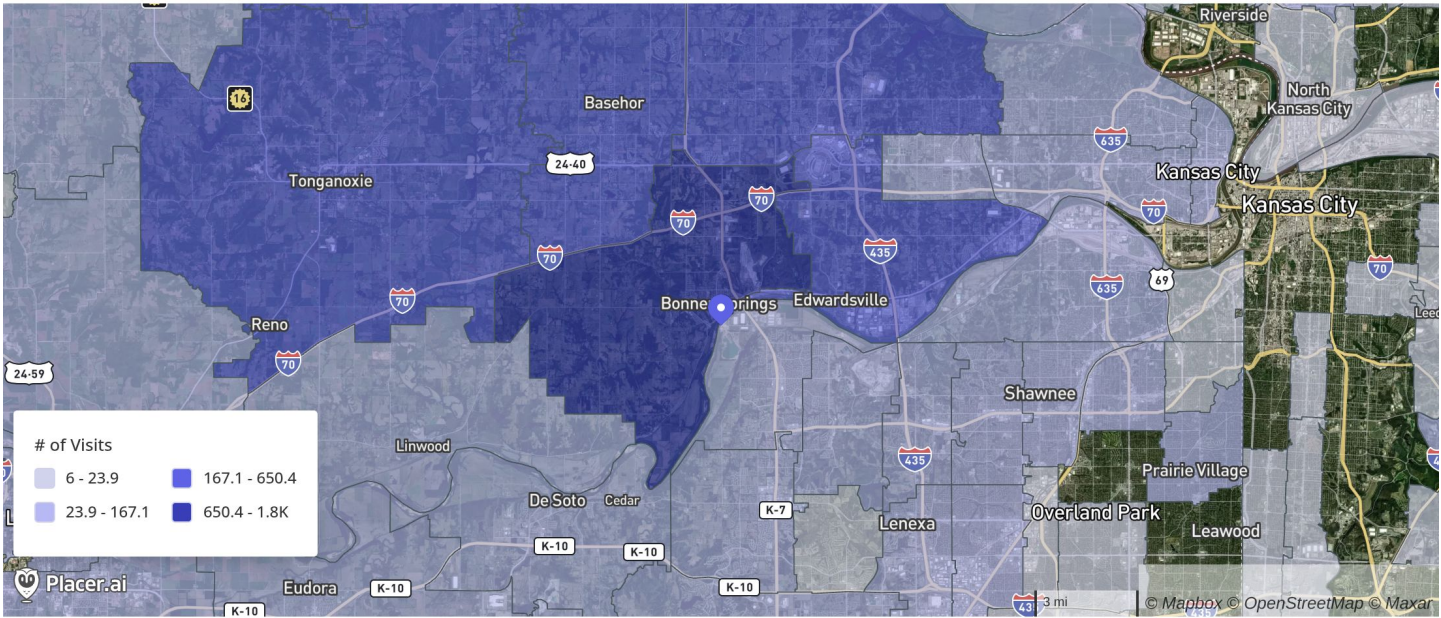
Home Location | % of Visits | Min Visits: 1 | Jul 2nd, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Visitation data for Downtown Bonner Springs is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Visitors By Origin



Zip Code	Visits (% of Total)
66012 Bonner Springs, KS	1.8K (26.6%)
66109 Kansas City, KS	645 (9.6%)
66111 Kansas City, KS	480 (7.1%)
66007 Basehor, KS	390 (5.8%)
66086 Tonganoxie, KS	265 (3.9%)
66048 Leavenworth, KS	223 (3.3%)
66102 Kansas City, KS	153 (2.3%)



Civic Dashboard

Jul 2 - Jul 2, 2026



Visitation data for Downtown Bonner Springs is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Zip Code	Visits (% of Total)
66112 Kansas City, KS	145 (2.1%)
66226 Shawnee, KS	142 (2.1%)
66043 Lansing, KS	125 (1.8%)

