



City of Bonner Springs

KANSAS

Monday, November 14, 2022

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

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

CITY COUNCIL MEETING - 7:30 P.M.

PRESENTATIONS

- 1. Go Dotte Mobility Plan**
- 2. Proclamation - Eagle Scouts**

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 October 24, 2022 City Council Meeting

Action Make a motion to accept the minutes as presented.

Recommendation

Documents:

1. 10242022 CCM Minutes

2. Massage Therapy Business Establishment and Therapist License Renewal - Spa Rapha Massage and Cranio Sacral Therapy, LLC

Action Make a motion to approve the Massage Therapy Business Establishment and Massage Therapist license renewals for Nicole Wiehe at Spa Rapha Massage and Cranio Sacral Therapy, LLC.

Recommendation Staff recommends approval.

Documents:

3. City Council Meeting Dates and Holidays for 2023

Action Make a motion to approve the proposed City Council meeting dates and the holidays for 2023.

Recommendation

Documents:

1. Proposed Holidays and Council Meetings 2023

4. Claims for City Operations

Action Make motion to approve the claims for City operations as presented.

Recommendation Staff recommends approval.

Documents:

1. SUPPLEMENT CHECK REGISTER
2. SUPPLEMENT EXPENSE APPROVAL REPORT
3. MAIN CHECK REGISTER
4. MAIN EXPENSE APPROVAL REPORT
5. UTILITY BILLING REFUND REGISTER

OLD BUSINESS

NEW BUSINESS

1. Special Use Permit - SUP-07-22 - 12700 Kaw Drive

Action Make a motion to approve a revision to Special Use Permit – 109 to allow for the installation of a digital display on the south-facing side of

the current sign, 12700 Kaw Drive.
Recommendation Staff recommends approval.

Documents:

1. Complete agenda item SUP-07-22- Ad Trend

2. Comprehensive Plan Amendment - BSCP-01-22 - 1209 S. 130th Street

Action Make a motion to approve amending the Comprehensive Plan's Future Land Use Map as proposed.

Recommendation Staff recommends approval.

Documents:

1. Complete Agenda Item - BSCP-01-22 - Nettleton Logistic Center

3. Rezoning - BSRZ-02-22 - 1209 S. 130th Street

Action Make a motion to approve a request for a zoning change from R-3 (Multi-Family Residential) and C-2 (General Business District) to zoning category of I-1 (Light Industrial).

Recommendation Staff recommends approval.

Documents:

1. Complete Agenda Item-K7 and Nettleton-ReZone

4. National Fitness Campaign Grant

Action Make a motion to accept the 2022 National Fitness Campaign grant for the installation of an outdoor fitness court in the amount of \$30,000.

Recommendation The Recreation Manager recommends approval.

Documents:

1. Bonner Springs Quote
2. map of location
3. Bonner Springs, KS - 2022 Notice of Award & Grant Program Requirements
4. 2022 NFC Funding Requirement

5. Rural Housing Incentive District Policy

Action Make a motion to adopt the Policy and Procedures for Establishing a Rural Housing Incentive District in the City.

Recommendation Staff and Bond Counsel recommend approval.

Documents:

1. Draft RHID Policy
2. Draft RHID Application Form

REPORTS

1. City Manager's Report

Documents:

1. City Managers Update 11-10-22 (1)
2. Candy Cane Christmas Schedule
3. 11.17.22 Planning Report
4. InCode Code Enforcement Report
5. InCode Building Permit Report

2. City Council Items

3. Mayor's Report

Executive Summary

August 2022



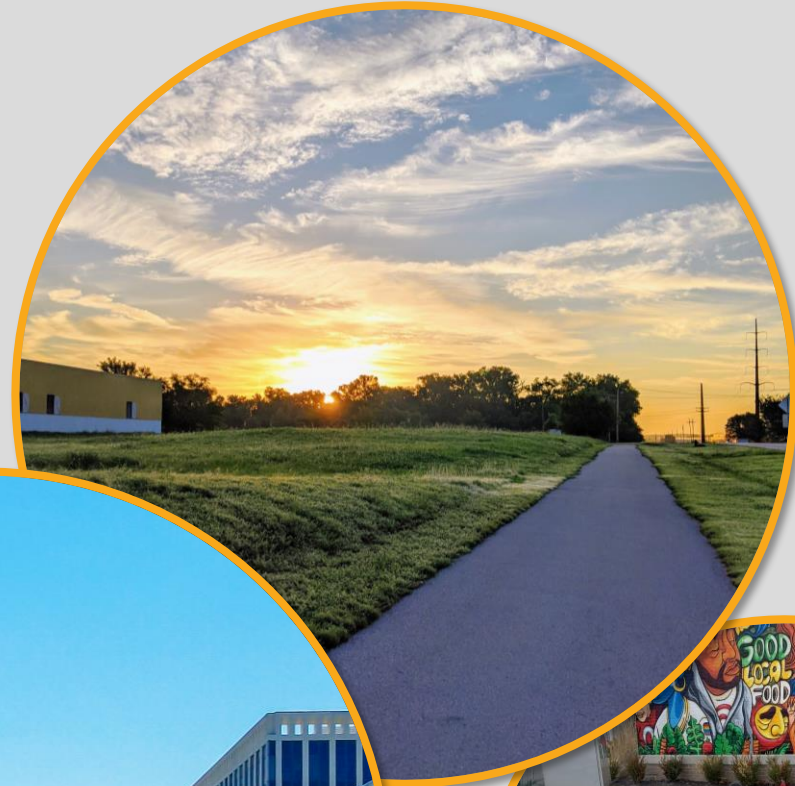
WYANDOTTE COUNTY

Strategic Mobility Plan

● ● ● ● ● Moving forward together.

Overview

- Introduction and Purpose
- Foundations
- Strategy
- Implementation and Action Plan





Introduction and Purpose



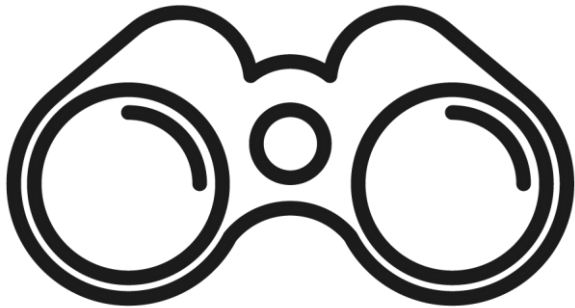
What is a “strategic mobility plan”?



Why are we doing this, and what do we hope to achieve?

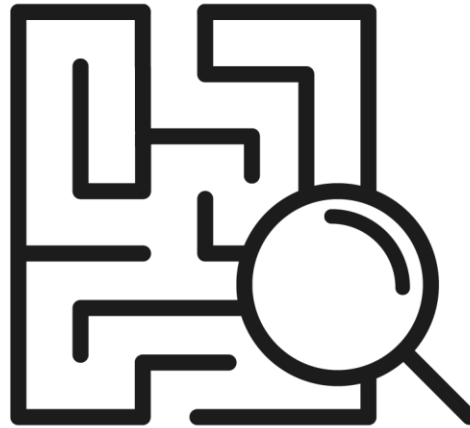
What is goDotte?

The goDotte *Strategic Mobility Plan* is our County's:



Vision

To shape a new mobility future for Wyandotte County through community-centered decisions



Strategy

To leverage the previous transportation planning efforts that have been conducted in our community



Plan

To integrate all modes of travel into a cohesive system that provides convenient, safe, and equitable access for all

What are we trying to achieve?

- Countywide shared future vision for transportation (land use & economic development)
- Coordinated strategy and paradigm shift
- Single, unified location to find transportation policy and system plans



Equity



Economic Vibrancy



Public Health



Connectivity



Safety



Foundations



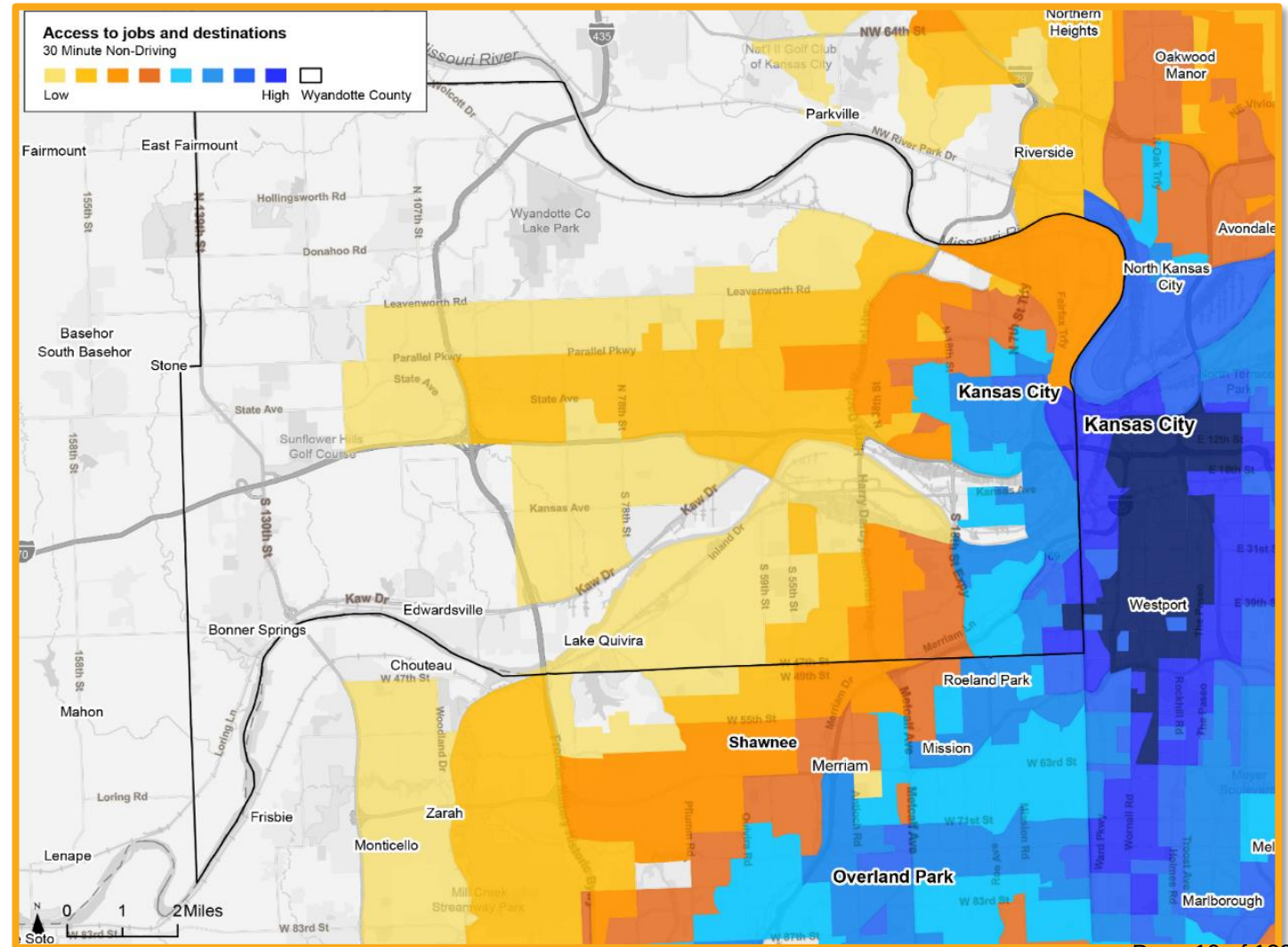
What is the current state of mobility in the County? How does our transportation network facilitate access to opportunity?



What challenges and opportunities exist?

Foundations Summary

- Regional context
- Our people
- Our mobility
 - Access to opportunity
 - Excess capacity
- Public and stakeholder engagement

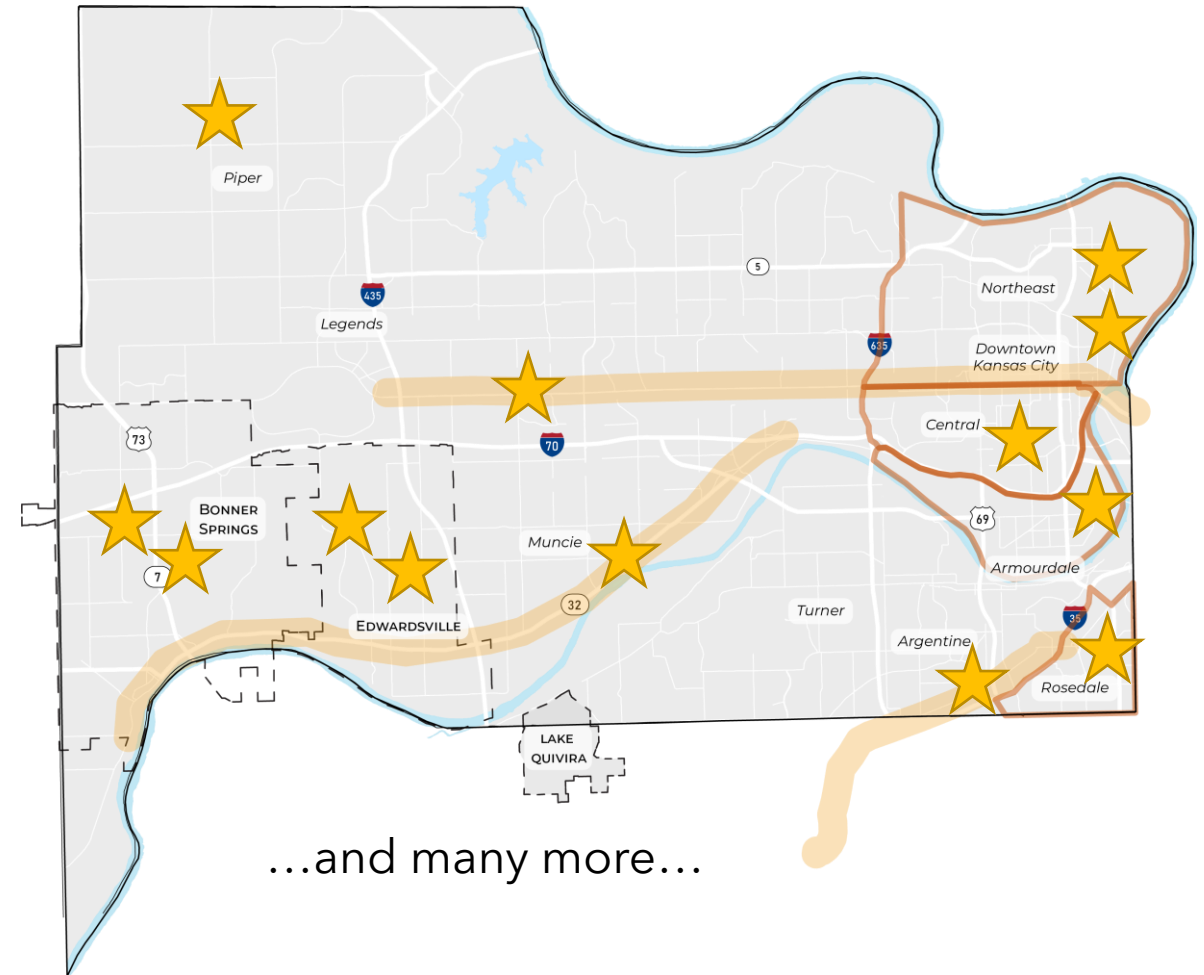


Public and Stakeholder Engagement

- Public survey and in-person pop-up outreach
- Website
- Agency Interviews
- Stakeholder Advisory Committee (SAC)
- Mobility Summit
- Independent Cities
- KDOT coordination
- UG intra-departmental collaboration



Connection to Previous Plans





Our Strategy



5 “Big Ideas” that are the roots of all recommendations/policy/actions

1) Safety First



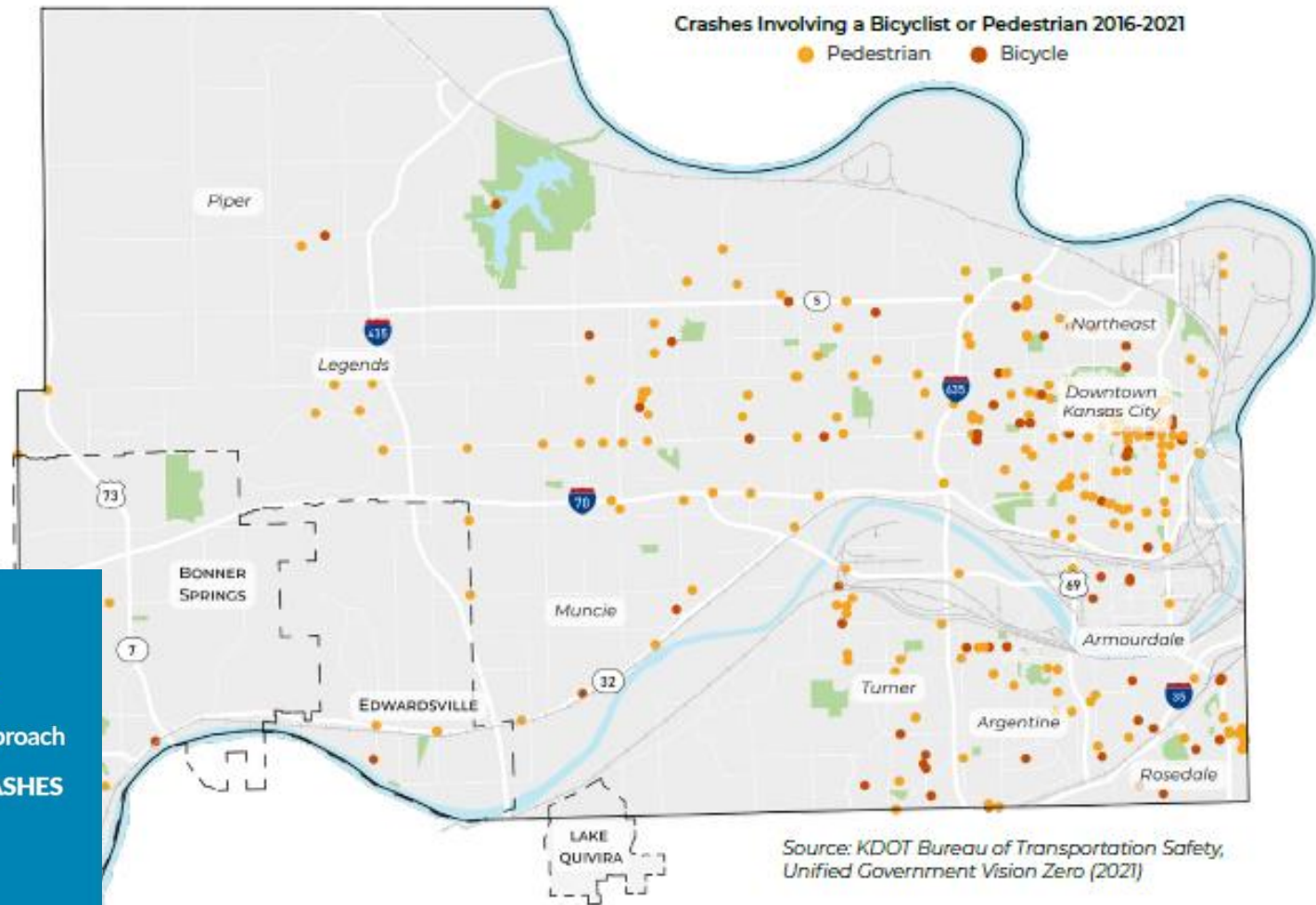
TRADITIONAL APPROACH

Traffic deaths are **INEVITABLE**
PERFECT human behavior
Prevent **COLLISIONS**
INDIVIDUAL responsibility
Saving lives is **EXPENSIVE**

VS

VISION ZERO

Traffic deaths are **PREVENTABLE**
Integrate **HUMAN FAILING** in approach
Prevent **FATAL AND SEVERE CRASHES**
SYSTEMS approach
Saving lives is **NOT EXPENSIVE**



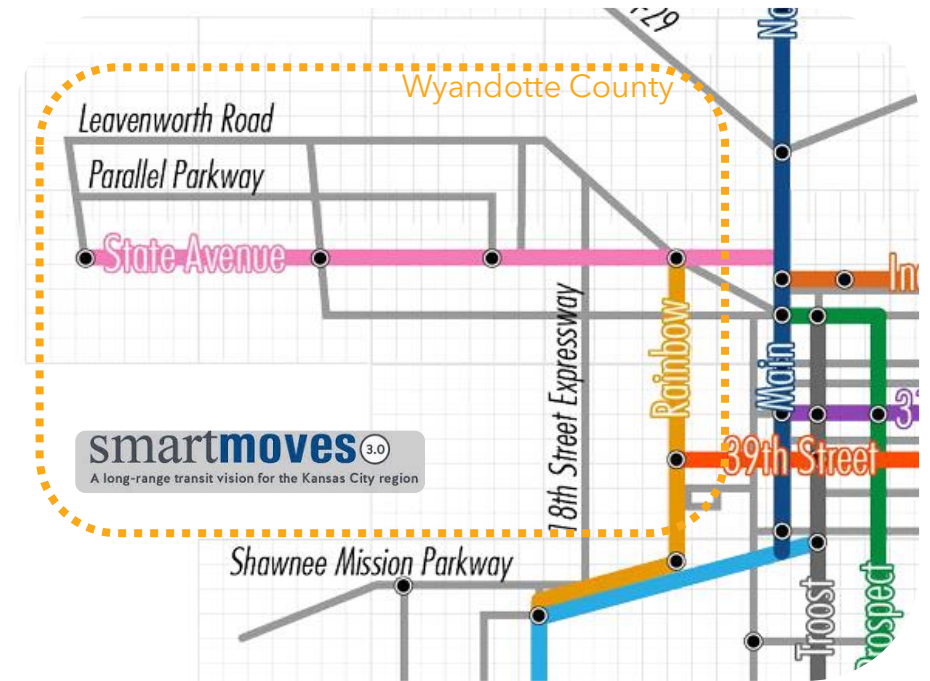
2) Street Design 101



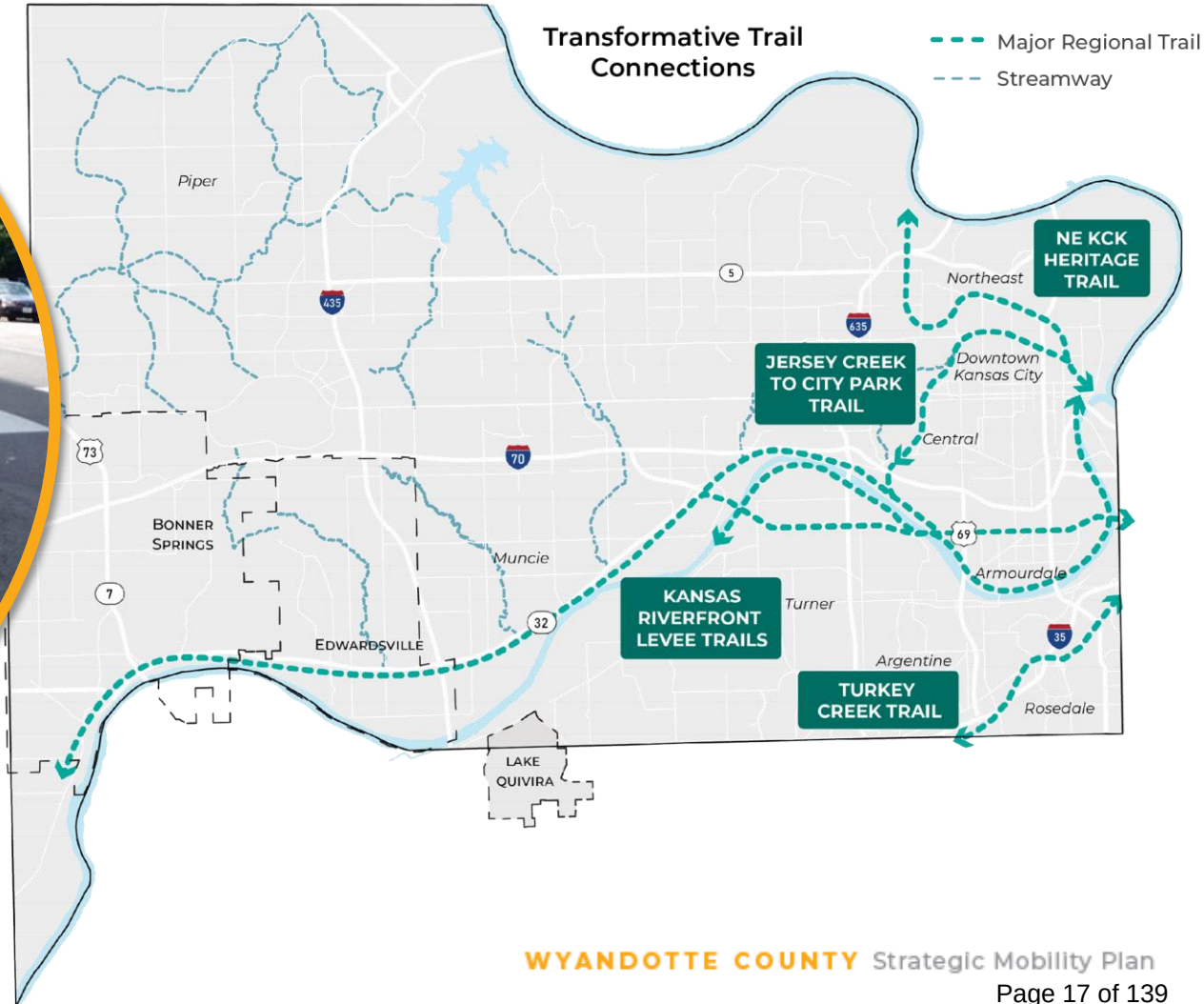
vs.



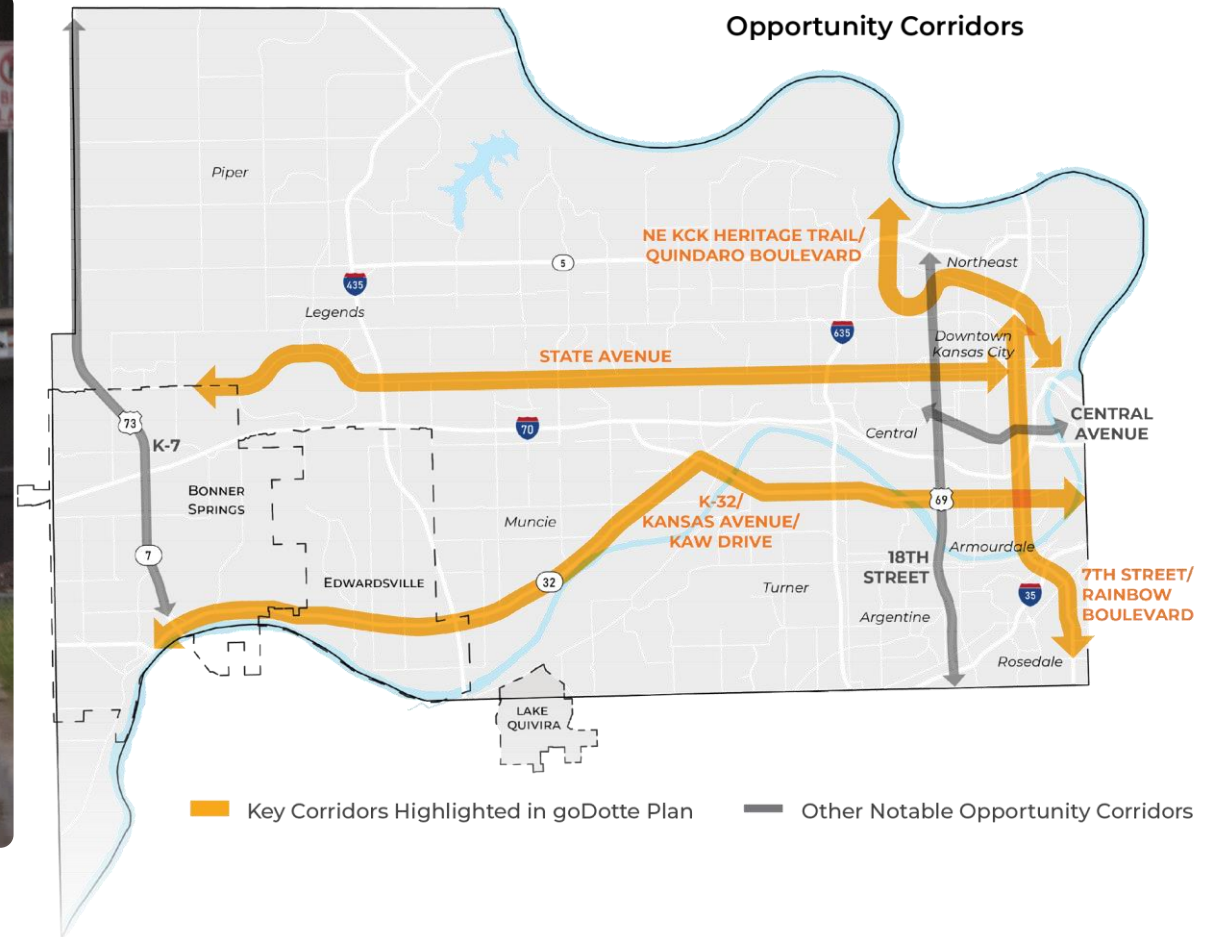
3) Next-Level Transit



4) Prioritize Connections



5) Invest in Opportunity Corridors





Implementation and Action Plan



Policies and actions to implement the “5 Big Ideas”

Implementation and Action Plan

- Sidewalks / Trails / Bikeways Master Plan update
- Streets Master Plan update / street typologies
- Policy modernization
- Action plan matrix
- Funding / future opportunities
- Citywide Comprehensive Plan
- *Lasting process for Wyandotte County*



Next Steps

- Citywide Comprehensive Plan
- Implementing mobility strategy one investment at a time!





Thank you!



Dotte



Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Christina Brake

Subject: Minutes of the October 24, 2022 City Council Meeting

Recommendation:

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

Background:

Discussion:

Financial Impact:

City Council Minutes – Regular Meeting – October 24, 2022

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

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

City staff present: Sean Pederson, City Manager; Chris Brake, City Clerk; Frank Abart, Public Works Director; Chris Jennings, Fire Chief; Tillie Laplante, Finance Director and Nathan Brungardt, Recreation Coordinator

The Mayor led the Pledge of Allegiance to the Flag of the United States of America and Councilmember, Mike Thompson, led the invocation.

Citizen Concerns about Items Not on Today's Agenda – None presented.

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

1. Minutes of the October 10, 2022 City Council Meeting
2. Claims for City Operations
3. Third Quarter 2022 Financial Reports
4. Appointments to Boards and Commissions
5. Public Use Request – Candy Cane Lane Event

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

OLD BUSINESS – None Presented.

NEW BUSINESS –

1. **Resolution Finding Land to be in Public Interest and Authorizing a Survey of Such to be Condemned for a Water Transmission and Distribution Main**– Shannon moved and Stephens seconded to approve the resolution finding land to be in public interest and authorizing a survey of such to be condemned for placement of a water transmission and distribution main. Unanimous approval. Resolution No. 2022-19.
2. **Ordinance Authorizing Eminent Domain Proceedings For a Water Transmission and Distribution Main** – Reeves moved and Gurley Seconded to adopt an ordinance condemning lands or interests in lands for placement of a water transmission and distribution main and for instituting eminent domain proceedings. Unanimous approval. Ordinance No. 2536.

REPORTS

Item No. 1: City Manager's Report:

- The Sexton monument at the cemetery has been repaired. Thanks to Wendy Scheidt for finding a masonry company to perform the repairs and thanks to the Bonner Springs Historic Preservation Society for raising funds to help pay for the repairs.
- City staff prepared an informational mailer about the sales tax renewal initiatives on the upcoming ballot. The information will be mailed to Bonner springs residents.
- Public Works has been working with KDOT and was successful in securing \$400,000 in CCLIP funding to resurface K-32/Gibbs Rd. from 142nd Street to Nettleton Ave.
- The Recreation department is hosting their Halloween Story Trail at the Agricultural Hall of Fame on Saturday, October 29th.

Item No. 2: City Council Items

- Wood is impressed by everything that gets done by City staff.

- Gurley asked if Wyandotte County has plans to place an election office or early voting location in, or close to, Bonner Springs.
- Gurley asked for updates on the Thriftway building and the building at Metropolitan and Nettleton Avenue. The City Manager stated the owners of the Thriftway building are working on grant funding and the City is going through the standard process for citing and remediating codes violations at the building at Metropolitan and Nettleton.
- Stephens stated the Thriftway building is a safety issue and is creating blight.

Item No. 3: Mayor's Report

- Mayors Garner, Caiharr and Harrington and Commissioners Stites and Burroughs will meet in early November.
- Lots of activities are going on in the City; recreation activities, quality of life improvements. These place a burden on our emergency services.
- Encouraged everyone to vote early and vote at every election. The Mayor commended the early voting process and stated it was run very well.
- A service pole in front of 168 Warner has failed and needs to be addressed by the appropriate utility provider. The Mayor asked staff to follow up.
- Attended the Old Dominion tour and is happy to see the KDOT approach is getting completed.
- He asked if the number of emergency calls on K-7 has increased.
- Reported the traffic light at K-7 and Kansas Avenue was out again today and asked staff to follow up.

Item No. 4: Executive Session to Discuss Non-Elected Personnel Matters- Gurley moved and Shannon seconded to go into executive session to discuss non-elected personnel matters exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the Council Chambers at 9:10 p.m. Unanimous approval. Shannon moved and Stephens seconded to resume the open meeting with no action taken at 9:06 p.m. Unanimous approval.

The meeting adjourned at 9:06 p.m.

Christina Brake, City Clerk

Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Christina Brake

Subject: Massage Therapy Business Establishment and Therapist License Renewal - Spa Rapha Massage and Cranio Sacral Therapy, LLC

Recommendation: Staff recommends approval.

Action: Make a motion to approve the Massage Therapy Business Establishment and Massage Therapist license renewals for Nicole Wiehe at Spa Rapha Massage and Cranio Sacral Therapy, LLC.

Background: Nicole Wiehe with Spa Rapha Masage and Cranio Sacral Therapy, LLC submitted an application and paid the fees to renew her Massage Therapy Business Establishment and Massage Therapist licenses. The renewals are for the same business at a new location in Bonner Springs. Staff did not include a copy of the application due to the confidential information it contains.

Discussion:

Financial Impact:

Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Christina Brake

Subject: City Council Meeting Dates and Holidays for 2023

Recommendation:

Action: Make a motion to approve the proposed City Council meeting dates and the holidays for 2023.

Background:

Discussion:

Financial Impact:



City of Bonner Springs

KANSAS

2023 Holiday Schedule & City Council Meeting Dates

<u>Holiday</u>	<u>Day</u>	<u>Date</u>
New Year's Day	Sunday	January 1 (Observed Monday, January 2, 2023)
Martin Luther King Jr Day	Monday	January 16
President's Day	Monday	February 20
Memorial Day	Monday	May 29
Juneteenth	Monday	June 19
Independence Day	Tuesday	July 4
Labor Day	Monday	September 4
Veteran's Day	Saturday	November 11 (Observed Friday, November 10)
Thanksgiving	Thursday & Friday	November 23 & 24
Christmas Day	Monday	December 25

One personal floating day at employee's choice.

**City Council meetings held on the second and fourth Monday unless otherwise noted.
Work Sessions – Generally 6:00 or 6:30 p.m. - City Council Meetings - 7:30 p.m.**

Meeting Dates:

January 9 & 23
February 13 & 27
March 13 & 27
April 10 & 24
May 8 & 22
June 12 & 26
July 10 & 24
August 14 & 28
September 11 & 25
October 9 & 23
November 13 & 27
December 18 – Third Monday

*Tuesday meeting due to Monday Holiday

NOTE: Material for City Council agendas due at 8 a.m. the Wednesday prior to each Council Meeting date unless otherwise notified. Holidays & Meeting Dates posted annually on the City's website.

Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Kim Mosier

Subject: Claims for City Operations

Recommendation: Staff recommends approval.

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

Background: Staff enclosed the supplement claims for City operations in the amount of \$ 26,272.58, regular claims in the amount of \$ 880,667.18 and Utility Billing Refunds in the amount of \$ 1,700.96.

Discussion:

Financial Impact:



Bonner Springs, KS

Check Report

By Check Number

Date Range: -

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
7913	AT&T	10/28/2022	Regular	0.00	79.54	149723
6536	BANKCARD PROCESSING CENTER	10/28/2022	Regular	0.00	14,918.75	149724
	Void	10/28/2022	Regular	0.00	0.00	149725
0117	BOARD OF PUBLIC UTILITIES ATTN: ACCOUNTS	10/28/2022	Regular	0.00	30.41	149726
7513	HSA BANK	10/28/2022	Regular	0.00	7,030.92	149727
12074	JIMMY ALTHOUSE	10/28/2022	Regular	0.00	88.50	149728
12075	LARRY COOPER	10/28/2022	Regular	0.00	324.50	149729
9879	MAINSTREET CREDIT UNION	10/28/2022	Regular	0.00	865.00	149730
11912	MEGAN GILLILAND	10/28/2022	Regular	0.00	291.86	149731
12059	MISSIONSQUARE	10/28/2022	Regular	0.00	2,389.86	149732
6536	BANKCARD PROCESSING CENTER	10/28/2022	Regular	0.00	253.24	149733

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	26	10	0.00	26,272.58
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	26	11	0.00	26,272.58

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	26	10	0.00	26,272.58
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	26	11	0.00	26,272.58

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2022	26,272.58
			26,272.58



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Payment Dates 10/28/2022 - 10/28/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7913 - AT&T				
PO BOX 5014				
CAROL STREAM, IL 60197-5014				
AT&T	117079761 OCTOBER 2022	10/28/2022	INTERNET FOR AQUATIC PARK 10/10-11/9/2022	79.54
Vendor 7913 - AT&T Total:				79.54
Vendor: 6536 - BANKCARD PROCESSING CENTER				
PO BOX 6818				
CAROL STREAM, IL 60197-6818				
BANKCARD PROCESSING CEN	0002242	10/28/2022	DECORATIVE LIGHT POLE REPLACEMENT	2,500.00
BANKCARD PROCESSING CEN	0002243	10/28/2022	KACE BOARD PRESIDENT CON	97.50
BANKCARD PROCESSING CEN	0002243	10/28/2022	2-WIRELESS KEYBOARD & MOUSE	60.98
BANKCARD PROCESSING CEN	0002243	10/28/2022	REFUND-WASTEWATER OPERATOR TRAINING	-140.00
BANKCARD PROCESSING CEN	0002243	10/28/2022	WASTERWATER OPERATOR TRAINING X 3	420.00
BANKCARD PROCESSING CEN	0002243	10/28/2022	WATER TREATMENT PLAN OPERATOR	159.00
BANKCARD PROCESSING CEN	0002243	10/28/2022	2-WIRELESS KEYBOARD & MOUSE	60.98
BANKCARD PROCESSING CEN	0002244	10/28/2022	DEBRIS CLEAN OUT FROM OLD AMIN OFFICE	1,000.00
BANKCARD PROCESSING CEN	0002244	10/28/2022	500 BAGS OF JACK O LATNERN JAMBOREE	338.82
BANKCARD PROCESSING CEN	0002245	10/28/2022	STATION SUPPLIES	463.46
BANKCARD PROCESSING CEN	0002246	10/28/2022	SNOW & ICE CONTROL TRAINING X 4	300.00
BANKCARD PROCESSING CEN	0002246	10/28/2022	POWER WASHER HOSE-PW SHOP	209.99
BANKCARD PROCESSING CEN	0002246	10/28/2022	DEPOSIT FOR CEMETERY BLD	1,659.15
BANKCARD PROCESSING CEN	0002247	10/28/2022	MEETING WITH VOLUNTEERS CITY STAFF	43.71
BANKCARD PROCESSING CEN	0002248	10/28/2022	NATIONAL ASSOC OF EMT RENEWAL	30.00
BANKCARD PROCESSING CEN	0002248	10/28/2022	INTERNATIONAL FIRE CHIEFS ASSOCIATION	215.00
BANKCARD PROCESSING CEN	0002248	10/28/2022	ADOBE SOFTWARE	29.99
BANKCARD PROCESSING CEN	0002248	10/28/2022	STATION RV SERVICES	87.38
BANKCARD PROCESSING CEN	0002248	10/28/2022	CLIA LABE FEE (DEPT LICENSE)	180.00
BANKCARD PROCESSING CEN	0002248	10/28/2022	MONTHLY CAR WASH	27.99
BANKCARD PROCESSING CEN	0002248	10/28/2022	OFFICE SUPPLER-PAPER COFFEE	181.93
BANKCARD PROCESSING CEN	0002248	10/28/2022	UNIFORM LABELS	72.81
BANKCARD PROCESSING CEN	0002248	10/28/2022	TURNPIKE TOLLS	9.00
BANKCARD PROCESSING CEN	0002248	10/28/2022	VEHICLE BINOS X 2	152.98
BANKCARD PROCESSING CEN	0002248	10/28/2022	WEB CONFERENCE EQUIP	194.85
BANKCARD PROCESSING CEN	0002248	10/28/2022	WEB CONFERENCE EQUIP	175.38
BANKCARD PROCESSING CEN	0002249	10/28/2022	POSTAGE-TH UPS STORE	4.95
BANKCARD PROCESSING CEN	0002249	10/28/2022	ANIMAL CONTRAL FACILITY LICENSE	335.00
BANKCARD PROCESSING CEN	0002249	10/28/2022	TRAINING CREDIT-FBINAA	-175.00
BANKCARD PROCESSING CEN	0002249	10/28/2022	INTERIOR LIGHTING/ELECTRICAL AC	436.47
BANKCARD PROCESSING CEN	0002249	10/28/2022	EXTERIOR LIGHTING AC FACILITY	79.94

Expense Approval Report

Payment Dates: 10/28/2022 - 10/28/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
BANKCARD PROCESSING CEN	0002249	10/28/2022	EXTERIOR LIGHTING AC FACILITY	83.81
BANKCARD PROCESSING CEN	0002249	10/28/2022	SECURITY CAMERAS AC FACILITY	1,999.99
BANKCARD PROCESSING CEN	0002250	10/28/2022	ROOM FOR TRAVEL BACK FRO NA	127.68
BANKCARD PROCESSING CEN	0002250	10/28/2022	CREDIT CHECK-SCHEMPER	30.00
BANKCARD PROCESSING CEN	0002250	10/28/2022	NOTARY BOND- HARRIS	25.00
BANKCARD PROCESSING CEN	0002250	10/28/2022	BUSINESS CARD FOR MCKEITHAN	39.99
BANKCARD PROCESSING CEN	0002250	10/28/2022	NOTARY BOND- PHILLIPS	25.00
BANKCARD PROCESSING CEN	0002251	10/28/2022	BINGO PRIZES- EURKEA SPRINGS TRIP	23.75
BANKCARD PROCESSING CEN	0002252	10/28/2022	TRAINING FEES	360.00
BANKCARD PROCESSING CEN	0002253	10/28/2022	TRAINING REFUND	-450.00
BANKCARD PROCESSING CEN	0002253	10/28/2022	K-9 VET	42.40
BANKCARD PROCESSING CEN	0002253	10/28/2022	UNIFORM ITEMS	118.68
BANKCARD PROCESSING CEN	0002253	10/28/2022	UNIFORM ITEMS	27.40
BANKCARD PROCESSING CEN	0002253	10/28/2022	K9 CERTIFICATION	200.00
BANKCARD PROCESSING CEN	0002253	10/28/2022	K9 TRACKING	140.00
BANKCARD PROCESSING CEN	0002253	10/28/2022	LOBBY MONITOR-SEPTEMBER 2022	7.50
BANKCARD PROCESSING CEN	0002253	10/28/2022	RETURN BODY ARMOUR-THE UPS STORE	208.32
BANKCARD PROCESSING CEN	0002253	10/28/2022	WATER	211.50
BANKCARD PROCESSING CEN	0002253	10/28/2022	DEPARTMENT MEAL	240.00
BANKCARD PROCESSING CEN	0002253	10/28/2022	LOBBY MONITOR-OCTOBER 2022	7.50
BANKCARD PROCESSING CEN	0002254	10/28/2022	KRPA MEMBERSHIPS X 3	300.00
BANKCARD PROCESSING CEN	0002254	10/28/2022	CPRE APP & EXAM	345.00
BANKCARD PROCESSING CEN	0002255	10/28/2022	DECORATIVE LIGHT POLE REPLACEMENT	804.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	36.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	24.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	ANNUAL FEE FOR FRONT ENTRANCE ELECTRONIC SIGN	81.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	21.97
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	54.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	12.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	24.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	72.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	12.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	48.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	198.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	89.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	18.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	30.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	30.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	6.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	6.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	6.00
BANKCARD PROCESSING CEN	0002256	10/28/2022	EMAILS	6.00
BANKCARD PROCESSING CEN	0002257	10/28/2022	ROTARY CLUB SEPTEMBER MEETING	15.00
BANKCARD PROCESSING CEN	0002258	10/28/2022	VOLLEYBALLS-10	253.24
Vendor 6536 - BANKCARD PROCESSING CENTER Total:				15,171.99