Jul 2nd, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Civic Dashboard

Jul 2 - Jul 2, 2026

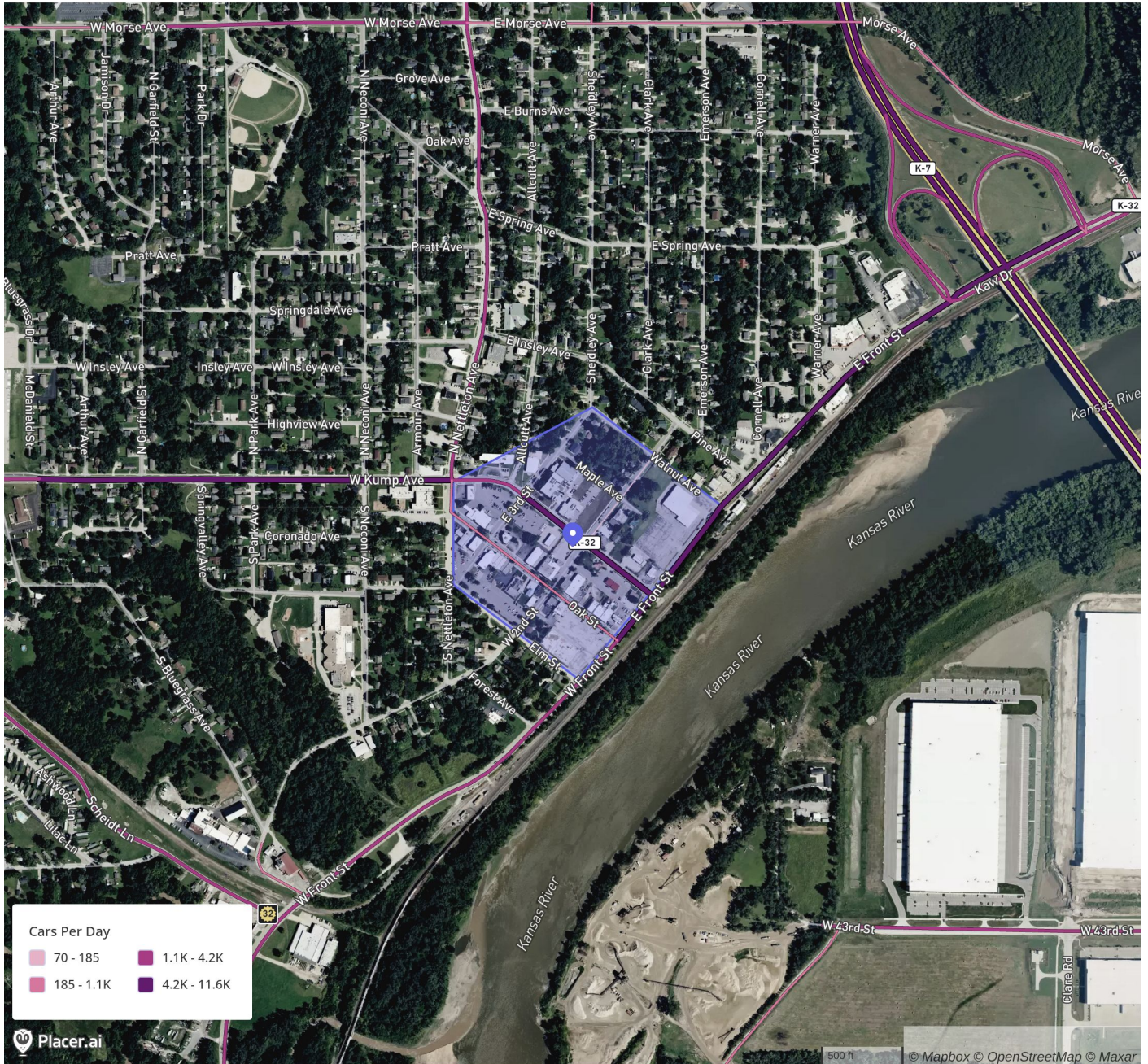


Visitation data for Downtown Bonner Springs is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Vehicle Traffic Volume

Downtown Bonner Springs

East 2nd Street, Bonner Springs...



Jan 1st, 2026 - Dec 31st, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



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
SITE/LANDSCAPE - EARTH CHANGE PERMITS - STAFF REVIEW PROJECTS																	
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	

JULY PLANNING COMMISSION - AUGUST GOVERNING BODY																	
FP-01-26	April 22, 2026	Tiner Acres	901 S. 134th St	Final Plat	PC/CC	PENDING			July 21, 2026	APPROVED	August 10, 2026	PENDING	Guy Tiner	RR	RR	6	40+/-
BSRZ-05-26		Tiner Acres	901 S. 134th St	Rezoning	PC/CC	PENDING			July 21, 2026	APPROVED	August 10, 2026	PENDING	Guy Tiner	RR	GR	5	5+/-
FP-02-26	April 30, 2026	Carter Acres	706 S. 122nd Street	Final Plat	PC/CC	PENDING			July 21, 2026	APPROVED	August 10, 2026	PENDING	Edward Carter	RR	RR	2	14+/-
BSRZ-04-26	May 20, 2026	Lynn Valley	13852 Kansas Avenue	Rezoning	PC/CC	PENDING			July 21, 2026	APPROVED	August 10, 2026	PENDING	Circle H Land Development, LLC	RR	PD-MR	1	
PP-01-26	May 20, 2026	Lynn Valley	13852 Kansas Avenue	Preliminary Plat	PC/CC	PENDING			July 21, 2026	APPROVED	August 10, 2026	PENDING	Circle H Land Development, LLC	RR	PD-MR		
BSCP-01-26	NA	PSP Walkability Plan - Comp Plan Amendment	City Wide	Comp Plan Amendment	PC/CC	PENDING			July 21, 2026	APPROVED	August 10, 2026	PENDING	Staff	NA	NA	NA	NA
BSZO-02-26	NA	Short-Term Rental Regulations	City Wide	UDO Amendment	PC/CC	PENDING			July 21, 2026	APPROVED	August 10, 2026	PENDING	Staff	NA	NA	NA	NA
AUGUST PLANNING COMMISSION - SEPTEMBER GOVERNING BODY																	
PP-02-26	June 17, 2026	Mission Prairie Farms	400 S. 118th St	Preliminary Plat	PC/CC	PENDING			August 18, 2026	PENDING	September 14, 2026	PENDING	RCR Management LLC	RR	NA	8	203+/-
BZA-04-26	June 29, 2026	Mission Prairie Farms	400 S. 118th St	Special Exception	BZA	PENDING	August 18, 2026	PENDING					RCR Management LLC	RR	NA		
AUGUST PLANNING COMMISSION - SEPTEMBER GOVERNING BODY																	
SUP-01-26	July 15, 2026	Lower level apartment	125 Oak	Special Use Permit	BZA	PENDING	September 15, 2026	PENDING					Pam Poe	CC	NA		
SUP-02-26	July 15, 2026	The Springs RV Park	501 N. 134th St	Special Use Permit	BZA	PENDING	September 15, 2026	PENDING					Kelly McLellan	RR	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
SITE/LANDSCAPE - EARTH CHANGE PERMITS - STAFF REVIEW PROJECTS																	
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/Evergy	LI			
ST-01-26	March 3, 2026	Family Eye Care	508 Commercial Drive	Site Plan Review	SR	APPROVED							Family Eyecare Center	GC	NA	1	1.4+/-
ST-02-25	September 12, 2025	Ice Vending Machine	608 S. 130th St	Site/Landscape Review	SR	APPROVED								GC	NA	NA	NA
ECP-02-26	April 15, 2026	Dietz Trailers	313 E. Front Street	Earth Change Permit	SR	APPROVED							Dietz Trailers	MR	NA	1	.6+/-
ST-02-26	May 5, 2026	Centennial Park Expansion	117 Oak St	Site and Landscape Plan Review	SR	APPROVED							NSPJ Architects	NA	NA	1	
ECP-01-26	February 11, 2026	Destination KCK - Epic Resorts	Multiple addresses	Earth Change Permit	SR	APPROVED							EMAP KC, LLC Destination KCK	ENT	NA		