Expense Approval Report

Payment Dates: 10/28/2022 - 10/28/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 0117 - BOARD OF PUBLIC UTILITIES ATTN: ACCOUNTS PAYABLE				
P O BOX 219661				
KANSAS CITY, MO 64121-9661				
BOARD OF PUBLIC UTILITIES A	11600 KAW DR	10/28/2022	11600 KAW DRIVE-ACO FACILITY	30.41
Vendor 0117 - BOARD OF PUBLIC UTILITIES ATTN: ACCOUNTS PAYABLE Total:				30.41
Vendor: 7513 - HSA BANK				
PO BOX 939				
SHEBOYGAN, WI 53082-0939				
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	2,093.42
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	187.50
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	125.00
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	187.50
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	125.00
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	562.50
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	187.50
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	312.50
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	1,937.50
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	625.00
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	250.00
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	312.50
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	62.50
HSA BANK	0002238	10/28/2022	HEALTH SAVINGS ACCOUNT FOR 10/28/2022	62.50
Vendor 7513 - HSA BANK Total:				7,030.92
Vendor: 12074 - JIMMY ALTHOUSE				
12401 KAW DRIVE				
BONNER SPRINGS, KS 66012-				
JIMMY ALTHOUSE	0002240	10/28/2022	KDHE-OPERATOR EXAM	88.50
Vendor 12074 - JIMMY ALTHOUSE Total:				88.50
Vendor: 12075 - LARRY COOPER				
215 CEDAR				
BONNER SPRINGS, KS 66012-				
LARRY COOPER	0002241	10/28/2022	KS DRUG RECOGNITION EXPERT SCHOOL	324.50
Vendor 12075 - LARRY COOPER Total:				324.50
Vendor: 9879 - MAINSTREET CREDIT UNION				
ATTN: PYMT SYSTM DEPT-SEG PR				
13001 W 95TH STREET				
LENEXA, KS 66215				
MAINSTREET CREDIT UNION	0002237	10/28/2022	PAYROLL FOR 10/28/2022	865.00
Vendor 9879 - MAINSTREET CREDIT UNION Total:				865.00
Vendor: 11912 - MEGAN GILLILAND				
200 E. 3RD STREET				
BONNER SPRINGS, KS 66012-				
MEGAN GILLILAND	0002239	10/28/2022	TRAVEL ASSN OF KS CONFERENCE-TRAVEL REIMBURSEMENT	291.86
Vendor 11912 - MEGAN GILLILAND Total:				291.86



Bonner Springs, KS

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Packet: APPKT00474 - CHECK RUN FOR 11/8/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
7484	1138, INC	11/08/2022	Regular	0.00	20.00	149734
11998	365 ALCHEMY LLC	11/08/2022	Regular	0.00	720.00	149735
10971	ADRIANNE PARR	11/08/2022	Regular	0.00	100.00	149736
10587	ALERT 360	11/08/2022	Regular	0.00	142.00	149737
11701	ALL COPY PRODUCTS INC	11/08/2022	Regular	0.00	637.36	149738
11999	ALL COPY PRODUCTS INC-POSTAGE	11/08/2022	Regular	0.00	262.51	149739
10078	AMAZON CAPITAL SERVICES, INC AN	11/08/2022	Regular	0.00	228.48	149740
7449	APEX ENVIROTECH, INC.	11/08/2022	Regular	0.00	2,676.00	149741
12089	ARROLYN BAKER	11/08/2022	Regular	0.00	100.00	149742
5615	AT & T 5011	11/08/2022	Regular	0.00	291.58	149743
5184	AT & T MOBILITY	11/08/2022	Regular	0.00	2,795.60	149744
11698	AT&T 5019	11/08/2022	Regular	0.00	594.52	149745
2470	ATMOS ENERGY	11/08/2022	Regular	0.00	41.75	149746
1461	AUGUSTINE EXTERMINATORS	11/08/2022	Regular	0.00	79.83	149747
9842	AUTOZONE	11/08/2022	Regular	0.00	82.72	149748
7416	BG CONSULTANTS, INC	11/08/2022	Regular	0.00	3,517.50	149749
7416	BG CONSULTANTS, INC	11/08/2022	Regular	0.00	612.50	149750
0117	BOARD OF PUBLIC UTILITIES ATTN: /	11/08/2022	Regular	0.00	10,042.76	149751
0121	BONNER SPGS LIBRARY	11/08/2022	Regular	0.00	6,014.35	149752
4172	BOUND TREE MEDICAL LLC	11/08/2022	Regular	0.00	906.39	149753
12083	BRAD HARRINGTON	11/08/2022	Regular	0.00	40.00	149754
12095	BRAINFREEZE ADVENTURES INC	11/08/2022	Regular	0.00	1,320.00	149755
12078	BRENDA CALDWELL	11/08/2022	Regular	0.00	150.00	149756
11303	BRITTANY LENTZ	11/08/2022	Regular	0.00	100.00	149757
11759	BURNS & MCDONNELL	11/08/2022	Regular	0.00	278,420.74	149758
12028	C & H OUTDOOR, LLC	11/08/2022	Regular	0.00	41,869.50	149759
0192	C&B EQUIPMENT MIDWEST INC.	11/08/2022	Regular	0.00	1,320.00	149760
11659	CAPITAL ONE/WALMART COMMUN	11/08/2022	Regular	0.00	295.43	149761
0204	CHAMBER OF COMMERCE BONNER	11/08/2022	Regular	0.00	110.00	149762
11793	CHARTER COMMUNICATIONS HOLDIN	11/08/2022	Regular	0.00	602.90	149763
12090	CHASE SEXTON	11/08/2022	Regular	0.00	100.00	149764
11892	CHEMCO INDUSTRIES, INC.	11/08/2022	Regular	0.00	444.95	149765
7647	CINDA ARNETT	11/08/2022	Regular	0.00	150.00	149766
10027	CINTAS	11/08/2022	Regular	0.00	415.60	149767
2410	CITY TREASURER KCK	11/08/2022	Regular	0.00	38,425.60	149768
12097	CLERK OF THE WYADOTTE CO DISTR	11/08/2022	Regular	0.00	80,850.00	149769
11908	CMRS-FP	11/08/2022	Regular	0.00	820.00	149770
7888	COGENT, INC	11/08/2022	Regular	0.00	2,770.60	149771
0213	COLEMAN EQUIPMENT INC	11/08/2022	Regular	0.00	547.47	149772
10622	COMPASS GROUP USA, INC	11/08/2022	Regular	0.00	172.42	149773
10136	COMPLIANCEONE	11/08/2022	Regular	0.00	1,052.05	149774
0716	CORE & MAIN LP	11/08/2022	Regular	0.00	561.94	149775
2290	CRAFCO, INC	11/08/2022	Regular	0.00	102.00	149776
12086	CRISTIN REINER	11/08/2022	Regular	0.00	174.42	149777
1739	CUSTOM WELDING & FABRICATION	11/08/2022	Regular	0.00	295.00	149778
0014	DEFFENBAUGH INDUSTRIES INC WN	11/08/2022	Regular	0.00	4,603.88	149779
12091	DEJONEA TOWNSEND	11/08/2022	Regular	0.00	100.00	149780
12077	E-470 PUBLIC HIGHWAY AUTHORITY	11/08/2022	Regular	0.00	13.45	149781
11899	EASY ICE, LLC	11/08/2022	Regular	0.00	140.00	149782
8207	ENSZ & JESTER, PC	11/08/2022	Regular	0.00	87.50	149783
12082	ERICA ZAMORA	11/08/2022	Regular	0.00	150.00	149784
10964	EVERGY FKA KCP&L	11/08/2022	Regular	0.00	644.55	149785
10942	EVERGY KANSAS CENTRAL INC FKA \	11/08/2022	Regular	0.00	13,422.59	149786
5516	EXECUTIVE MARKETING PROMOTIO	11/08/2022	Regular	0.00	2,479.00	149787

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Packet: APPKT00474-CHECK RUN FOR 11/8/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4736	FASTENAL	11/08/2022	Regular	0.00	22.89	149788
4342	FELDMANS	11/08/2022	Regular	0.00	1,103.36	149789
10914	FRANK ABART	11/08/2022	Regular	0.00	255.00	149790
2425	FRY & ASSOCIATES, INC.	11/08/2022	Regular	0.00	27,591.00	149791
5821	GEIGER READY MIX	11/08/2022	Regular	0.00	872.95	149792
1942	GRASS PAD INC	11/08/2022	Regular	0.00	410.00	149793
1427	GREATER KANSAS CITY ATTRACTION	11/08/2022	Regular	0.00	500.00	149794
1532	GT DISTRIBUTORS	11/08/2022	Regular	0.00	229.49	149795
0021	HACH COMPANY	11/08/2022	Regular	0.00	2,390.00	149796
1089	HAWKINS, INC	11/08/2022	Regular	0.00	7,167.12	149797
4275	HAYNES EQUIPMENT CO INC	11/08/2022	Regular	0.00	4,040.69	149798
11922	HEARTLAND TOW INC	11/08/2022	Regular	0.00	75.00	149799
7242	HELGET GAS PRODUCTS INC	11/08/2022	Regular	0.00	127.31	149800
0821	HOLLIDAY SAND AND GRAVEL CO	11/08/2022	Regular	0.00	305.85	149801
7720	IBEC, LLC	11/08/2022	Regular	0.00	60.00	149802
7269	INDELCO PLASTICS CORPORATION	11/08/2022	Regular	0.00	184.72	149803
6581	INLAND TRUCK PARTS CO.	11/08/2022	Regular	0.00	9,067.82	149804
3289	J & D EQUIPMENT INC	11/08/2022	Regular	0.00	18,590.05	149805
12092	JAELIN MILLER	11/08/2022	Regular	0.00	100.00	149806
5588	JAMES BALLEW	11/08/2022	Regular	0.00	1,975.00	149807
12043	JOSHUA DUNN	11/08/2022	Regular	0.00	3,149.80	149808
11985	KANSAS CITY HYDRAULICS, INC	11/08/2022	Regular	0.00	245.00	149809
9900	KANSAS DEPARTMENT OF REVENUE	11/08/2022	Regular	0.00	4,512.50	149810
5308	KANSAS ONE-CALL SYSTEM, INC C/O	11/08/2022	Regular	0.00	171.60	149811
10555	KBI LAB	11/08/2022	Regular	0.00	400.00	149812
10214	KC AUCTION DIRECT LLC	11/08/2022	Regular	0.00	1,511.90	149813
2384	KU PUBLIC MANAGEMENT CENTER	11/08/2022	Regular	0.00	3,900.00	149814
11728	LABAN CONTRACTING LLC	11/08/2022	Regular	0.00	1,057.14	149815
3003	LAKE OF THE FOREST INC	11/08/2022	Regular	0.00	247.00	149816
8009	LIFE-ASSIST, INC	11/08/2022	Regular	0.00	31.00	149817
3373	LUKE HTG & AIR CONDITIONING	11/08/2022	Regular	0.00	4,700.00	149818
12093	MAX GUGGISBERG	11/08/2022	Regular	0.00	100.00	149819
7587	MCANANY OIL CO., INC.	11/08/2022	Regular	0.00	8,477.28	149820
7774	METRO AIR CONDITIONING CO	11/08/2022	Regular	0.00	372.00	149821
6137	METRO COURIER INC	11/08/2022	Regular	0.00	67.14	149822
3759	MIDWEST BUS SALES INC	11/08/2022	Regular	0.00	1,746.61	149823
8001	MIDWEST PUBLIC RISK	11/08/2022	Regular	0.00	93,686.00	149824
0436	MISSOURI DOOR CO INC	11/08/2022	Regular	0.00	564.90	149825
9839	MUELLER SYSTEMS, LLC	11/08/2022	Regular	0.00	1,782.48	149826
7935	NANCY L. GOSS	11/08/2022	Regular	0.00	190.50	149827
12079	NAVIGATE360, LLC	11/08/2022	Regular	0.00	749.00	149828
0947	O'REILLY AUTO STORES INC	11/08/2022	Regular	0.00	376.49	149829
11769	OTTAWA BUS SERVICE, INC.	11/08/2022	Regular	0.00	602.00	149830
2955	P.B. HOIDALE CO. INC	11/08/2022	Regular	0.00	224.50	149831
3393	PACE ANALYTICAL	11/08/2022	Regular	0.00	516.94	149832
12081	PAMELA SCHMELTZ	11/08/2022	Regular	0.00	100.00	149833
11541	PEREGRINE CORPORATION	11/08/2022	Regular	0.00	1,421.05	149834
3531	PERRY & TRENT LLC	11/08/2022	Regular	0.00	868.00	149835
11867	PI MANAGED SERVICES LLC	11/08/2022	Regular	0.00	2,875.00	149836
11867	PI MANAGED SERVICES LLC	11/08/2022	Regular	0.00	500.00	149837
6374	POLYDYNE INC	11/08/2022	Regular	0.00	2,970.00	149838
7022	POSTMASTER	11/08/2022	Regular	0.00	50.00	149839
7889	PREMIER AUTOMOTIVE OF BS LLC	11/08/2022	Regular	0.00	97.66	149840
7032	PRINTING SYSTEMS	11/08/2022	Regular	0.00	420.90	149841
10030	QUALITY SPEAKS, LLC	11/08/2022	Regular	0.00	147.84	149842
6838	REJIS COMMISSION REGIONAL JUSTI	11/08/2022	Regular	0.00	670.24	149843
11773	RONALD TILDEN	11/08/2022	Regular	0.00	919.05	149844
12058	RUSSELL S TORREY	11/08/2022	Regular	0.00	38,400.00	149845
7955	RYAN CASEY	11/08/2022	Regular	0.00	100.00	149846
10388	SALTUS TECHNOLOGIES, LLC	11/08/2022	Regular	0.00	665.00	149847
11743	SAMSARA INC.	11/08/2022	Regular	0.00	508.00	149848

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Packet: APPKT00474-CHECK RUN FOR 11/8/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
6010	SCHUETZ CONSTRUCTION	11/08/2022	Regular	0.00	27,054.03	149849
12088	SCOTT DOWNEY	11/08/2022	Regular	0.00	330.00	149850
7934	SITEONE LANDSCAPE SUPPLY HOLDI	11/08/2022	Regular	0.00	534.15	149851
11869	SOUTHWEST ANSWERING SERVICE I	11/08/2022	Regular	0.00	316.59	149852
7670	STAPLES CONTRACT & COMMERCIA	11/08/2022	Regular	0.00	927.60	149853
12087	TASHA BOGGS	11/08/2022	Regular	0.00	80.00	149854
5723	TERRENCE L CHRISTENSEN	11/08/2022	Regular	0.00	722.50	149855
12080	TESSA FRANCHETT	11/08/2022	Regular	0.00	100.00	149856
10879	TEUTONIC HOLDINGS LLC SYNDEO L	11/08/2022	Regular	0.00	217.55	149857
5375	TG TECHNICAL SERVICES	11/08/2022	Regular	0.00	205.00	149858
10854	THE JATH GROUP, INC	11/08/2022	Regular	0.00	5,538.28	149859
0017	TOMPKINS INDUSTRIES INC	11/08/2022	Regular	0.00	81.52	149860
7715	TYLER TECHNOLOGIES INC	11/08/2022	Regular	0.00	5,404.50	149861
3025	U.S. VENTURE, INC	11/08/2022	Regular	0.00	1,996.88	149862
5824	ULINE, INC.	11/08/2022	Regular	0.00	209.99	149863
3736	UNIFIED TREASURER	11/08/2022	Regular	0.00	3,687.25	149864
6819	UNIFIRST CORPORATION	11/08/2022	Regular	0.00	924.33	149865
4137	UNIVERSITY OF KS HOSPITAL AUTH	11/08/2022	Regular	0.00	676.00	149866
0915	VERIZON WIRELESS	11/08/2022	Regular	0.00	200.05	149867
12076	VINCENT C HALL	11/08/2022	Regular	0.00	349.95	149868
0712	W W GRAINGER	11/08/2022	Regular	0.00	30.72	149869
12060	WAND NEWCO 3, INC	11/08/2022	Regular	0.00	2,115.50	149870
7375	WATCHMEN SECURITY SERVICES	11/08/2022	Regular	0.00	177.12	149871
1321	WESTLAKE HARDWARE	11/08/2022	Regular	0.00	364.39	149872
	Void	11/08/2022	Regular	0.00	0.00	149873
11421	WEX INC.	11/08/2022	Regular	0.00	9,747.07	149874
10810	WILLIAM F TUCKER	11/08/2022	Regular	0.00	7,598.00	149875
8411	WILSON & COMPANY ENGINEERS	11/08/2022	Regular	0.00	53,298.00	149876

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	283	142	0.00	880,667.18
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	283	143	0.00	880,667.18



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Payment Dates 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7484 - 1138, INC				
PO BOX 25406				
OVERLAND PARK, KS 66225-5406				
1138, INC	224872	11/08/2022	BACKGROUND CHECK-MT WIEHE	20.00
Vendor 7484 - 1138, INC Total:				20.00
Vendor: 11998 - 365 ALCHEMY LLC				
6356 CARTER AVE				
MERRIAM, KS 66203-				
365 ALCHEMY LLC	3525	11/08/2022	VEHICLE HOOD WRAPS VID #527 AND #535	720.00
Vendor 11998 - 365 ALCHEMY LLC Total:				720.00
Vendor: 10971 - ADRIANNE PARR				
14109 PINE VALLEY COURT				
BASEHOR, KS 66007				
ADRIANNE PARR	24672114	11/08/2022	DEPOSIT REFUND-GYM 10/21/2022	100.00
Vendor 10971 - ADRIANNE PARR Total:				100.00
Vendor: 10587 - ALERT 360				
PO BOX 21031				
TULSA, OK 74121-1031				
ALERT 360	13074631	11/08/2022	SERVICE CALL-PW BLDG	68.00
ALERT 360	13074631	11/08/2022	SERVICE CALL-WWTP	74.00
Vendor 10587 - ALERT 360 Total:				142.00
Vendor: 11701 - ALL COPY PRODUCTS INC				
PO BOX 41602				
PHILADELPHIA, PA 19101-1602				
ALL COPY PRODUCTS INC	77929777	11/08/2022	USAGE COPY CHARGES	75.88
ALL COPY PRODUCTS INC	77929777	11/08/2022	LEASE/FEES	561.48
Vendor 11701 - ALL COPY PRODUCTS INC Total:				637.36
Vendor: 11999 - ALL COPY PRODUCTS INC-POSTAGE LEASE				
PO BOX 660831				
DALLAS, TX 75266-0831				
ALL COPY PRODUCTS INC-POS	32669155	11/08/2022	POSTAGE MACHINE LEASE	262.51
Vendor 11999 - ALL COPY PRODUCTS INC-POSTAGE LEASE Total:				262.51
Vendor: 10078 - AMAZON CAPITAL SERVICES, INC AMAZON CAPITAL SERVICES				
PO BOX 035184				
SEATTLE, WA 98124-5184				
AMAZON CAPITAL SERVICES, I	1113YG-476N-1T99	11/08/2022	CABLE & POWER STRIPS FOR AC FACILITY	61.45
AMAZON CAPITAL SERVICES, I	13FG-MQXN-GKDP	11/01/2022	VOLLEYBALL PINNIES-24 PACK (4)	105.97
AMAZON CAPITAL SERVICES, I	1J3N-XRGM-DGRG	11/08/2022	CELL PHONE SUPPLIES	17.98
AMAZON CAPITAL SERVICES, I	1VQ6-K3X3-NTN9	11/08/2022	GAS METER FOR SEWER GAS	43.08
Vendor 10078 - AMAZON CAPITAL SERVICES, INC AMAZON CAPITAL SERVICES Total:				228.48
Vendor: 7449 - APEX ENVIROTECH, INC.				
7111 W. 151 ST				
#338				
OVERLAND PARK, KS 66223-2231				
APEX ENVIROTECH, INC.	CSM03.001 SEPT 2022	11/08/2022	CSM SAMPLING-SEPT 2022	2,676.00
Vendor 7449 - APEX ENVIROTECH, INC. Total:				2,676.00

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 12089 - ARROLYN BAKER				
3594 N. 99TH STREET				
KANSAS CITY, KS 66109-				
ARROLYN BAKER	43882662	11/08/2022	DEPOSIT REFUND- SUNFLOWER ROOM 11/5/202	100.00
Vendor 12089 - ARROLYN BAKER Total:				100.00
Vendor: 5615 - AT & T 5011				
P O BOX 5011				
CAROL STREAM, IL 60197-5011				
AT & T 5011	0790469593-102522	11/08/2022	SPEICAL CIRCUITS AND ALARMS 10/25-11/24/2022	17.58
AT & T 5011	0790469593-102522	11/08/2022	SPEICAL CIRCUITS AND ALARMS 10/25-11/24/2022	134.00
AT & T 5011	0790469593-102522	11/08/2022	SPEICAL CIRCUITS AND ALARMS 10/25-11/24/2022	140.00
Vendor 5615 - AT & T 5011 Total:				291.58
Vendor: 5184 - AT & T MOBILITY				
P O BOX 6463				
CAROL STREAM, IL 60197-6463				
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	135.36
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	50.17
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	482.48
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	135.36
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	1,123.38
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	187.76
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	274.12
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	325.67
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	45.12
AT & T MOBILITY	287288930469Z10192022	11/08/2022	MOBILE PHONE SERVICE 9/12 -10/11/2022	36.18
Vendor 5184 - AT & T MOBILITY Total:				2,795.60
Vendor: 11698 - AT&T 5019				
P.O. BOX 5019				
CAROL STREAM, IL 60197-5019				
AT&T 5019	7201513709	11/08/2022	MONTHLY FIBER OPTICS SERVICE	297.26
AT&T 5019	7201513709	11/08/2022	MONTHLY FIBER OPTICS SERVICE	297.26
Vendor 11698 - AT&T 5019 Total:				594.52
Vendor: 2470 - ATMOS ENERGY				
P.O. BOX 740353				
CINCINNATI, OH 45274-0353				
ATMOS ENERGY	0002259	11/08/2022	GAS SERVICE	41.75
Vendor 2470 - ATMOS ENERGY Total:				41.75
Vendor: 1461 - AUGUSTINE EXTERMINATORS				
9280 FLINT				
OVERLAND PARK, KS 66214				
AUGUSTINE EXTERMINATORS	2360085	11/08/2022	COM PEST QUARTERLY	79.83
Vendor 1461 - AUGUSTINE EXTERMINATORS Total:				79.83

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 9842 - AUTOZONE				
PO BOX 116067				
ATLANTA, GA 30368-6067				
AUTOZONE	3784692761	11/08/2022	BED SPRAY VID #535	41.82
AUTOZONE	3784692777	11/08/2022	DIESEL EXHAUST FLUID VID #528	40.90
Vendor 9842 - AUTOZONE Total:				82.72
Vendor: 7416 - BG CONSULTANTS, INC				
JONATHAN SONNIO				
9400 WARD PARKWAY				
KANSAS CITY, MO 64114-				
BG CONSULTANTS, INC	20-1413L(25)	11/08/2022	Owners Representative Services - Water Plant Proj	2,817.50
BG CONSULTANTS, INC	21-1307L(5)	11/08/2022	Engineering for Traffic Signal Modernization Proj	700.00
BG CONSULTANTS, INC	221301L (4)	11/08/2022	Owners Rep services with Lift Station #2 Project	612.50
Vendor 7416 - BG CONSULTANTS, INC Total:				4,130.00
Vendor: 0117 - BOARD OF PUBLIC UTILITIES ATTN: ACCOUNTS PAYABLE				
P O BOX 219661				
KANSAS CITY, MO 64121-9661				
BOARD OF PUBLIC UTILITIES A	0002260	11/08/2022	WATER USAGE 9/3-10/3/2022	10,042.76
Vendor 0117 - BOARD OF PUBLIC UTILITIES ATTN: ACCOUNTS PAYABLE Total:				10,042.76
Vendor: 0121 - BONNER SPGS LIBRARY				
201 N NETTLETON				
BONNER SPRINGS, KS 66012				
BONNER SPGS LIBRARY	0002261	11/08/2022	WYCO TAX DISTRIBUTION	5,808.16
BONNER SPGS LIBRARY	0002262	11/08/2022	JOCO TAX DISTRIBUTION	206.19
Vendor 0121 - BONNER SPGS LIBRARY Total:				6,014.35
Vendor: 4172 - BOUND TREE MEDICAL LLC				
23537 NETWORK PLACE				
CHICAGO, IL 60673-1235				
BOUND TREE MEDICAL LLC	84647822	11/08/2022	MEDICAL SUPPLIES	218.86
BOUND TREE MEDICAL LLC	84651563	11/08/2022	MEDICAL SUPPLIES	30.00
BOUND TREE MEDICAL LLC	84669710	11/08/2022	MEDICAL SUPPLIES	109.43
BOUND TREE MEDICAL LLC	84675259	11/08/2022	MEDICAL SUPPLIES	35.99
BOUND TREE MEDICAL LLC	84697709	11/08/2022	MEDICAL SUPPLIES	116.15
BOUND TREE MEDICAL LLC	84719980	11/08/2022	MEDICAL SUPPLIES	395.96
Vendor 4172 - BOUND TREE MEDICAL LLC Total:				906.39
Vendor: 12083 - BRAD HARRINGTON				
PO BOX 463				
BONNER SPRINGS, KS 66012-				
BRAD HARRINGTON	91816	11/08/2022	DEPOSIT REFUND-SUNFLOWER ROOM 10/21/22	100.00
BRAD HARRINGTON	91816	11/08/2022	RETAIN FOR 2 HOURS OVER TIME	-60.00
Vendor 12083 - BRAD HARRINGTON Total:				40.00
Vendor: 12095 - BRAINFREEZE ADVENTURES INC				
22621 W. 49TH STREET				
SHAWNEE, KS 66226-				
BRAINFREEZE ADVENTURES I	20220564	11/08/2022	KONA ICE-PARTY PKG COST	1,320.00
Vendor 12095 - BRAINFREEZE ADVENTURES INC Total:				1,320.00
Vendor: 12078 - BRENDA CALDWELL				
210 E INSLEY				
BONNER SPRINGS, KS 66012-				
BRENDA CALDWELL	45595744	11/08/2022	DEPOSIT REFUND-SOUTH PARK 10/16/2022	150.00
Vendor 12078 - BRENDA CALDWELL Total:				150.00

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Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11303 - BRITTANY LENTZ				
30 N. 131ST TERRACE				
APT D102				
BONNER SPRINGS, KS 66012-				
BRITTANY LENTZ	46376312	11/08/2022	DEPOSIT REFUND-HONEYBEE ROOM 10/22/2022	100.00
Vendor 11303 - BRITTANY LENTZ Total:				100.00
Vendor: 11759 - BURNS & MCDONNELL				
JONATHAN SONNIO				
9400 WARD PARKWAY				
KANSAS CITY, MO 64114-				
BURNS & MCDONNELL	0002290	11/08/2022	Phase II Water Treatment Facility Project	278,420.74
Vendor 11759 - BURNS & MCDONNELL Total:				278,420.74
Vendor: 12028 - C & H OUTDOOR, LLC				
P. O. BOX 4605				
WICHITA, KS 67204-				
C & H OUTDOOR, LLC	2654	11/08/2022	Liquid Applicator Discount	-1,517.50
C & H OUTDOOR, LLC	2654	11/08/2022	Liquid Sprayer	15,175.00
C & H OUTDOOR, LLC	2654	11/08/2022	Salt Brine Maker Discount	-2,968.00
C & H OUTDOOR, LLC	2654	11/08/2022	Salt Brine Maker	31,180.00
Vendor 12028 - C & H OUTDOOR, LLC Total:				41,869.50
Vendor: 0192 - C&B EQUIPMENT MIDWEST INC.				
3717 N. RIDGEWOOD STREET				
WICHITA, KS 67220-4418				
C&B EQUIPMENT MIDWEST I	141224	11/08/2022	REPACK 2 SEEPEX PUMPS- WWTP SLUDGE PUMMPS	1,320.00
Vendor 0192 - C&B EQUIPMENT MIDWEST INC. Total:				1,320.00
Vendor: 11659 - CAPITAL ONE/WALMART COMMUNITY CARD				
P.O. BOX 60506				
CITY OF INDUSTRY, CA 91716-0506				
CAPITAL ONE/WALMART CO	1644800906	11/08/2022	VEHICLE OIL CHANGE 2501	48.41
CAPITAL ONE/WALMART CO	1644800906	11/08/2022	ACO FACILITY	13.96
CAPITAL ONE/WALMART CO	1644800906	11/08/2022	ACO FACILITY	-11.96
CAPITAL ONE/WALMART CO	1644800906	11/08/2022	WATER	25.28
CAPITAL ONE/WALMART CO	1644800906	11/08/2022	ACO FACILITY	17.94
CAPITAL ONE/WALMART CO	1644800906	11/08/2022	MISC OFFICE SUPPLIES	9.52
CAPITAL ONE/WALMART CO	1644800906	11/08/2022	MISC OFFICE SUPPLIES	9.52
CAPITAL ONE/WALMART CO	1644800906	11/08/2022	CANDY FOR HALLOWEEN EVENT	182.76
Vendor 11659 - CAPITAL ONE/WALMART COMMUNITY CARD Total:				295.43
Vendor: 0204 - CHAMBER OF COMMERCE BONNER SPRINGS-EDWARDSVILLE				
PO BOX 548				
309 OAK ST				
BONNER SPRINGS, KS 66012-1445				
CHAMBER OF COMMERCE BO	777	11/08/2022	CHAMBER LUNCH-JULY 2022 X 2	30.00
CHAMBER OF COMMERCE BO	791	11/08/2022	CHAMBER GIFT CERTIFICATE FOR TIAK GIVEAWAY	50.00
CHAMBER OF COMMERCE BO	801	11/08/2022	CHAMBER LUNCH-OCTOBER 2022 X 2	15.00
CHAMBER OF COMMERCE BO	801	11/08/2022	CHAMBER LUNCH-OCTOBER 2022 X 2	15.00
Vendor 0204 - CHAMBER OF COMMERCE BONNER SPRINGS-EDWARDSVILLE Total:				110.00
Vendor: 11793 - CHARTER COMMUNICATIONS HOLDINGS, LLC				
PO BOX 6030				
CAROL STREAM, IL 60197-6030				
CHARTER COMMUNICATIONS H	0097893101422	11/08/2022	INTERNET SERVICES-10/14- 11/13/2022-FIRE	272.92

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
CHARTER COMMUNICATIONS H	100622101722	11/08/2022	INTERNET SERVICE FEE 10/17 -11/16/22 POLICE	329.98
Vendor 11793 - CHARTER COMMUNICATIONS HOLDINGS, LLC Total:				602.90
Vendor: 12090 - CHASE SEXTON				
5805 AMINDA STREET				
SHAWNEE, KS 66226-				
CHASE SEXTON	0002271	11/08/2022	REIMBURSEMENT FOR LIFEGUARD CERTIFICATION	100.00
Vendor 12090 - CHASE SEXTON Total:				100.00
Vendor: 11892 - CHEMCO INDUSTRIES, INC.				
3670 SCARLET OAK BLVD				
ST. LOUIS, MO 63122-				
CHEMCO INDUSTRIES, INC.	114815	11/08/2022	COLLECTION MAINT-LIFT STATION AIR FRESHENERS	444.95
Vendor 11892 - CHEMCO INDUSTRIES, INC. Total:				444.95
Vendor: 7647 - CINDA ARNETT				
235 SHEIDLEY AVE				
BONNER SPRINGS, KS 66012				
CINDA ARNETT	46693416	11/08/2022	DEPOSIT REFUND-SOUTH PARK 11/5/2022	150.00
Vendor 7647 - CINDA ARNETT Total:				150.00
Vendor: 10027 - CINTAS				
P.O. BOX 88005				
CHICAGO, IL 60680-1005				
CINTAS	4135464676	11/08/2022	BUILDING SUPPLIES	224.67
CINTAS	4135468856	11/08/2022	MATS, SCREENS-CITY HALL	190.93
Vendor 10027 - CINTAS Total:				415.60
Vendor: 2410 - CITY TREASURER KCK				
701 N 7TH ST				
MIKE TOBIN PW DEPUTY DIRECTOR				
KANSAS CITY, KS 66101				
CITY TREASURER KCK	NOVEMBER 2022	11/08/2022	TRASH REFUSE CONTRACT FOR CITY OF BONNER	38,425.60
Vendor 2410 - CITY TREASURER KCK Total:				38,425.60
Vendor: 12097 - CLERK OF THE WYADOTTE CO DISTRICT COURT				
710 N. 7TH STREET				
KANSAS CITY, KS 66101-				
CLERK OF THE WYADOTTE CO	0002272	11/08/2022	APPRAISER FEES-220 FRONT ST PURCHASE	4,850.00
CLERK OF THE WYADOTTE CO	0002272	11/08/2022	220 FRONT ST PROPERTY PURCHASE	76,000.00
Vendor 12097 - CLERK OF THE WYADOTTE CO DISTRICT COURT Total:				80,850.00
Vendor: 11908 - CMRS-FP				
U.S. POSTAL SERVICE (CMRS-FP)				
PO BOX 0505				
CAROL STREAM, IL 60132-0505				
CMRS-FP	NOVEMBER 2022	11/08/2022	METER POSTAGE-METER ACCOUNT #106001001663	820.00
Vendor 11908 - CMRS-FP Total:				820.00
Vendor: 7888 - COGENT, INC				
P.O. BOX 411832				
KANSAS CITY, MO 64141-1832				
COGENT, INC	5548160	11/08/2022	CHLORINE BOOSTER PUMP- WTP	2,770.60
Vendor 7888 - COGENT, INC Total:				2,770.60
Vendor: 0213 - COLEMAN EQUIPMENT INC				
P O BOX 456				
BONNER SPRINGS, KS 66012				
COLEMAN EQUIPMENT INC	100-31997	11/08/2022	AUGER RENTAL FOR TREE PLANTING PROJECT	141.90

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
COLEMAN EQUIPMENT INC	12864	11/08/2022	POWERHEAD	144.00
COLEMAN EQUIPMENT INC	548297	11/08/2022	BRUCH/CLEARING BLADE SET	
			DRIVE SHAFT FOR STIHL	28.77
			STRING TRIMMER-PARKS	
			MAINT	
COLEMAN EQUIPMENT INC	548346	11/08/2022	EXCHANGE PART FOR STIHL	6.60
			STRING TRIMMER DRIVE	
			SHAFT	
COLEMAN EQUIPMENT INC	548348	11/08/2022	CREDIT FOR SHIPPING CHARG	-6.77
COLEMAN EQUIPMENT INC	549857	11/08/2022	STIHL BACKPACKBLOWER	44.00
			REPAIR PARTS-PARKS MAINT	
COLEMAN EQUIPMENT INC	550549	11/08/2022	EQUIPMENT FUEL	135.00
COLEMAN EQUIPMENT INC	550766	11/08/2022	CHAIN SHARPENING	24.00
COLEMAN EQUIPMENT INC	550805	11/08/2022	WATER PUMP STARTER	29.97
			ASSEMBLY	
Vendor 0213 - COLEMAN EQUIPMENT INC Total:				547.47

Vendor: 10622 - COMPASS GROUP USA, INC

A DIVISION OF CANTEEN

PO BOX 417632

BOSTON, MA 02241-7632

COMPASS GROUP USA, INC	MCI19479	11/08/2022	COFFEE/SUGAR/CREAMER	86.21
COMPASS GROUP USA, INC	MCI19479	11/08/2022	COFFEE/SUGAR/CREAMER	86.21

Vendor 10622 - COMPASS GROUP USA, INC Total: 172.42

Vendor: 10136 - COMPLIANCEONE

2121 SW CHELSEA DRIVE

TOPEKA, KS 66614

COMPLIANCEONE	296979	11/08/2022	SEPTEMBER 2022 DRUG	322.92
			POOL MONTHLY CRG ACCT G4	
COMPLIANCEONE	296979	11/08/2022	SEPTEMBER 2022 DRUG	98.28
			POOL MONTHLY CRG ACCT G4	
COMPLIANCEONE	296979-A	11/08/2022	NON 5 PANEL URINE TEST X 1	475.20
COMPLIANCEONE	296979-A	11/08/2022	NON 5 PANEL URINE TEST X 1	52.80
COMPLIANCEONE	297402	11/08/2022	SEPTEMBER 2022 DRUG	48.40
			POOL MTHLY CRG ACCT CI405	
COMPLIANCEONE	297402	11/08/2022	SEPTEMBER 2022 DRUG	24.20
			POOL MTHLY CRG ACCT CI405	
COMPLIANCEONE	297402	11/08/2022	SEPTEMBER 2022 DRUG	24.20
			POOL MTHLY CRG ACCT CI405	
COMPLIANCEONE	297402	11/08/2022	SEPTEMBER 2022 DRUG	6.05
			POOL MTHLY CRG ACCT CI405	

Vendor 10136 - COMPLIANCEONE Total: 1,052.05

Vendor: 0716 - CORE & MAIN LP

PO BOX 28330

ST. LOUIS, MO 63146

CORE & MAIN LP	R628571	11/08/2022	DIST MAINT PARTS	240.59
CORE & MAIN LP	R647822	11/08/2022	BALL CORP STOP-BRINE TANK	321.35

Vendor 0716 - CORE & MAIN LP Total: 561.94

Vendor: 2290 - CRAFCO, INC

PO BOX 11407- DEPT 2279

BIRMINGHAM, AL 34246-2279

CRAFCO, INC	9402821456	11/08/2022	6 REPLACEMENT SWUEEGEE	102.00
			BLADES FOR CRACK SEAL	
			MACH	

Vendor 2290 - CRAFCO, INC Total: 102.00

Vendor: 12086 - CRISTIN REINER

24601 GARRETT ROAD

MCLOUTH, KS 66054-3064

CRISTIN REINER	70675	11/08/2022	OVERPAYMENT OF SET OFF	19.00
CRISTIN REINER	70675	11/08/2022	OVERPAYMENT OF SET OFF	0.50
CRISTIN REINER	70675	11/08/2022	OVERPAYMENT OF SET OFF	130.00
CRISTIN REINER	70675	11/08/2022	OVERPAYMENT OF SET OFF	50.00

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
CRISTIN REINER	70675	11/08/2022	OVERPAYMENT OF SET OFF	30.00
CRISTIN REINER	70675	11/08/2022	OVERPAYMENT OF SET OFF	-55.08
Vendor 12086 - CRISTIN REINER Total:				174.42

Vendor: 1739 - CUSTOM WELDING & FABRICATION

214 W SANTA FE

BONNER SPRINGS, KS 66012

CUSTOM WELDING & FABRIC	6-24-2-6571	11/08/2022	CUSTOM CLEAN AND TIG WELD LADDER 2531	295.00
Vendor 1739 - CUSTOM WELDING & FABRICATION Total:				295.00

Vendor: 0014 - DEFFENBAUGH INDUSTRIES INC WM CORPORATE SERVICES INC

AS PAYMENT AGENT

PO BOX 4648

CAROL STREAM, IL 60197-4648

DEFFENBAUGH INDUSTRIES I	17184-4861-4	11/08/2022	SLUDGE HAULING 10/1- 10/15/2022	3,064.98
DEFFENBAUGH INDUSTRIES I	6878812-4858-1	11/08/2022	CITY HALL/CMTY CENTER/ POLICE DUMPSTER & RECYC	529.74
DEFFENBAUGH INDUSTRIES I	6907433-4858-1	11/08/2022	PW DUMPSTER SERVICE	304.22
DEFFENBAUGH INDUSTRIES I	6908381-4858-1	11/08/2022	WWTP DUMPSTER SERVICE	34.38
DEFFENBAUGH INDUSTRIES I	6912050-4858-6	11/08/2022	CITY HALL/COMMUNITY CENTER/POLICE/DUMSTER AND RECY	670.56
Vendor 0014 - DEFFENBAUGH INDUSTRIES INC WM CORPORATE SERVICES INC Total:				4,603.88

Vendor: 12091 - DEJONEA TOWNSEND

1510 N. 78TH STREET

APT 8

KANSAS CITY, KS 66112-

DEJONEA TOWNSEND	44829025	11/08/2022	DEPOSIT REFUND- SUNFLOWER ROOM 11/5/202	100.00
Vendor 12091 - DEJONEA TOWNSEND Total:				100.00

Vendor: 12077 - E-470 PUBLIC HIGHWAY AUTHORITY

P O BOX 5470

DENVER, CO 80217-5470

E-470 PUBLIC HIGHWAY AUTH	2076197897	11/08/2022	UNIT 52	13.45
Vendor 12077 - E-470 PUBLIC HIGHWAY AUTHORITY Total:				13.45

Vendor: 11899 - EASY ICE, LLC

PO BOX 650769

DALLAS, TX 75265-0769

EASY ICE, LLC	00790100	11/08/2022	ICE MACHINE RENTAL (NOV 2022)	70.00
EASY ICE, LLC	00790100	11/08/2022	ICE MACHINE RENTAL (NOV 2022)	70.00
Vendor 11899 - EASY ICE, LLC Total:				140.00

Vendor: 8207 - ENSZ & JESTER, PC

1100 MAIN STREET, SUITE 2121

KANSAS CITY, MO 64105

ENSZ & JESTER, PC	0002263	11/08/2022	EEOC EMAIL EXCHANGE & KHRC CORRESPONDENCE	87.50
Vendor 8207 - ENSZ & JESTER, PC Total:				87.50

Vendor: 12082 - ERICA ZAMORA

842 S 132ND STREET

BONNER SPRINGS, KS 66012-

ERICA ZAMORA	45760631	11/08/2022	DEPOSIT REFUND-SOUTH PARK 10/29/2022	150.00
Vendor 12082 - ERICA ZAMORA Total:				150.00

Vendor: 10964 - EVERGY FKA KCP&L

PO BOX 219330

KANSAS CITY, MO 64121-9330

EVERGY FKA KCP&L	0002273	11/08/2022	SERV ADDRESS 12730 STATE- 9/15-10/147/2022	149.19
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Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
EVERGY FKA KCP&L	0002276	11/08/2022	SERVICE ADDRESS-949 N 142ND ST 9/15-10/17/2022	19.93
EVERGY FKA KCP&L	5302265559	11/08/2022	SIREN 631 N 126TH STREET	1.80
EVERGY FKA KCP&L	8816867433 OCT 2022	11/08/2022	MUNICIPAL STREET LIGHT-LED 2 MLLL 9/30-10/31/2022	472.07
EVERGY FKA KCP&L	935944-2971	11/08/2022	SIREN 708 S 122ND ST	1.56
Vendor 10964 - EVERGY FKA KCP&L Total:				644.55

Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC

PO BOX 219915

KANSAS CITY, MO 64121-9915

EVERGY KANSAS CENTRAL INC	0002265	11/08/2022	STREETLIGHTS	13,343.66
EVERGY KANSAS CENTRAL INC	0002292	11/08/2022	ELECTRICAL SERVICE	78.93
Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:				13,422.59

Vendor: 5516 - EXECUTIVE MARKETING PROMOTIONS

10601 N AMBASSADOR DRIVE K

KANSAS CITY, MO 64153

EXECUTIVE MARKETING PRO	83328	11/08/2022	YOUTH VOLLEYBALL JERSEYS & COACHES SHIRTS	2,479.00
Vendor 5516 - EXECUTIVE MARKETING PROMOTIONS Total:				2,479.00

Vendor: 4736 - FASTENAL

P O BOX 1286

WINONA, MN 55987-1286

FASTENAL	KSKA214935	11/08/2022	SAFETY GLASSES & GLOVES- DIST MAINT	22.89
Vendor 4736 - FASTENAL Total:				22.89

Vendor: 4342 - FELDMANS

1332 W KANSAS ST

LIBERTY, MO 64068-2379

FELDMANS	219507	11/08/2022	AC FACILITY KENNEL DOOR & STRAPS	259.98
FELDMANS	228581	11/08/2022	AC FACILITY KENNEL DOORS	461.98
FELDMANS	228582	11/08/2022	AC FACILITY KENNEL DOOR 6 X 5	266.99
FELDMANS	228582-C	11/08/2022	AC FACILITY KENNEL DOOR CREDIT NOT IN STOCK	-461.98
FELDMANS	322084	11/08/2022	DIESEL FUEL SPILL CONTAINER	273.98
FELDMANS	322128	11/08/2022	HOSE, NOZZLE&SWIVELHOOK FOR FUEL CELL VID #593	154.97
FELDMANS	322138	11/08/2022	MISC HARDWARE	20.67
FELDMANS	322215	11/08/2022	STOCKING HATS-WWTP	49.98
FELDMANS	322231	11/08/2022	REFLECTIVE STICKER NUMBER FOR VID #535	2.52
FELDMANS	322273	11/08/2022	5 GAL BUCKET-WWTP	8.29
FELDMANS	322280	11/08/2022	POWER CORD-WWTP	57.99
FELDMANS	32262	11/08/2022	FUNNEL FOR CHEMICAL APPLICATIONS WWTP	7.99
Vendor 4342 - FELDMANS Total:				1,103.36

Vendor: 10914 - FRANK ABART

12401 KAW DRIVE

BONNER SPRINGS, KS 66012

FRANK ABART	0002274	11/08/2022	MPR-BRANSON, MO MILEAGE	255.00
Vendor 10914 - FRANK ABART Total:				255.00

Vendor: 2425 - FRY & ASSOCIATES, INC.