JANUARY PLANNING COMMISSION - FEBRUARY GOVERNING BODY																	
PP-01-25	November 19, 2025	Bungalows at Bonner Springs	300 S. 130th Street	Preliminary Plat	PC/CC				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				January 20, 2026	DENIED	February 23, 2026	SENT BACK TO PC	Advanced Acquisitions, LLC	RR/MR	PD-MR	2	21.3984+/-
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		Floodplain Regulations Update	City Wide	Municipal Code	FEMA/KDA/CC	FEMA APPROVED					February 23, 2026	APPROVED	City Staff	NA	NA	NA	NA
FEBRUARY PLANNING COMMISSION - MARCH GOVERNING BODY																	
BSZO-01-26	NA	Short-Term Rental Regulations	City Wide	UDO Amendment	PC/CC				February 17, 2026	APPROVED	March 9, 2026	SENT BACK TO PC	Staff	NA	NA	NA	NA
MARCH PLANNING COMMISSION - APRIL GOVERNING BODY																	
BSRZ-01-26	January 15, 2026	Bowman	236 Santa Fe Rd	Rezoning	PC/CC	APPROVED			March 17, 2026	APPROVED	April 13, 2026	APPROVED	Jason Bowman	RR	HI	1	0.1945
BSRZ-02-26	October 29, 2024	Destination KCK - Epic Resorts	Multiple addresses	Rezoning	PC/CC	APPROVED			March 17, 2026	APPROVED	April 13, 2026	APPROVED	EMAP KC, LLC	LI/MR/RR	ENT	1	180 +/-
BSRZ-03-26	January 15, 2026	Woods Oil	601 E. Front Street	Rezoning	PC/CC	WITHDRAWN			March 17, 2026	WITHDRAWN	April 13, 2026	WITHDRAWN	Scott Wood	CC	HC	1	
PP-01-25	November 19, 2025	Bungalows at Bonner Springs	300 S. 130th Street	Preliminary Plat	PC/CC	APPROVED			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/Development Plan	PC/CC	APPROVED			March 17, 2026	APPROVED	February 23, 2026	APPROVED	Advanced Acquisitions, LLC	RR/MR	PD-MR	2	21.3984+/-
APRIL PLANNING COMMISSION - MAY GOVERNING BODY																	
BZA-03-26	February 20, 2026	Destination KCK - Epic Resorts	Multiple addresses	Variance	BZA	APPROVED	April 21, 2026	APPROVED					EMAP KS, LLC	ENT	ENT		
BZA-02-26	January 15, 2026	Bowman	236 Santa Fe Rd	Variance	BZA	APPROVED	April 21, 2026	APPROVED					Jason Bowman	HI	HI	1	
EV-01-26	March 4, 2026	East Grandview's New Addition	1781 S. 136th	Easement Vacation	PC/CC	APPROVED			April 21, 2026	APPROVED	May 11, 2026	APPROVED	Ron Domerse	GR	GR	1	
BSZO-01-26	NA	Short-Term Rental Regulations	City Wide	UDO Amendment	PC/CC	APPROVED			April 21, 2026	APPROVED	May 11, 2026	APPROVED	Staff	NA	NA	NA	NA
MAY PLANNING COMMISSION - JUNE GOVERNING BODY																	
BSRZ-03-26	April 8, 2026	PTS Consulting	14150 Minnesota Ave	Rezoning	PC/CC	APPROVED			May 19, 2026	APPROVED	June 8, 2026	APPROVED	PTS Consulting	RR	LI	1	1.3+/-
MC-01-26	NA	Storage Containers	City Wide	Municipal Code	PC/CC	APPROVED					June 8, 2026	APPROVED	Staff	NA	NA	NA	NA

Bonner Springs Mayor's Report

Date: July 27, 2026

To: City Council

General

- Attended the Marion Vaughn Award Selection meeting on 6/29.

Boards

- Attended the joint chamber meeting with Bonner/Edw Chamber & KCK Chamber on 7/16.
- Attended the Library Board meeting on 7/16.

Events

- Got all wet participating in the UBT Dunk Tank fundraiser on 7/17.
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