101 E, 15TH AVE

NORTH KANSAS CITY, MO 64116-

FRY & ASSOCIATES, INC.	33155	11/08/2022	Lions Park Playground Resurfacing Project	27,591.00
Vendor 2425 - FRY & ASSOCIATES, INC. Total:				27,591.00

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 5821 - GEIGER READY MIX				
P.O. BOX 875439				
KANSAS CITY, MO 64187-5439				
GEIGER READY MIX	1068603	11/08/2022	FLOWABLE FILL-WATER MAIN REPAIR 402 N NECONI	608.60
GEIGER READY MIX	1069175	11/08/2022	FLOWABLE FILL-WATER MAIN REPAIR-13001 METROPOLITA	264.35
Vendor 5821 - GEIGER READY MIX Total:				872.95
Vendor: 1942 - GRASS PAD INC				
ACCOUNTS RECEIVABLE				
425 N RAWHIDE DR				
OLATHE, KS 66061				
GRASS PAD INC	541372	11/08/2022	TOP SOIL-DIST MAINT	45.90
GRASS PAD INC	541422	11/08/2022	GRASS SEED & TOP SOIL-DIST MAINT	74.80
GRASS PAD INC	541426	11/08/2022	TOP SOIL-DIST MAINT	22.95
GRASS PAD INC	541477	11/08/2022	TOP SOIL-DIST MAINT	151.60
GRASS PAD INC	541487	11/08/2022	TOP SOIL-DIST MAINT	22.95
GRASS PAD INC	541505	11/08/2022	TOP SOIL-DIST MAINT	45.90
GRASS PAD INC	541514	11/08/2022	TOP SOIL-DIST MAINT	45.90
Vendor 1942 - GRASS PAD INC Total:				410.00
Vendor: 1427 - GREATER KANSAS CITY ATTRACTION ASSOCIATION				
PO BOX 414021				
KANSAS CITY, MO 64141-4021				
GREATER KANSAS CITY ATTRA	01110	11/08/2022	MEMBERSHIP RENEWAL FOR 2023	500.00
Vendor 1427 - GREATER KANSAS CITY ATTRACTION ASSOCIATION Total:				500.00
Vendor: 1532 - GT DISTRIBUTORS				
1124 NEW MEISTER LANE, SUITE 100				
PFLUGERVILLE, TX 78660-6937				
GT DISTRIBUTORS	INV0926261	11/08/2022	UNIFORM ITEMS	119.99
GT DISTRIBUTORS	INV0926262	11/08/2022	UNIFORM ITEMS	21.50
GT DISTRIBUTORS	INV0926263	11/08/2022	UNIFORM ITEMS	81.00
GT DISTRIBUTORS	UNIV0007698	11/08/2022	UNIFORM ITEMS	7.00
Vendor 1532 - GT DISTRIBUTORS Total:				229.49
Vendor: 0021 - HACH COMPANY				
2207 COLLECTIONS CENTER DR				
CHICAGO, IL 60693				
HACH COMPANY	13206957	11/08/2022	SERV CONTRACT WWTP	1,195.00
HACH COMPANY	13206957	11/08/2022	SERV CONTRACT WTP	1,195.00
Vendor 0021 - HACH COMPANY Total:				2,390.00
Vendor: 1089 - HAWKINS, INC				
PO BOX 860263				
MINNEAPOLIS, MN 55486-0263				
HAWKINS, INC	6311689	11/08/2022	WTP-CHLORINE	2,275.06
HAWKINS, INC	6311697	11/08/2022	WTP-WATER REATMENT CHEMICALS	4,892.06
Vendor 1089 - HAWKINS, INC Total:				7,167.12
Vendor: 4275 - HAYNES EQUIPMENT CO INC				
15725 PFLUMM RD				
OLATHE, KS 66062				
HAYNES EQUIPMENT CO INC	27865E	11/08/2022	REPAIR GRINDER PUMP- 13713 ELMWOOD	607.69
HAYNES EQUIPMENT CO INC	27867E	11/08/2022	INSPECT GP IN INVENTORY	110.00
HAYNES EQUIPMENT CO INC	27884E	11/08/2022	SERVICE CALL-GRINDER PUMP 13525 HERITAGE DR	240.00
HAYNES EQUIPMENT CO INC	27921E	11/08/2022	REPAIR GRINDER PUMP 13525 HERITAGE DR	612.83
HAYNES EQUIPMENT CO INC	27923E	11/08/2022	REPAIR GRINDER PUMP 811 S 135TH	810.88

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
HAYNES EQUIPMENT CO INC	27925E	11/08/2022	REPAIR GRINDER PUMP- 13525 HERITAGE DR	399.21
HAYNES EQUIPMENT CO INC	27943E	11/08/2022	REPLACE GRINDER PUMP 13713 ELMWOOD	1,260.08
Vendor 4275 - HAYNES EQUIPMENT CO INC Total:				4,040.69
Vendor: 11922 - HEARTLAND TOW INC				
2220 N. 145TH TERRACE				
BASEHOR, KS 66010-				
HEARTLAND TOW INC	34785	11/08/2022	UNIT 52	75.00
Vendor 11922 - HEARTLAND TOW INC Total:				75.00
Vendor: 7242 - HELGET GAS PRODUCTS INC				
PO BOX 24246				
OMAHA, NE 68124-0246				
HELGET GAS PRODUCTS INC	01929498	11/08/2022	OXYGEN DELIVERY	101.92
HELGET GAS PRODUCTS INC	02516498	11/08/2022	OXYGEN DELIVERY	25.39
Vendor 7242 - HELGET GAS PRODUCTS INC Total:				127.31
Vendor: 0821 - HOLLIDAY SAND AND GRAVEL CO				
11011 CODY STREET SUITE 150				
OVERLAND PARK, KS 66210				
HOLLIDAY SAND AND GRAVEL	1500419574	11/08/2022	DIST MAINTENANCE	305.85
Vendor 0821 - HOLLIDAY SAND AND GRAVEL CO Total:				305.85
Vendor: 7720 - IBEC, LLC				
C/O ALARM CONNECTIONS PYMT CTR 1326				
PO BOX 936942				
ATLANTA, GA 31193-6942				
IBEC, LLC	7483864	11/08/2022	SECURITY SYSTEM MONITORING	60.00
Vendor 7720 - IBEC, LLC Total:				60.00
Vendor: 7269 - INDELCO PLASTICS CORPORATION				
6530 CAMBRIDGE ST				
MINNEAPOLIS, MN 55426				
INDELCO PLASTICS CORPORAT	INV357547	11/08/2022	MAINTENANCE PARTS FOR CHEMICAL PUMP-WTP	184.72
Vendor 7269 - INDELCO PLASTICS CORPORATION Total:				184.72
Vendor: 6581 - INLAND TRUCK PARTS CO.				
1370 S HAMILTON CIRCLE				
OLATHE, KS 66061				
INLAND TRUCK PARTS CO.	IN-1246868	11/08/2022	ADDTL LABOR AND PART TO COMPLETE REPAIR OF VID#52	987.24
INLAND TRUCK PARTS CO.	IN-1246868-PO	11/08/2022	Vehicle Repair - #526 Hydraulic System	8,080.58
Vendor 6581 - INLAND TRUCK PARTS CO. Total:				9,067.82
Vendor: 3289 - J & D EQUIPMENT INC				
3250 HARVESTER ROAD				
KANSAS CITY, KS 66115				
J & D EQUIPMENT INC	45663	11/08/2022	TARP KIT-VID #527	239.79
J & D EQUIPMENT INC	45816	11/08/2022	TARP KIT VID#535	239.79
J & D EQUIPMENT INC	68936A	11/08/2022	Up-Fittings for new 2022 Ford F-350 Flatbed (#535)	17,982.00
J & D EQUIPMENT INC	68936AB	11/08/2022	INSTALL GPS SYSTEM WITH PLOW & SPREADER VID #535	128.47
Vendor 3289 - J & D EQUIPMENT INC Total:				18,590.05
Vendor: 12092 - JAEIN MILLER				
522 N. THOMPSON ST				
KANSAS CITY, KS 66101-				
JAEIN MILLER	46275106	11/08/2022	DEPOSIT REFUND- SUNFLOWER ROOM 11/6/202	100.00
Vendor 12092 - JAEIN MILLER Total:				100.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 5588 - JAMES BALLEW				
335 PRATT AVE BONNER SPGS, KS 66012				
JAMES BALLEW	0002266	11/08/2022	2022 CHRISTMAS LIGHTS ON OAK & FRONT STREET	1,975.00
Vendor 5588 - JAMES BALLEW Total:				1,975.00
Vendor: 12043 - JOSHUA DUNN				
15954 S. MUR-LEN ROAD #126 OLATHE, KS 66062-				
JOSHUA DUNN	3442B	11/08/2022	SEXTON MONUMENT REPAIR- FINAL PAYMENT	3,149.80
Vendor 12043 - JOSHUA DUNN Total:				3,149.80
Vendor: 11985 - KANSAS CITY HYDRAULICS, INC				
944 OSAGE AVENUE KANSAS CITY, KS 66105-				
KANSAS CITY HYDRAULICS, IN	33625	11/08/2022	RESEAL & TEST CASE CYLINDER VID #1845C	245.00
Vendor 11985 - KANSAS CITY HYDRAULICS, INC Total:				245.00
Vendor: 9900 - KANSAS DEPARTMENT OF REVENUE MISCELLANEOUS TAX				
PO BOX 750680 TOPEKA, KS 66625-0680				
KANSAS DEPARTMENT OF REV	0002267	11/08/2022	3RD QTR 2022 WATER PROTECTION FEE	2,329.03
KANSAS DEPARTMENT OF REV	0002268	11/08/2022	3RD QTR 2022 CLEAN DRINKING WATER FEE	2,183.47
Vendor 9900 - KANSAS DEPARTMENT OF REVENUE MISCELLANEOUS TAX Total:				4,512.50
Vendor: 5308 - KANSAS ONE-CALL SYSTEM, INC C/O MORGAN STANLEY WEALTH MGMT				
7223 Parkway Drive, Ste 210 Hanover, MD 21076-				
KANSAS ONE-CALL SYSTEM, I	2100166	11/08/2022	OCTOBER LOCATES143	171.60
Vendor 5308 - KANSAS ONE-CALL SYSTEM, INC C/O MORGAN STANLEY WEALTH MGMT Total:				171.60
Vendor: 10555 - KBI LAB				
2001 SW WASHBURN TOPEKA, KS 66604-1137				
KBI LAB	106445	11/08/2022	LAB FEE-LESLEY MCLAUGHLIN	400.00
Vendor 10555 - KBI LAB Total:				400.00
Vendor: 10214 - KC AUCTION DIRECT LLC				
6615 WOODLAND DRIVE SHAWNEE, KS 66218-				
KC AUCTION DIRECT LLC	22802	11/08/2022	UNIT 49	455.95
KC AUCTION DIRECT LLC	22926	11/08/2022	UNIT 70	645.95
KC AUCTION DIRECT LLC	22929	11/08/2022	UNIT 66	410.00
Vendor 10214 - KC AUCTION DIRECT LLC Total:				1,511.90
Vendor: 2384 - KU PUBLIC MANAGEMENT CENTER				
1445 JAYHAWK BLVD 4060 WESCOE HALL LAWRENCE, KS 66045				
KU PUBLIC MANAGEMENT CE	120D2BE8	11/08/2022	CERTIFIED PUBLIC MANAGER PROGRAM	3,900.00
Vendor 2384 - KU PUBLIC MANAGEMENT CENTER Total:				3,900.00
Vendor: 11728 - LABAN CONTRACTING LLC				
3693 SUNSET DRIVE WELLINGTON, MO 64097-				
LABAN CONTRACTING LLC	INV/2022/0648	11/08/2022	KMP-FARMERS MKT PORT A LET 8/24-9/20/2022	200.00
LABAN CONTRACTING LLC	INV/2022/0648	11/08/2022	KMP-FARMERS MKT PORT A LET 9/21-10/26/2022	257.14
LABAN CONTRACTING LLC	INV/2022/0649	11/08/2022	NP SOCCER FIELD PORT A LET 9/28-10/25/2022	200.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
LABAN CONTRACTING LLC	INV/2022/0650	11/08/2022	CENTENNIAL-CITY BANK-PORT A LET 8/24-9/20/2022	200.00
LABAN CONTRACTING LLC	INV/2022/0650	11/08/2022	CENTENNIAL-CITY BANK-PORT A LET 9/21-10/18/2022	200.00
Vendor 11728 - LABAN CONTRACTING LLC Total:				1,057.14
Vendor: 3003 - LAKE OF THE FOREST INC				
P.O. BOX 1424				
TREASURER OF THE BOARD				
BONNER SPRINGS, KS 66012				
LAKE OF THE FOREST INC	NOVEMBER 2022	11/08/2022	REFUSE SUBSIDY	247.00
Vendor 3003 - LAKE OF THE FOREST INC Total:				247.00
Vendor: 8009 - LIFE-ASSIST, INC				
11277 SUNRISE PARK DRIVE				
RANCHO CORDOVA, CA 95742				
LIFE-ASSIST, INC	1252325	11/08/2022	MEDICAL SUPPLIES	18.60
LIFE-ASSIST, INC	1252727	11/08/2022	MEDICAL SUPPLIES	12.40
Vendor 8009 - LIFE-ASSIST, INC Total:				31.00
Vendor: 3373 - LUKE HTG & AIR CONDITIONING				
107 E 2ND ST				
BONNER SPGS, KS 66012				
LUKE HTG & AIR CONDITIONI	10522	11/08/2022	NEW A/C UNIT-SOUTH PARK	4,700.00
Vendor 3373 - LUKE HTG & AIR CONDITIONING Total:				4,700.00
Vendor: 12093 - MAX GUGGISBERG				
10215 POLFER LANE				
KANSAS CITY, KS 66109-				
MAX GUGGISBERG	0002275	11/08/2022	REIMBURSEMENT FOR LIFEGUARD CERTIFICATION	100.00
Vendor 12093 - MAX GUGGISBERG Total:				100.00
Vendor: 7587 - MCANANY OIL CO., INC.				
PO BOX 906				
OLATHE, KS 66051				
MCANANY OIL CO., INC.	9601	11/08/2022	MOTOR FUEL	8,477.28
Vendor 7587 - MCANANY OIL CO., INC. Total:				8,477.28
Vendor: 7774 - METRO AIR CONDITIONING CO				
8151 MCCOY				
SHAWNEE, KS 66227				
METRO AIR CONDITIONING C	643055	11/08/2022	HVAC REPAIRS	372.00
Vendor 7774 - METRO AIR CONDITIONING CO Total:				372.00
Vendor: 6137 - METRO COURIER INC				
PO BOX 9410				
WICHITA, KS 67277-0410				
METRO COURIER INC	24792	11/08/2022	SAMPLE DELIVERIES 10/12/2022	22.62
METRO COURIER INC	25393	11/08/2022	SAMPLE DELIVERIES 10/19 AND 10/25/2022	44.52
Vendor 6137 - METRO COURIER INC Total:				67.14
Vendor: 3759 - MIDWEST BUS SALES INC				
PO BOX 844725				
KANSAS CITY, MO 64184-4725				
MIDWEST BUS SALES INC	R010025384	11/08/2022	FIRE TRUCK 2531 OIL CHANGE/COOLANT LEAK	979.58
MIDWEST BUS SALES INC	R010025384 10/20/2022	11/08/2022	ENGINE 2531 OIL CHANGE	767.03
Vendor 3759 - MIDWEST BUS SALES INC Total:				1,746.61
Vendor: 8001 - MIDWEST PUBLIC RISK				
19400 E VALLEY VIEW PARKWAY				
INDEPENDENCE, MO 64055				
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	1,620.00
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	11,785.04

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	1,553.84
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	144.40
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	5,940.31
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	1,336.20
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	1,997.20
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	5,653.18
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	8,705.48
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	1,968.60
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	3,338.60
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	24,787.56
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	9,372.21
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	5,294.21
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	4,422.41
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	698.60
MIDWEST PUBLIC RISK	0002269	11/08/2022	NOVEMBER HEALTH, DENTAL & VISION INSURANCE	5,068.16

Vendor 8001 - MIDWEST PUBLIC RISK Total: 93,686.00

Vendor: 0436 - MISSOURI DOOR CO INC
1223 GIBSON STREET
YOUNGSTOWN, OH 44502-

MISSOURI DOOR CO INC	43841	11/08/2022	GARAGE DOOR REPAIR	564.90
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Vendor 0436 - MISSOURI DOOR CO INC Total: 564.90

Vendor: 9839 - MUELLER SYSTEMS, LLC
23418 NETWORK PLACE
CHICAGO, IL 60673-1234

MUELLER SYSTEMS, LLC	65592069	11/08/2022	ANNUAL MIANTENANCE RENEWAL-TRANSCIEVER MNT1789	1,782.48
MUELLER SYSTEMS, LLC	65592070	11/08/2022	ANNUAL MIANTENANCE RENEWAL-TRANSCIEVER MNT2017	1,782.48
MUELLER SYSTEMS, LLC	65606939	11/08/2022	CREDI	-1,782.48

Vendor 9839 - MUELLER SYSTEMS, LLC Total: 1,782.48

Vendor: 7935 - NANCY L. GOSS
15803 154TH ST
BONNER SPRINGS, KS 66012

NANCY L. GOSS	110122	11/08/2022	QUARTERLY PEST CONTROL-PW AND WWTP	117.50
NANCY L. GOSS	110122	11/08/2022	QUARTERLY PEST CONTROL-PW AND WWTP	73.00

Vendor 7935 - NANCY L. GOSS Total: 190.50

Vendor: 12079 - NAVIGATE360, LLC
PO BOX 933402
CLEVELAND, OH 44193-

NAVIGATE360, LLC	78711	11/08/2022	CULLUMM ALICE TRAINING	749.00
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Vendor 12079 - NAVIGATE360, LLC Total: 749.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 0947 - O'REILLY AUTO STORES INC				
P O BOX 9464				
SPRINGFIELD, MO 65801-9464				
O'REILLY AUTO STORES INC	264-145408	11/08/2022	TIRE GAUGE	12.87
O'REILLY AUTO STORES INC	264-145497	11/08/2022	VEHICLE PARTS	8.52
O'REILLY AUTO STORES INC	264-155298	11/08/2022	PAINT	75.73
O'REILLY AUTO STORES INC	264-155332	11/08/2022	PRIMER	211.01
O'REILLY AUTO STORES INC	264-155338	11/08/2022	TAPE	4.12
O'REILLY AUTO STORES INC	264-160495	11/08/2022	TRANSMISSION FLUID	23.98
O'REILLY AUTO STORES INC	264-168390	11/08/2022	DRY LUBRICANT	6.99
O'REILLY AUTO STORES INC	264-172886	11/08/2022	VEHICLE CLEANER AND AIR FRESHENER	13.28
O'REILLY AUTO STORES INC	264-183291	11/08/2022	TRUCK BED COATING-PROT VID#527	19.99
Vendor 0947 - O'REILLY AUTO STORES INC Total:				376.49
Vendor: 11769 - OTTAWA BUS SERVICE, INC.				
1320 W. 149TH STREET				
OLATHE, KS 66061-				
OTTAWA BUS SERVICE, INC.	37809	11/08/2022	REMAINDER OF CHARTER BUS FOR HOLIDAY LIGHTS TRIP	602.00
Vendor 11769 - OTTAWA BUS SERVICE, INC. Total:				602.00
Vendor: 2955 - P.B. HOIDALE CO. INC				
PO BOX 12104				
WICHITA, KS 67277-2104				
P.B. HOIDALE CO. INC	1128699	11/08/2022	MONTHLY FUEL TANK INSPECTION/WALK THRU 10/7/22	224.50
Vendor 2955 - P.B. HOIDALE CO. INC Total:				224.50
Vendor: 3393 - PACE ANALYTICAL				
PO BOX 684056				
CHICAGO, IL 60695-4056				
PACE ANALYTICAL	2260163860	11/08/2022	WWTP SAMPLE ANALYSIS	22.81
PACE ANALYTICAL	2260165065	11/08/2022	WWTP SLUDGE SAMPLE ANALYSIS	445.26
PACE ANALYTICAL	2260169477	11/08/2022	WWTP SAMPLE ANALYSIS	48.87
Vendor 3393 - PACE ANALYTICAL Total:				516.94
Vendor: 12081 - PAMELA SCHMELTZ				
3431 N. 123RD STREET				
KANSAS CITY, KS 66109-				
PAMELA SCHMELTZ	44937131	11/08/2022	DEPOSIT REFUND-SUNFLOWER ROOM 10/29/20	100.00
Vendor 12081 - PAMELA SCHMELTZ Total:				100.00
Vendor: 11541 - PEREGRINE CORPORATION				
PO BOX 14190				
MONROE, LA 71207-4190				
PEREGRINE CORPORATION	493877	11/08/2022	SECT 2 OCTOBER UTIL BILLS (1004/968)	524.20
PEREGRINE CORPORATION	494724	11/08/2022	SECT 4 OCTOBER UTIL BILLS (1032/998)	540.15
PEREGRINE CORPORATION	495262	11/08/2022	SECT 5 OCTOBER UTIL BILLS (691/657)	356.70
Vendor 11541 - PEREGRINE CORPORATION Total:				1,421.05
Vendor: 3531 - PERRY & TRENT LLC				
132 OAK STREET				
BONNER SPRINGS, KS 66012-				
PERRY & TRENT LLC	2955	11/08/2022	LEGAL PROFESSIONAL SERVICES 9/1-9/30/2022	868.00
Vendor 3531 - PERRY & TRENT LLC Total:				868.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11867 - PI MANAGED SERVICES LLC				
PO BOX 841121				
KANSAS CITY, MO 64184-1121				
PI MANAGED SERVICES LLC	66544	11/08/2022	RUCKUS LIC FOR WIRELESS POINTS X 17	1,955.00
PI MANAGED SERVICES LLC	66544	11/08/2022	RUCKUS LIC FOR WIRELESS POINTS X 8	920.00
PI MANAGED SERVICES LLC	4530	11/08/2022	IT SERVICES	500.00
Vendor 11867 - PI MANAGED SERVICES LLC Total:				3,375.00
Vendor: 6374 - POLYDYNE INC				
P O BOX 404642				
ATLANTA, GA 30384-4642				
POLYDYNE INC	1684344	11/08/2022	4 DRUMS-CLARIFLOC	2,970.00
Vendor 6374 - POLYDYNE INC Total:				2,970.00
Vendor: 7022 - POSTMASTER				
135 CEDAR				
BONNER SPRINGS, KS 66012-9998				
POSTMASTER	111591-10272022	11/08/2022	RESTITUTION-536 CREST CIRCLE	50.00
Vendor 7022 - POSTMASTER Total:				50.00
Vendor: 7889 - PREMIER AUTOMOTIVE OF BS LLC				
1800 N 100TH TERR				
KANSAS CITY, KS 66109				
PREMIER AUTOMOTIVE OF BS	646098/1	11/08/2022	OIL & FILER CHANGE,MULTIPOINT VEHICLE INSPE #523	97.66
Vendor 7889 - PREMIER AUTOMOTIVE OF BS LLC Total:				97.66
Vendor: 7032 - PRINTING SYSTEMS				
12005 BEECH DALY				
TAYLOR, MI 48180				
PRINTING SYSTEMS	2231218	11/08/2022	5000 CHECKS FOR ACCOUNTS PAYABLE	420.90
Vendor 7032 - PRINTING SYSTEMS Total:				420.90
Vendor: 10030 - QUALITY SPEAKS, LLC				
SYNDEO LLC BROADVOICE				
PO BOX 31001-3162				
LOCKBOX NUMBER 913162				
PASADENA, CA 91110-3162				
QUALITY SPEAKS, LLC	7086553	11/08/2022	PHONE BILL	71.76
QUALITY SPEAKS, LLC	7094387	11/08/2022	VOIP PHONES-FIRE DEPT	76.08
Vendor 10030 - QUALITY SPEAKS, LLC Total:				147.84
Vendor: 6838 - REJIS COMMISSION REGIONAL JUSTICE INFORMATION				
4255 W PINE BLVD.,				
ST. LOUIS, MO 63108-2803				
REJIS COMMISSION REGIONA	494586	11/08/2022	REJIS MAINT AND SUPPORT- OCTOBER 2022	582.99
REJIS COMMISSION REGIONA	494643	11/08/2022	REJIS VPN CONNECTION	37.25
REJIS COMMISSION REGIONA	494643	11/08/2022	REJIS FIREWALL MAINT	50.00
Vendor 6838 - REJIS COMMISSION REGIONAL JUSTICE INFORMATION Total:				670.24
Vendor: 11773 - RONALD TILDEN				
312 OAK STREET				
BONNER SPRINGS, KS 66012-				
RONALD TILDEN	102559	11/08/2022	UNIT 64	69.95
RONALD TILDEN	102696	11/08/2022	UNIT 69	25.00
RONALD TILDEN	103663	11/08/2022	UNIT 50	25.00
RONALD TILDEN	103790	11/08/2022	FLAT REPAIR & NEW TIRE-VID #665	157.50
RONALD TILDEN	103893	11/08/2022	REPLACE TWO REAR TIRE AND FRONT BRAKE PADS #110	417.40
RONALD TILDEN	103992	11/08/2022	UNIT 52	94.95

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
RONALD TILDEN	104081	11/08/2022	NEW TIRE VID #1250	111.25
RONALD TILDEN	104135	11/08/2022	UNIT 52	18.00
Vendor 11773 - RONALD TILDEN Total:				919.05
Vendor: 12058 - RUSSELL S TORREY				
PO BOX 264				
WAMEGO, KS 66547-				
RUSSELL S TORREY	0002283	11/08/2022	Pool Painting	31,524.75
RUSSELL S TORREY	0002283	11/08/2022	Pool Painting	6,875.25
Vendor 12058 - RUSSELL S TORREY Total:				38,400.00
Vendor: 7955 - RYAN CASEY				
16414 149TH ST				
BONNER SPRINGS, KS 66012				
RYAN CASEY	44696451	11/08/2022	DEPOSIT REFUND- SUNFLOWER ROOM 11/4/202	100.00
Vendor 7955 - RYAN CASEY Total:				100.00
Vendor: 10388 - SALTUS TECHNOLOGIES, LLC				
907 S DETROIT #820				
TULSA, OK 74120				
SALTUS TECHNOLOGIES, LLC	2210-51	11/08/2022	SERVICE AGREEMENT	665.00
Vendor 10388 - SALTUS TECHNOLOGIES, LLC Total:				665.00
Vendor: 11743 - SAMSARA INC.				
PO BOX 735462				
DALLAS, TX 75373-5462				
SAMSARA INC.	3105195201994	11/08/2022	ANNUAL FLEET MAINT SYSTE	169.34
SAMSARA INC.	3105195201994	11/08/2022	ANNUAL FLEET MAINT SYSTE	169.33
SAMSARA INC.	3105195201994	11/08/2022	ANNUAL FLEET MAINT SYSTE	169.33
Vendor 11743 - SAMSARA INC. Total:				508.00
Vendor: 6010 - SCHUETZ CONSTRUCTION				
14833 142ND ST				
BONNER SPGS, KS 66012				
SCHUETZ CONSTRUCTION	4465	11/08/2022	REPAIR DAMAGE TO WATERLINES CAUSED BY AT&T CONTRACT	3,670.23
SCHUETZ CONSTRUCTION	4487	11/08/2022	Replace stormwater pipe on Kansas Av near 138th St	21,938.80
SCHUETZ CONSTRUCTION	4488	11/08/2022	LIFT SKID STEER INTO WWTP AERATION BASIN TO CLEAN	1,445.00
Vendor 6010 - SCHUETZ CONSTRUCTION Total:				27,054.03
Vendor: 12088 - SCOTT DOWNEY				
7300 STATE AVE				
APT 421				
KANSAS CITY, KS 66112-				
SCOTT DOWNEY	109624	11/08/2022	BOND REFUND	330.00
Vendor 12088 - SCOTT DOWNEY Total:				330.00
Vendor: 7934 - SITEONE LANDSCAPE SUPPLY HOLDING,LLC				
24110 NETWORK PLACE				
CHICAGO, IL 60673-1241				
SITEONE LANDSCAPE SUPPLY	1233881390-001	11/08/2022	TRIP DRIP BAGS & STRAPS FOR STAKING TREES	534.15
Vendor 7934 - SITEONE LANDSCAPE SUPPLY HOLDING,LLC Total:				534.15
Vendor: 11869 - SOUTHWEST ANSWERING SERVICE INC				
P.O. BOX 202181				
BLOOMINGTON, MN 55420-				
SOUTHWEST ANSWERING SER	287110072022	11/08/2022	AFTER HOURS ANSWERING SERV-7/15/9/8/2022	105.53
SOUTHWEST ANSWERING SER	287110072022	11/08/2022	AFTER HOURS ANSWERING SERV-7/15/9/8/2022	105.53
SOUTHWEST ANSWERING SER	287110072022	11/08/2022	AFTER HOURS ANSWERING SERV-7/15/9/8/2022	105.53
Vendor 11869 - SOUTHWEST ANSWERING SERVICE INC Total:				316.59

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7670 - STAPLES CONTRACT & COMMERCIAL STAPLES BUSINESS ADVANTAGE				
PO BOX 660409				
DALLAS, TX 75266-0409				
STAPLES CONTRACT & COMM	806088404	11/08/2022	OFFICE SUPPLIES-AAA	13.67
			BATTERIES-INVENTORY	
STAPLES CONTRACT & COMM	806088404	11/08/2022	OFFICE SUPPLIES-APC BACK U	134.74
STAPLES CONTRACT & COMM	806088404	11/08/2022	OFFICE SUPPLIES-RUBBER BANDS	1.81
STAPLES CONTRACT & COMM	8067854443	11/08/2022	OFFICE SUPPLIES	83.81
STAPLES CONTRACT & COMM	8067929565	11/08/2022	HP305A 4 PACK TONER	350.73
STAPLES CONTRACT & COMM	8068005370	11/08/2022	HP305A CYAN, YELLOW & MAGENTA	342.84
Vendor 7670 - STAPLES CONTRACT & COMMERCIAL STAPLES BUSINESS ADVANTAGE Total:				927.60
Vendor: 12087 - TASHA BOGGS				
4012 TROOST AVE				
KANSAS CITY, MO 64110-				
TASHA BOGGS	107170	11/08/2022	BOND REFUND-BALANCE	80.00
Vendor 12087 - TASHA BOGGS Total:				80.00
Vendor: 5723 - TERRENCE L CHRISTENSEN				
408 LAKE OF THE FOREST				
BONNER SPRINGS, KS 66012				
TERRENCE L CHRISTENSEN	1731	11/08/2022	CAR SHOW T-SHIRTS	722.50
Vendor 5723 - TERRENCE L CHRISTENSEN Total:				722.50
Vendor: 12080 - TESSA FRANCHETT				
640 LAKEWOOD ROAD				
BONNER SPRINGS, KS 66012-				
TESSA FRANCHETT	45545856	11/08/2022	DEPOSIT REFUND-HONEYBEE ROOM 10/29/2022	100.00
Vendor 12080 - TESSA FRANCHETT Total:				100.00
Vendor: 10879 - TEUTONIC HOLDINGS LLC SYNDEO LLC DBA BROADVOICE				
LOCKBOX #913150				
PO BOX 31001-3150				
PASADENA, CA 91110-3150				
TEUTONIC HOLDINGS LLC SYN	364426	11/08/2022	PHONE SERVICE 200 E 3RD 11/7-12/6/2022	217.55
Vendor 10879 - TEUTONIC HOLDINGS LLC SYNDEO LLC DBA BROADVOICE Total:				217.55
Vendor: 5375 - TG TECHNICAL SERVICES				
PO BOX 775				
LEES SUMMIT, MO 64063				
TG TECHNICAL SERVICES	612	11/08/2022	QUARTERLY CALIBRATION-WWTP GAS MONITOR	205.00
Vendor 5375 - TG TECHNICAL SERVICES Total:				205.00
Vendor: 10854 - THE JATH GROUP, INC				
PO BOX 9258				
OVERLAND PARK, KS 66201-				
THE JATH GROUP, INC	63426	11/08/2022	EXTRA CLEANING AT SOUTH PARK-9/21/2022	125.00
THE JATH GROUP, INC	63575	11/08/2022	REGULAR JANITORIAL SERV-CITY HALL-11/1-11/30/2022	1,870.00
THE JATH GROUP, INC	63576	11/08/2022	JANITORIAL SERVICE-11/1-11/30/2022 COMMUNITY CENTE	1,480.00
THE JATH GROUP, INC	63577	11/08/2022	JANITORIAL CLEANING	148.33
THE JATH GROUP, INC	63577	11/08/2022	JANITORIAL CLEANING	148.34
THE JATH GROUP, INC	63577	11/08/2022	JANITORIAL CLEANING	148.33
THE JATH GROUP, INC	63578	11/08/2022	CLEANING SERVICE FEE	1,155.00
THE JATH GROUP, INC	S-11769	11/08/2022	JANITORIAL SUPPLIES	18.28
THE JATH GROUP, INC	S-11769	11/08/2022	JANITORIAL SUPPLIES	18.27
THE JATH GROUP, INC	S-11769	11/08/2022	JANITORIAL SUPPLIES	18.28

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
THE JATH GROUP, INC	S-11794	11/08/2022	TOLIET TISSUE/TOPK PEAKSERVE HAND SOAP/HAND SOAP	85.98
THE JATH GROUP, INC	S-11794	11/08/2022	TOLIET TISSUE/TOPK PEAKSERVE HAND SOAP/HAND SOAP	63.38
THE JATH GROUP, INC	S-11794	11/08/2022	TOLIET TISSUE/TOPK PEAKSERVE HAND SOAP/HAND SOAP	62.50
THE JATH GROUP, INC	S-11795	11/08/2022	JANITORIAL SUPPLIES- KITCHEN TOWELS-NOVEMBER	62.32
THE JATH GROUP, INC	S11796	11/08/2022	CUSTODIAL SERVICE ITEMS	134.27
Vendor 10854 - THE JATH GROUP, INC Total:				5,538.28

Vendor: 0017 - TOMPKINS INDUSTRIES INC

P.O. Box 88686

CAROL STREAM, IL 60188-8686

TOMPKINS INDUSTRIES INC	405300320	11/08/2022	HOSE ASSEMBLY REPL FOR AIR COMP TRAILER VID #750	32.54
TOMPKINS INDUSTRIES INC	405301538	11/08/2022	CRIMP FITTING AND MULTIPURPOSE HOSE VID#75	48.98
Vendor 0017 - TOMPKINS INDUSTRIES INC Total:				81.52

Vendor: 7715 - TYLER TECHNOLOGIES INC

P.O. BOX 203556

DALLAS, TX 75320-3556

TYLER TECHNOLOGIES INC	025-399273	11/08/2022	Tyler Content Manager Software Annual Maintenanc	133.75
TYLER TECHNOLOGIES INC	025-399273	11/08/2022	Tyler Content Manager Software	5,137.00
TYLER TECHNOLOGIES INC	025-399273	11/08/2022	Tyler Content Manager Software Annual Maintenanc	133.75
Vendor 7715 - TYLER TECHNOLOGIES INC Total:				5,404.50

Vendor: 3025 - U.S. VENTURE, INC

7984 SOLUTION CENTER

CHICAGO, IL 60677-7009

U.S. VENTURE, INC	6797629	11/08/2022	FLEET TIRES	1,735.20
U.S. VENTURE, INC	6813262	11/08/2022	FLEET TIRES	261.68
Vendor 3025 - U.S. VENTURE, INC Total:				1,996.88

Vendor: 5824 - ULINE, INC.

PO BOX 88741

ATTN: ACCOUNTS RECEIVABLE

CHICAGO, IL 60680-1741

ULINE, INC.	155556800	11/08/2022	REFLECTIVE TAPE FOR TRUCKS & TRAILERS	209.99
Vendor 5824 - ULINE, INC. Total:				209.99

Vendor: 3736 - UNIFIED TREASURER

710 N 7TH ST, SUITE 20

KANSAS CITY, KS 66101

UNIFIED TREASURER	SEPT 2022	11/08/2022	WYCO JAIL HOUSIN- SEPTEMBER 2022	3,687.25
Vendor 3736 - UNIFIED TREASURER Total:				3,687.25

Vendor: 6819 - UNIFIRST CORPORATION

PO BOX 650481

DALLAS, TX 75265-0481

UNIFIRST CORPORATION	229-0087836	11/08/2022	BLDG MAINT/FLOOR MATS WWTP	71.36
UNIFIRST CORPORATION	229-0087910	11/08/2022	BLDG MAINT/RESTROOM SUPPLIES	42.74
UNIFIRST CORPORATION	229-0087910	11/08/2022	UNIFORM RENTALS	69.89
UNIFIRST CORPORATION	229-0087910	11/08/2022	UNIFORM RENTALS	22.99
UNIFIRST CORPORATION	229-0087910	11/08/2022	BLDG MAINT/RESTROOM SUPPLIES	42.74

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
UNIFIRST CORPORATION	229-0087910	11/08/2022	UNIFORM RENTALS	45.98
UNIFIRST CORPORATION	229-0090544	11/08/2022	BLDG MAINT/RESTROOM SUPPLIES	16.24
UNIFIRST CORPORATION	229-0090544	11/08/2022	UNIFORM RENTALS	68.64
UNIFIRST CORPORATION	229-0090544	11/08/2022	UNIFORM RENTALS	22.99
UNIFIRST CORPORATION	229-0090544	11/08/2022	BLDG MAINT/RESTROOM SUPPLIES	16.24
UNIFIRST CORPORATION	229-0090544	11/08/2022	UNIFORM RENTALS	45.98
UNIFIRST CORPORATION	229-0093052	11/08/2022	BLDG MAINT/FLOOR MATS-WWTP	71.36
UNIFIRST CORPORATION	229-0093127	11/08/2022	BLDG MAINT/RESTROOM SUPPLIES	42.74
UNIFIRST CORPORATION	229-0093127	11/08/2022	UNIFORM RENTALS	68.64
UNIFIRST CORPORATION	229-0093127	11/08/2022	UNIFORM RENTALS	22.99
UNIFIRST CORPORATION	229-0093127	11/08/2022	BLDG MAINT/RESTROOM SUPPLIES	42.74
UNIFIRST CORPORATION	229-0093127	11/08/2022	UNIFORM RENTALS	45.98
UNIFIRST CORPORATION	229-0095718	11/08/2022	BLDG MAINT/RESTROOM SUPPLIES	13.24
UNIFIRST CORPORATION	229-0095718	11/08/2022	UNIFORM RENTALS	61.16
UNIFIRST CORPORATION	229-0095718	11/08/2022	UNIFORM RENTALS	22.99
UNIFIRST CORPORATION	229-0095718	11/08/2022	BLDG MAINT/RESTROOM SUPPLIES	13.24
UNIFIRST CORPORATION	229-0095718	11/08/2022	UNIFORM RENTALS	53.46
Vendor 6819 - UNIFIRST CORPORATION Total:				924.33

**Vendor: 4137 - UNIVERSITY OF KS HOSPITAL AUTH
PO BOX 958701
ST LOUIS, MO 63195-8701**

UNIVERSITY OF KS HOSPITAL	00308313-00	11/08/2022	PRE=EMPLOYMENT TESTING X 3	159.00
UNIVERSITY OF KS HOSPITAL	00308313-00	11/08/2022	PRE=EMPLOYMENT TESTING X 3	159.00
UNIVERSITY OF KS HOSPITAL	00308313-00	11/08/2022	PRE=EMPLOYMENT TESTING X 3	40.00
UNIVERSITY OF KS HOSPITAL	00312835-00	11/08/2022	RESPRIATOR PHY/SPIROMETRY/POST OFF X 2	318.00
Vendor 4137 - UNIVERSITY OF KS HOSPITAL AUTH Total:				676.00

**Vendor: 0915 - VERIZON WIRELESS
P.O. BOX 16810
NEWARK, NJ 07101-6810**

VERIZON WIRELESS	9917774006	11/08/2022	MONTHLY CHG-LIFT STATIONS COMM-10/10-11/9/2022	200.05
Vendor 0915 - VERIZON WIRELESS Total:				200.05

**Vendor: 12076 - VINCENT C HALL
1409 NE BRONZE DRIVE
LEE'S SUMMIT, MO 64086-**

VINCENT C HALL	AB-2409	11/08/2022	FIREARM MODIFICATIONS	349.95
Vendor 12076 - VINCENT C HALL Total:				349.95

**Vendor: 0712 - W W GRAINGER
P O BOX 419267
DEPT.804771590
KANSAS CITY, MO 64141-6267**

W W GRAINGER	9476856225	11/08/2022	QUICK CONNECT COUPLE-DIST MAINT	30.72
Vendor 0712 - W W GRAINGER Total:				30.72

**Vendor: 12060 - WAND NEWCO 3, INC
715 S. 130TH STREET
BONNER SPRINGS, KS 66012-**

WAND NEWCO 3, INC	2755000015	11/08/2022	UNIT 68	2,115.50
Vendor 12060 - WAND NEWCO 3, INC Total:				2,115.50

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7375 - WATCHMEN SECURITY SERVICES				
10312 E. 63RD TERRACE				
RAYTOWN, MO 64133				
WATCHMEN SECURITY SERVIC	70416	11/08/2022	MONTHLY MONITORING- COMMUNITY CTR-NOV	123.12
WATCHMEN SECURITY SERVIC	70681	11/08/2022	MONTHLY MONITORING- AQUATIC PARK-NOV 2022	54.00
Vendor 7375 - WATCHMEN SECURITY SERVICES Total:				177.12
Vendor: 1321 - WESTLAKE HARDWARE				
P O BOX 219370				
KS-014				
KANSAS CITY, MO 64121-9370				
WESTLAKE HARDWARE	14004320	11/08/2022	LOCK & FLAT WASHER FOR LION PARK BOLLARD	16.08
WESTLAKE HARDWARE	14004321	11/08/2022	SUPPLIES TO REPAIR BROKER WATER LINE AT PW SHOP	28.17
WESTLAKE HARDWARE	14004322	11/08/2022	WORK GLOVES & COMPACT FOLDING KNIFE	29.96
WESTLAKE HARDWARE	14004332	11/08/2022	LIGHT BULBS CHANGING STICK VID #501	27.99
WESTLAKE HARDWARE	14004335	11/08/2022	MISC HARDWARE-REPAIR BATTERY CABLE VID #550	26.26
WESTLAKE HARDWARE	14004343	11/08/2022	COVER FOR LIGHTS IMPOUND FACILITY ACO	4.59
WESTLAKE HARDWARE	14004346	11/08/2022	MISC SUPPLIES-CLEAN UP GRAFFITI @ LION PARK	84.12
WESTLAKE HARDWARE	14004355	11/08/2022	WORK GLOVES	5.99
WESTLAKE HARDWARE	14004362	11/08/2022	BULK FASTENERS	5.94
WESTLAKE HARDWARE	14004364	11/08/2022	BULK FASTENERS	2.82
WESTLAKE HARDWARE	14004377	11/08/2022	PRY BAR	5.59
WESTLAKE HARDWARE	14004384	11/08/2022	MISC HARDWARE-WTP LAB	15.77
WESTLAKE HARDWARE	14004398	11/08/2022	SPRAY FOAM INSULATION PD IMPOUND BLDG	11.99
WESTLAKE HARDWARE	14004402	11/08/2022	STATION MAINTENANCE	25.16
WESTLAKE HARDWARE	14004404	11/08/2022	TAPE MEASURE	23.99
WESTLAKE HARDWARE	14004406	11/08/2022	DRYWALL TAPE-PD IMPOUND BLDG	8.99
WESTLAKE HARDWARE	14004408	11/08/2022	STRETCH WRAP	19.99
WESTLAKE HARDWARE	14004412	11/08/2022	STATION MAINTENANCE	20.99
Vendor 1321 - WESTLAKE HARDWARE Total:				364.39
Vendor: 11421 - WEX INC.				
PO BOX 6293				
CAROL STREAM, IL 60197-6293				
WEX INC.	84846549	11/08/2022	FUEL-CODES	154.05
WEX INC.	84846549	11/08/2022	FUEL-FIRE	648.38
WEX INC.	84846549	11/08/2022	FUEL-POLICE	6,129.24
WEX INC.	84846549	11/08/2022	FUEL-PUBLIC WORKS/PARKS	946.20
WEX INC.	84846549	11/08/2022	FUEL-WASTEWATER	521.87
WEX INC.	84846549	11/08/2022	FUEL-WATER	776.84
WEX INC.	84846549	11/08/2022	FUEL-TIBLOW TRANSIT	570.49
Vendor 11421 - WEX INC. Total:				9,747.07
Vendor: 10810 - WILLIAM F TUCKER				
3626 SE CR 3255				
BUTLER, MO 64730				
WILLIAM F TUCKER	922	11/08/2022	MOWING SERVICES-FIRE/EMS	148.00
WILLIAM F TUCKER	922	11/08/2022	MOWING SERVICES-PW GROUNDS	2,708.00
WILLIAM F TUCKER	922	11/08/2022	MOWING SERVICES-WWTP	766.00
WILLIAM F TUCKER	922	11/08/2022	MOWING SERVICES-CEMETER	3,976.00
Vendor 10810 - WILLIAM F TUCKER Total:				7,598.00

Expense Approval Report

Payment Dates: 11/8/2022 - 11/8/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 8411 - WILSON & COMPANY ENGINEERS				
PO BOX 75126				
CHICAGO, IL 60675-5126				
WILSON & COMPANY ENGINE	109826	11/08/2022	138th Street Engineering	31,195.00
			Contract Amendment	
WILSON & COMPANY ENGINE	109827	11/08/2022	INSPECTION FEES-OLD	4,460.25
			DOMINION FL	
WILSON & COMPANY ENGINE	110355	11/08/2022	138th Street Engineering	15,749.45
			Contract Amendment	
WILSON & COMPANY ENGINE	110356	11/08/2022	INPSECTION FEES-OLD	1,893.30
			DOMINION FL	
Vendor 8411 - WILSON & COMPANY ENGINEERS Total:				53,298.00
Grand Total:				880,667.18



Bonner Springs, KS

Refund Check Register

Refund Check Detail

UBPKT01295 - 10-25-2022 MH All Routes Security Deposit Refund Par

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
02-12879-14	Hutchison, Mickel W	11/8/2022	149877	19.71			19.71	Generated From Billing
02-14003-06	Villa, Jorge D	11/8/2022	149878	0.24			0.24	Deposit
04-01338-02	SERJ Drive-In Kansas LLC	11/8/2022	149879	1,467.25			1467.25	Generated From Billing
04-10247-06	Stark, Amber N	11/8/2022	149880	159.24			159.24	Generated From Billing
04-13637-09	Happy Day Services	11/8/2022	149881	39.97			39.97	Generated From Billing
05-00797-03	Opendoor Labs Inc.	11/8/2022	149882	12.95			12.95	Generated From Billing
05-15101-16	Gilbert, John C	11/8/2022	149883	1.60			1.60	Generated From Billing
Total Refunds: 7			Total Refunded Amount:	1,700.96				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1700.96
Revenue Total:	1700.96

General Ledger Distribution

Posting Date: 10/25/2022

	Account Number	Account Name	Posting Amount	IFT
Fund:	430 - Water Treat & Distribu			
	430-000-000-011999	Claim On Cash	-1,700.96	Yes
	430-000-000-021205	Unapplied Utility Credits	1,700.96	
	430 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-000-011100	Cash In Bank	-1,700.96	
	999-000-000-021500	Due To Other Funds	1,700.96	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	

Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Special Use Permit - SUP-07-22 - 12700 Kaw Drive

Recommendation: Staff recommends approval.

Action: Make a motion to approve a revision to Special Use Permit – 109 to allow for the installation of a digital display on the south-facing side of the current sign, 12700 Kaw Drive.

Background: The subject property is located within the Union Pacific Railroad right of way and leased by Ad Trend, Inc.

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

Billboards are allowed via Special Use Permit within the I-1 "Light Industrial" Zoning District. This applicant currently operates under SUP-109. While requirements for digital display billboards are not located within the Zoning Regulations currently, Special Use Permits can allow deviations from the approved Zoning Regulations by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Article XXVII, Special Uses; state: *Special uses are those type of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs.*

Discussion: Excerpt from meeting minutes:

Chair Gebauer introduced Item #5 and asked for staff's report.

Staff introduced the item as an alteration to an existing Special Use Permit. Ad Trend, Inc., currently operates a billboard under SUP-109. This permit allowed for the installation of the billboard in general. This requested special use allows for the south-facing sign façade to be transformed into a digital billboard, allowing for more advertisers and associated images to be presented. Staff further stated that while digital billboards are not expressly written into the Zoning Regulations currently, a Special Use Permit can apply more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Chair Gebauer asked if any Commissioners had questions of staff.

Commissioner Neff asked if the sign would be equipped with an automatic dimming device to adjust for nighttime. Staff stated this was a requirement of KDOT and not included within Staff's recommendations. Staff further stated that the applicant would need to proceed through

the application process with KDOT as well but they required approval from the City prior to reviewing and/or issuing the permit. The applicant also stated that 'yes' they are required to be equipped with automatic dimmers and this billboard would be. Chair Gebauer asked if there were any other questions of staff or the applicant; being none, Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the Special Use Permit with Staff's recommendations. Commissioner Neff **SECONDED** the motion.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 5

CASE #: SUP-07-22

Topic: **Public Hearing-** The applicant is requesting approval of a revision to Special Use Permit – 109 to allow for the installation of a digital display on the south facing side of the current sign, 12700 Kaw Drive.

Narrative:

The subject property is located within the Union Pacific Railroad right of way and leased by Ad Trend, Inc.

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

Billboards are allowed via Special Use Permit within the I-1 "Light Industrial" Zoning District. This applicant currently operates under SUP-109. While requirements for digital display billboards are not located within the Zoning Regulations currently; Special Use Permits can allow deviations from the approved Zoning Regulations by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:

Staff recommends that the Planning Commission approve the Special Use Permit to allow for a south facing digital billboard to be located at Kansas Highway 7 and Kansas Highway 32 (12700 Kaw Drive) upon the existing billboard, with staff recommendations.

Attachments:

Staff Report (5pgs)
SUP-109 Staff Report dated April 24, 2007 (2pgs)
Ordinance approving SUP-109 (1pg)
Image of proposed sign (1pg)
Application (2pgs)

MEETING DATE: October 18, 2022
REPORT WRITTEN: October 4, 2022
CASE NUMBER: SUP-07-22

- Ad Trend, Inc.
14450 S. 71 Highway
Kansas City, MO 64147

The applicant is requesting approval to amend their current Special Use Permit to allow for the installation of a digital face on the south facing display area of the sign currently on location.

The property is currently zoned “I-1” Light Industrial District

North	Kansas Highway 32 – no zoning
South	Kansas River – south of that “I-1” Light Industrial
East	“I-1” Light Industrial
West	“I-1” Light Industrial



BACKGROUND:

The subject property lies within the Union Pacific Railroad right of way and has no defined parcel area nor dimensions.

The subject property is located within the Union Pacific Railroad right of way and leased by Ad Trend, Inc.

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

Billboards are allowed via Special Use Permit within the I-1 "Light Industrial" Zoning District. This applicant currently operates under SUP-109. While requirements for digital display billboards are not located within the Zoning Regulations currently; Special Use Permits can allow deviations from the approved Zoning Regulations by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Article XXVII, Special Uses; state: *Special uses are those type of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs.*

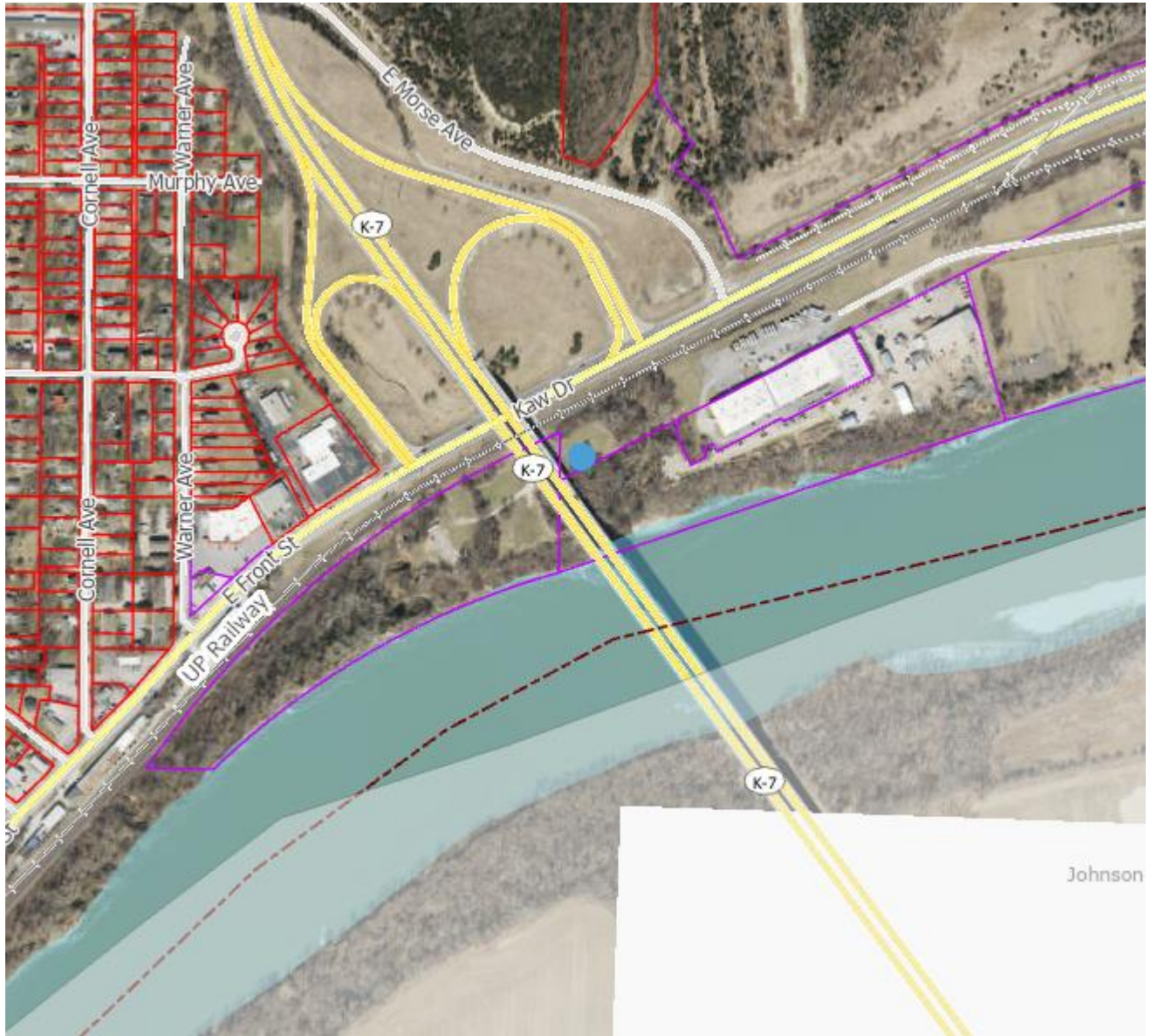
CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Plan states that the role of the Planning Commission is to serve as an advisory board to the City Council; by conducting public hearings to obtain public opinion regarding each special use permit application. The Commission shall adopt recommendations that are forwarded to the City Council on each special use permit application request. In viewing requested special use permits the Commission shall consider compatibility and compliance with the Comprehensive Plan.

No specific language within the Comprehensive Plan address's locations of special uses.

The Comprehensive Plan does indicate the area as being Industrial and states:

Industrial: This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city's zoning regulations. This district corresponds to the 'I-1', and 'I-2' districts of the city zoning regulations.



Requirements as enumerated in Article XXVII; Special Uses:

Special Uses produce unique and special impacts because of their location, design, life span, method of operation, traffic circulation, or other similar characteristics which may have an impact on available or provided public facilities so that each such use must be considered individually. A special use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the following conclusions:

- 1. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations, unless specifically exempted by the provisions of these regulations;**

The current use (billboard) is allowed by special use permit in the I-1, Light Industrial District, the addition of a digital face would be an allowed use under the use limitations stated below.

Outdoor Advertising Signs:

- (a) **Height:** No billboard shall exceed twenty (20) feet in height unless additional setbacks, measured from the ultimate right-of-way line on a one (1) foot vertical to a two (2) foot horizontal basis, to a maximum of thirty (30) feet);
- (b) Billboards or Advertising Signs in the I-1 and I-2 Zoning Districts are permitted by special use.
- (c) All other conditions of approval for the outdoor advertising sign (billboard) have been addressed with the previously approved location.

New: The Kansas Department of Transportation, Bureau of Right of Way, Outdoor Advertising, has evaluated the billboard location and is requiring the applicant to submit a Kansas Department of Transportation, Sign Application for approval prior to any construction. The Kansas Highway Advertising Control Act was amended on July 1, 2006 now requires all outdoor advertising companies to submit an application and shall receive an approved permit approval prior to commencing construction of any new sign (billboard) after that date. Due to this new KDOT requirement, a Sign Application must be submitted and a permit must be issued by KDOT, Bureau of Right of Way, Outdoor Advertising, prior to releasing a construction permit by the City.

KDOT review comments are included within staff's recommendation

- 2. The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public;**

The proposed special use will neither contribute to, nor have, a detrimental effect on the general public.

- 3. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located;**

The property, in its current state, is impracticable for most uses due to size, location and right of way requirements and lack of access to the area in question. In its current location it will not have impact on surrounding properties or neighborhoods.

- 4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:**

- a) The location, nature and height of buildings, structures walls and fences on the site,**
The existing grade at the subject site is 28' below the K-7 Highway Bridge surface making the viewability of the outdoor advertising sign (billboard) a significant problem. Therefore the applicant was granted a variance to the height requirement via SUP-019 to 40' in height to alleviate this problem.

- (b) The nature and extent of landscaping and screening on the site.**

The site is in existence currently, due to its location and lack of street frontage no landscaping is required.

- 5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect;**

None is required, as no staff nor visitors should be on-site unless the sign is being installed or repaired.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided; and

All of the above will be or currently are provided

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

Access is provided by an existing access from K-32 Highway (Kaw Drive).

STAFF RECOMMENDATIONS:

Staff recommends approval of the Special Use Permit; SUP-07-22 with the following conditions:

1. All requirements of the currently approved SUP-019 shall apply where applicable.
2. Provide a copy of an approved Sign Permit from the KDOT, Bureau of Right of Way, Outdoor Advertising, along with one (1) set of signed and sealed construction plans reflecting the the installation of the digital display and a building permit application to the Planning Department for the City Planner and Building Officials review and approval;
3. The digital sign may not contain or display flashing, intermittent or moving lights, including animated or scrolling advertising.
4. The images appearing on said digital display must remain in a fixed position for a minimum of eight (8) seconds. (KDOT)
5. If a message is changed electronically, it must be accomplished within an interval of two seconds or less; (KDOT)
6. The sign is not placed within 1,000 feet of another automatic changeable facing sign on the same side of the highway, with the distance being measured along the nearest edge of the pavement and between points directly opposite the signs along each side of the highway; (KDOT)
7. If the sign is a legal conforming structure it may be modified to an automatic changeable facing sign upon compliance with these standards and approval by the department. A nonconforming structure shall not be modified to create an automatic changeable facing sign; (KDOT)
8. The sign contains a default design that will freeze the sign in one position if a malfunction occurs (KDOT)
9. The revocation of the Special Use Permit may occur for a violation of the Zoning Ordinance as provided in Section 8, Article XXVII of the Zoning Ordinance or violation of any or all of the conditions set out in the Special Use Permit; and
10. The Special Use Permit to be valid for an indefinite period of time unless:
 - a. The subject property is sold, or
 - b. The operation of such use by the owner designated in the permit is discontinued for more then 12 months.
11. Special Use Permit may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.

COMMISSION OPTIONS

1. **Recommend approval to the City Council, with or without conditions.**
2. **Recommend denial to the City Council.**
3. **Continue the Public Hearing to another date, time and/or place.**



received
8/29/22

Staff Use Only

SUP: 07-22

PC Date: 10/18/22

CC Date: Nov.

Date Rec'd: 8/29/22

Rec'd by: MSZ

SPECIAL USE PERMIT (SUP) APPLICATION

Date: rec. 8/29

12700 KAW Drive

Subject Property Address: SE Corner K-7 + K-32

Project Name (if applicable): Ad Trend Existing Billboard Upgrade

Applicant Name: AD TREND Inc Phone: 816-283-0600

Address: 14450 S. 71 HWY KCMO 64147

E-mail (required): jimb@AD-TREND.COM

Record Property Owner: Union Pacific Railroad Phone: _____

Parcel No.: _____ Quarter Section: _____ Section/Township/Range: 28/11S/3E

Legal Description of the Tract: See Attached

Tract Acreage: 3.5 General Location/Cross-streets: K-7 + K-32

Zoning: I-1 Present Use: Railroad Ind. Requested Use: Same

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

Applicant Signature: Jim Boeh Date: rec: 8/29

Applicant Name (Printed): Jim Boeh

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

Yes ☒ No ☐

If Requested, Can the Applicant Provide a Letter of Consent from the Owner(s)?

Yes ☒ No ☐

Special Use Permit (SUP) Application Process

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

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

Submittal Requirements

- ✓ Completed and signed application – Signature of applicant and property owner's consent are required
- ✓ Digital renderings of a scaled site plan or survey of the area for a special use permit

Site plan must be:

- drawn to scale,
- contain the legal description, and
- indicate buildings, parking, north arrow, etc.

- ✓ Check for \$300.00 – made payable to the City of Bonner Springs for application fee
- ✓ PDF copy of all drawings must be emailed to the City Planner

Additional fees

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

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

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

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

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

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

Meetings

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

- *Planning Commission meetings are typically on the third (3rd) Tuesday of each month at 7:00 PM*

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

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

Reference

Lists of all Special Uses are located in the Zoning Ordinance Appendix A or Appendix B

Additional information on Special Uses is located in the Zoning Ordinance Article XXVII

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

Questions? -- Contact the City Planner at 913-667-1708

FEES

Application Fee: \$300 \$ 300.00
Notification: 4 x \$12 = \$ 48.00
Publication: \$ 25.-
Sign (first): \$25 \$ 25.-
Add'l Signs X x \$10 = \$ 25.-

Total Due: \$

325.00
+48
\$373.00 pd 8/29/ma

Invoice Date: _____
Payment Rec'd Date: _____
Check #: _____
Receipt #: _____

SPECIAL USE PERMIT (REVISED): AD TREND, INC. BILLBOARD**Case No.:** SUP-109**Applicant:** Jim Boeh, Ad Trend, Inc.**Surveyor:** Derek J. Klinkenborg, PLS, Larkin Group, Inc.**Owner:** Union Pacific Railroad (Agent: Clear Channel Outdoor)**Location:** 12700 Kaw Drive**Zoning:** I-1, Light Industrial District**Lot Size:** Variable**PROJECT DESCRIPTION:**

The applicant has submitted a request to revise the Special Use Permit approved under Ordinance No. 2128 on May 22, 2006 for a 30' high, 300 square feet Outdoor Advertising Sign (Billboard). The revision requested is to increase the height of the outdoor advertising sign (billboard) from the approved 30' to 40' to be located on the south side of Kaw Drive, east of the K-7 Highway Bridge on Union Pacific Railroad property. The previously approved location has not changed.

The applicant is requesting the Planning Commission and Governing Body grant a variance to the Zoning Ordinance; Article XXVII: Special Uses, Section 4(7) Outdoor Advertising Signs and the Sign Regulations under Article XXXI which only allow signs up to 30' with the proper setback. The applicant is requesting a forty (40) foot high outdoor advertising sign (billboard) as the approved height of thirty (30) feet is not viewable from the K-7 Highway Bridge that is 28' from grade to the top of the bridge. The Board of Zoning Appeals normally rules on variances to the Zoning Ordinance; however they do not have the authority to vary the requirements of a Special Use Permit. The Planning Commission and Governing Body do have the authority based upon special circumstances of the special use.

FACTORS FOR CONSIDERATION:

1. **The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations, unless specifically exempted by the provisions of these regulations** – The proposed use is allowed by special use permit in the I-1, Light Industrial District and therefore, is an acceptable use under the use limitations stated below.

Outdoor Advertising Signs:

- (a) **Height:** No billboard shall exceed twenty (20) feet in height unless additional setbacks, measured from the ultimate right-of-way line on a one (1) foot vertical to a two (2) foot horizontal basis, to a maximum of thirty (30) feet);
- (b) Billboards or Advertising Signs in the I-1 and I-2 Zoning Districts are permitted by special use.
- (c) All other conditions of approval for the outdoor advertising sign (billboard) have been addressed with the previously approved location.

New: The Kansas Department of Transportation, Bureau of Right of Way, Outdoor Advertising, has evaluated the billboard location and is requiring the applicant to submit a Kansas Department of Transportation, Sign Application for approval prior to any construction. The Kansas Highway Advertising Control Act was amended on July 1, 2006 now requires all outdoor advertising companies to submit an application and shall receive an approved permit approval prior to commencing construction of any new sign (billboard) after that date. Due to this new KDOT requirement, a Sign Application must be submitted and a permit must be issued by KDOT, Bureau of Right of Way, Outdoor Advertising, prior to releasing a construction permit by the City.

2. **The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public** – The outdoor advertising sign (billboard) will not necessarily contribute or promote to the general welfare or convenience; however it will not have a detrimental affect either.
3. **The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located** – The property is unusable due to location, size and right-of-way requirements for K-7 Highway, K-32 Highway and property owned by the City of Bonner Springs. The proposed special use revision will not cause injury to the value of adjoining properties.

4. **The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site:**
 - a. **The location, nature and height of buildings, structures, walls and fences on the site** – The existing grade at the subject site is 28' below the K-7 Highway Bridge surface making the view ability of the outdoor advertising sign (billboard) a significant problem. The applicant is requesting the change in height to 40' to alleviate this problem.
 - b. **The nature and extent of landscaping and screening on the site** – None required.
5. **Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect** – There will be no increase in traffic in excess of the current traffic load as a result of the approval of the special use permit.
6. **Adequate utility, drainage, and other such necessary facilities have been or will be provided** – Electrical service is available and is the only utility required.
7. **Adequate access roads or entrance drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets or alleys** – Access has been provided by an existing access from K-32 Highway (Kaw Drive).

Staff Recommendation:

Staff recommends approval of SUP-109, Special Use Permit (Revised) for a forty (40) foot high outdoor advertising sign (billboard) located at 12700 Kaw Drive subject to the following conditions:

1. Provide a copy of an approved Sign Permit from the KDOT, Bureau of Right of Way, Outdoor Advertising, along with three (3) "revised" sets of engineered, signed and sealed construction plans reflecting the skirting requirement from grade to the base of the display area and for the increased height to 40' along with a new building permit application to the Planning Department for the City Planner and Building Officials review and approval;
2. The outdoor advertising sign, skirting requirement and the property shall be properly maintained as all times. If the sign, skirting or the property surrounding the sign goes into disrepair or an obvious lack of maintenance, the special use permit shall be revoked by the City and the outdoor advertising sign shall be removed;
3. The revocation of the Special Use Permit may occur for a violation of the Zoning Ordinance as provided in Section 8, Article XXVII of the Zoning Ordinance or violation of any or all of the conditions set out in the Special Use Permit; and
4. The Special Use Permit to be valid for an indefinite period of time unless:
 - a. The subject property is sold, or
 - b. The operation of such use by the owner designated in the permit is discontinued for more than 12 months.

Note: If the revision to the previously approved Special Use Permit is not granted by the Governing Body, the conditions approval for the Special Use Permit under Ordinance No. 2128 shall apply. However, the requirement for an approved KDOT Sign Permit shall apply and be submitted to the Planning Department prior to any construction, as construction has not commenced.

ORDINANCE NO. _____

An ordinance of the Governing Body of the City of Bonner Springs, Kansas, approving a Special Use Permit under SUP-109, “Ad Trend, Inc. Billboard” for property located at 12700 Kaw Drive, Bonner Springs, Kansas

BE IT ORDAINED BY the Governing Body of the City of Bonner Springs, Kansas:

Section I: That the Official Zoning Map classification for the Ad Trend, Inc. Billboard for a Special Use Permit located on I-1, Light Industrial District zoning located at 12700 Kaw Drive, Bonner Springs, Kansas subject to the following conditions:

1. The outdoor advertising sign, skirting requirement and the property shall be properly maintained as all times. If the sign, skirting or the property surrounding the sign goes into disrepair or an obvious lack of maintenance, the special use permit shall be revoked by the City and the outdoor advertising sign shall be removed;
2. The revocation of the Special Use Permit may occur for a violation of the Zoning Ordinance as provided in Section 8, Article XXVII of the Zoning Ordinance or violation of any or all of the conditions set out in the Special Use Permit; and
3. The Special Use Permit to be valid for an indefinite period of time unless:
 - a. The subject property is sold, or
 - b. The operation of such use by the owner designated in the permit is discontinued for more then 12 months.

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

PASSED AND APPROVED by the Governing Body of the City of Bonner Springs, Kansas, this 22nd day of May, 2006.

Clausie W. Smith, Mayor

ATTEST:

Rita Hoag, City Clerk

(SEAL)

Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Comprehensive Plan Amendment - BSCP-01-22 - 1209 S. 130th Street

Recommendation: Staff recommends approval.

Action: Make a motion to approve amending the Comprehensive Plan's Future Land Use Map as proposed.

Background: The applicant reached out in October of 2021 regarding two parcels, 1209 and 1401 S. 130th Street, and the potential for industrial use upon those parcels. Through ongoing discussions with the applicant regarding the Nettleton Avenue extension and the uses designated within our Comprehensive Plan currently; the applicant had withdrawn their request to change the northern parcel (1209 S. 130th Street). The applicant has been working to develop a plan that would provide a layout of Nettleton Avenue that was amicable to staff.

Staff has expressed to the applicant how the potential realignment/redesign of Nettleton Avenue has an effect on not only the entirety of the development area but the City as a whole and should be taken into consideration.

The property at 1209 S. 130th Street has gone through several planning processes over the past ten plus years but no significant development has ever occurred upon the property. The Future Land Use Map was amended initially in 2007 with the proposed use designation as Mixed-Use Residential and Commercial. Along with the approved Future Land Use Map amendment in 2007, was an approved rezoning application. In January of 2022, the parcel to the south (1401) was given approval to amend the Future Land Use Map and subsequently granted rezoning.

There are currently two (2) distinct zoning districts located on the parcel, C-2 "General Business" zoning (48 acres +/-), and R-3 "Multifamily Residential" (20 acres +/-).

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer via the proposed Lonestar Interceptor, water, electricity, roadways, etc. Nettleton Avenue is proposed to extend through the property and is indicated within the Comprehensive Plan as a future collector street as well as within the K-7 Corridor Master Plan as an arterial street, there is currently a preliminary design completed through KDOT. In ongoing discussions with the applicant, their design team and the City Engineer; a redesign and/or realignment of Nettleton Avenue may suit the site better and provide easier access to and from potential future development within the entire area.

In staff's opinion, the existing industrial use to the east makes development of that area east of the proposed Nettleton Avenue a logical area for more intense land uses while the change in elevations moving westward and north would protect those less intense uses (multifamily and commercial) from the proposed industrial uses.

Discussion: Excerpt from the Planning Commission meeting minutes:
Chair Gebauer introduced Item #6 and asked for staff's report.

Staff introduced the item as a sort of continuation from the January 2022 meeting in which this particular parcel was pulled from the applicant's request due to ongoing conversations between staff and the applicant. This particular request is to amend the Comprehensive Plans Future Land Use Map. Staff stated that no significant development has occurred on the property, the FLUM was amended most recently in 2007 to a Mixed-Use category and was subsequently rezoned, but development had not occurred. Staff stated the close proximity to the heavy industrial use to the east was a detriment to the property in question and talked about the difficulty in developing residential along the eastern edge of 1209 as initially presented.

Commissioner Zeps asked if this was initially the same request as in January. Staff stated yes, this was the same request but indicating a realignment of Nettleton Avenue.

Commissioner Mesmer asked if the reasoning behind the current layout of Nettleton was done to support a future detour when the potential intersection reconstruction at Kansas Avenue and K-7 took place. Insight into current staff opinion of that intersection and the proposed changes recommended by KDOT was given. Staff further elaborated on what would need to occur farther north of Kansas Avenue to make Nettleton a viable detour.

Curtis Holland – Applicant Representative – gave a slide show that provided information on previous developments and what the appearance of this development would be.

William Block – Applicant – Spoke about the projects that the company has completed in the past, what the intent of this area would be – light industrial with multifamily residential to the north – he spoke about the extension of utilities that would need to occur and that this was the main driver behind needing to move forward with the second building

Deborah Taylor – 901 S. 130th St. – Stated she was the Trustee of her mother's property and had general questions regarding the utility extensions necessary and how the cost of installation may or may not affect the properties in the area. Staff stated that any costs to extend the sanitary sewer, water, roadway, etc. would rest upon the developers and the properties that they own. Ms. Taylor further stated she would be in favor of the proposal.

Mr. Willet – 926 S. 130th St. – Stated he had no objections to the proposal but stated he was disappointed that it did not materialize and develop as initially planned in 2007.

Discussions between the Commissioners revolved around future access to the park, the layout and routing of Nettleton. Staff stated the applicants had worked with KDOT and Staff to determine an amicable location for the extension through the property. Commissioner Mesmer expressed some displeasure in the proposed alignment of Nettleton, but knowing the applicant had discussions with KDOT and the City as to the proposed location and inclusion of a roundabout, he felt better about his final decision.

Chair Gebauer asked if any Commissioners had questions of staff or the applicant; being none, Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the Comprehensive Plan Amendment with Staff's recommendations. Commissioner Perica **SECONDED** the motion.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 6

BSCP-01-22

Topic: PUBLIC HEARING- Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 1209 S. 130th Street.

Narrative:

The property at 1209 S. 130th Street has gone through several planning processes over the past ten plus years but no significant development has occurred upon the property. The Future Land Use Map was amended initially in 2007, with the proposed use designation of Mixed-Use Residential and Commercial. In January of 2022, a proposal to change this parcel along with one to the south, 1401 S. 130th St, to industrial was presented. While 1209 was removed from that initial proposal, approval was granted for 1401. The removal of 1209 was in regards to the alignment of Nettleton Avenue as it traversed the site and ongoing discussions with staff.

Along with the approved Future Land Use Map amendment in 2007 and 2022, were approved rezoning applications.

There are currently two (2) distinct zoning districts located on this parcel, R-3 (Multi-family Residential), and C-2 (General Business).

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer, water, electricity, roadways, etc. Nettleton Avenue is proposed to extend throughout the entire site and is indicated within the Comprehensive Plan as a future collector street as well as within the K-7 Corridor Master Plan as an arterial, there is currently a preliminary design completed through KDOT. In ongoing discussions with the applicant, their design team and the City Engineer; a redesign and/or realignment of Nettleton Avenue may suit the site better and provide easier access to and from potential future development within the entire area. Through these discussion the applicant has proposed a location and design of the Nettleton extension.

Presented by: Mark Lee- City Planner

Staff Recommendation:

Staff recommends that the Future Land Use Map be amended to reflect the proposed industrial use for the parcel, 1209 S. 130th Street.

In Staff's opinion the existing industrial use to the east makes development of that area east of the proposed Nettleton Avenue a logical area for more intense land uses while the change in elevations moving westward and north would protect those less intense uses (multifamily and commercial) from the proposed industrial uses.

Attachments:

Staff Report (5pgs); Application with Q&A (4pgs); Owner Authorization (1pg); Survey (8.5x11); Legal Description (1pg); Retail viability letter (2pgs); Site rendering (1pg); KDOT Traffic Counts 2006 vs. 2020 (1pg); Aerial Image 8.5x11)

REQUEST FOR APPROVAL TO AMEND THE FUTURE LAND USE MAP AS INDICATED IN THE COMPREHENSIVE PLAN OF BONNER SPRINGS; REQUESTED AMENDMENT IS FROM MIXED-USE TO INDUSTRIAL WITH A LOCATION OF 1209 S. 130th STREET.

MEETING DATE: October 18, 2022
REPORT WRITTEN: October 6, 2022
APPLICATION #: BSCP-01-22

APPLICANT:

Nettleton Seven North Associates, LLC
4622 Pennsylvania Avenue, Suite 700
Kansas City MO 64112

ENGINEER

McClure
11031 Stang Line Road
Lenexa KS 66215

REQUEST:

- The applicant is requesting to amend the Future Land Use Map (FLUM) as indicated in the Comprehensive Plan; the requested amendment will be from Mixed-Use to Industrial. The property in question is located east of K-7 and northeast of the current Nettleton Avenue.

BACKGROUND:

The applicant reached out in October of 2021 regarding two parcels, 1209 and 1401 S. 130th Street, and the potential for industrial use upon those parcels. Through ongoing discussions with the applicant regarding the Nettleton Avenue extension and the uses designated within our Comprehensive Plan currently; the applicant had withdrawn their request to change the northern parcel (1209 S. 130th Street). The applicant has been working to develop a plan that would provide a layout of Nettleton Avenue that was amicable to staff.

Staff has expressed to the applicant how the potential realignment/redesign of Nettleton Avenue has an effect on not only the entirety of the development area but the City as a whole and should be taken into consideration.

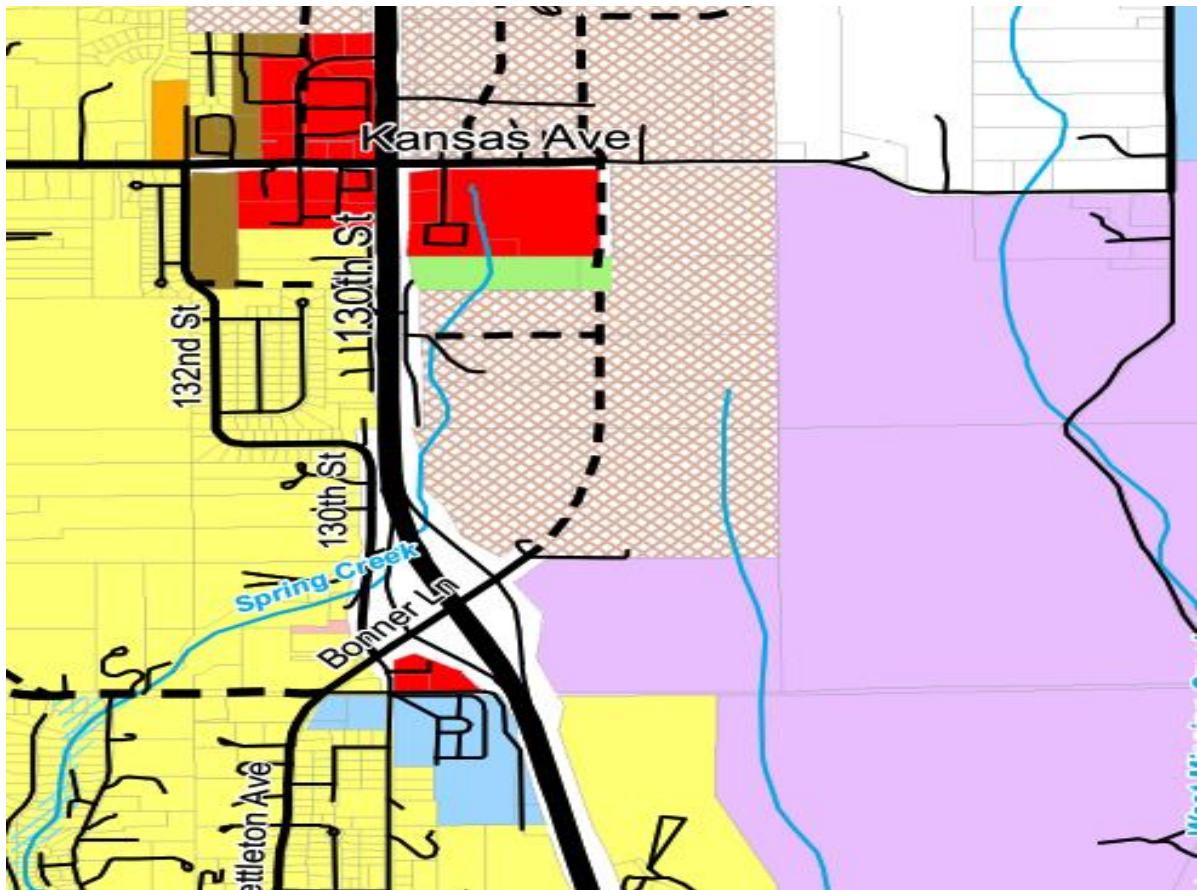
The property at 1209 S. 130th Street has gone through several planning processes over the past ten plus years but no significant development has ever occurred upon the property. The Future Land Use Map was amended initially in 2007 with the proposed use designation as Mixed-Use Residential and Commercial. Along with the approved Future Land Use Map amendment in 2007, was an approved rezoning application. In January of 2022, the parcel to the south (1401) was given approval to amend the Future Land Use Map and subsequently granted rezoning.

There are currently two (2) distinct zoning districts located on the parcel, C-2 “General Business” zoning (48 acres +/-), and R-3 “Multifamily Residential” (20 acres +/-).

The property lacks utilities and would require the extension of services, including but not limited to sanitary sewer via the proposed Lonestar Interceptor, water, electricity, roadways, etc. Nettleton Avenue is proposed to extend through the property and is indicated within the Comprehensive Plan as a future collector street as well as within the K-7 Corridor Master Plan as an arterial street, there is currently a preliminary design completed through KDOT. In ongoing discussions with the applicant, their design team and the City Engineer; a redesign and/or realignment of Nettleton Avenue

may suit the site better and provide easier access to and from potential future development within the entire area.

THE CURRENT FUTURE LAND USE MAP DESIGNATION:



FACTORS FOR CONSIDERATION:

The Comprehensive Plan which includes the Future Land Use Map has been amended several times over the years. As requests are reviewed and approved by the Planning Commission and Governing Body, the Future Land Use Map is updated. The current Future Land Use Map reflects approximately 180.5 +/- acres of mixed use land use designation on and around the subject property abutting Heavy Industrial District zoning (Rock Quarry) on the east which is much less desirable for residential development.

The Comprehensive Plan states:

Mixed Use : (Primarily Commercial; and if residential, more than 6 dwelling units per acre): The Mixed Use category includes a variety of office, small-scale retail, and general business uses that are service-commercial oriented, located in centers that can accommodate related uses. Such nonresidential uses are intended to provide services primarily to residents of the surrounding area and placed in locations with a design character that blends into the district and the neighborhood. If a Mixed Use-Residential component is proposed, it must be designed in a manner to promote pedestrian activity through a system of interconnected streets and varied streetscapes that also provide safe and efficient movement of vehicular traffic. This category promotes a variety of high-density residential land uses including a variety of commercial and mixed use-residential/commercial land uses if approved by the City; and would be limited to townhouse, condominium, and multifamily apartment dwellings. They would be designated M-U districts. They should be reviewed for land use compatibility against the City's core Guiding Principles and Neighborhood Design Policies, and the Multifamily Design

Guidelines for any multifamily developments proposed within mixed use districts (Reference Appendix B). Additional uses including live-work, and limited retail commercial stores are permitted in this category under strict architectural and land use controls.

Industrial: This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city's zoning regulations. This district corresponds to the 'I-1', and 'I-2' districts of the city zoning regulations.

Per the Bonner Springs Zoning Regulations there are five (5) factors that used when considering amendments to the Future Land Use Map, those factors follow with staff responses.

Responses from the applicant are shown in bold italics

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

The land uses that were initially changed in 2007 did not materialize and the parcels have been vacant since. The traditional brick and mortar retail industry is suffering and has for years; therefore the originally proposed large-scale commercial development is less appealing to developers in the current market.

While the need for housing still remains strong within Bonner Springs the close proximity to other industrial land uses makes residential development on the eastern side of the property, as proposed in 2007, less desirable. Grade changes on the site though do provide the opportunity for high to medium density residential to be located along the western side of the property.

The extension of Nettleton Avenue, to serve as an collector street, is still a viable project and is indicated within the Future Transportation Map as meeting these needs. The extension of Nettleton Avenue will allow citizens within the core of Bonner Springs a more direct route to commercial necessities at Kansas Avenue and K-7 without needing to access K-7 directly, thus reducing local traffic on that route.

The existing Comprehensive Plan designation for the subject property as identified on the Future Land Use Map (Mixed-Use) is no longer feasible given current and long-term market conditions. The land lies adjacent to a large rock quarry which creates significant development impacts (noise, dust, vibration, etc.). The subject property also has severe grade changes, with the eastern third of the land falling off more than 60' in elevation. This causes significant challenges for mixed-use development, such as multi-family and retail. The retail market was already in severe decline even before the COVID-19 pandemic. There is no market today for building new big-box retail in today's e-commerce environment, or even traditional retail (in-line, pad site, fast-food, and specialty) on the subject property. There are still several available but undeveloped/unleased retail opportunities near this site, that are in locations that retailers consider to be better if the market changes. See attached retail analysis letter from Elevate Property Advisors, a major retail broker in the KC market. The best use for the property is Industrial, as presented by the Applicant. Some flex office/warehouse would likely be feasible on the adjoining lands to the north. Given its location further away from the rock quarry operations, there may even be a market for multi-family to the east of the existing Wal-Mart along Kansas Ave.

2. Traffic Counts and Pattern Changes?

As Nettleton Avenue does not connect to the north through the property currently, the traffic patterns and counts on that section of roadway have not changed and cannot be adequately addressed. The traffic counts and pattern changes would need to be looked at along K-7.

Traffic counts have steadily increased over the past fourteen (14) years; the included map indicates a significant number of additional vehicle traffic between Nettleton Avenue and I-70; approximately 6,600 vehicles. A large portion of these can be attributed to additional traffic from Nettleton headed northbound. The extension of Nettleton would alleviate local traffic impacts on the K-7 Corridor by providing access to one of our largest commercial nodes via the planned major arterial connection.

2022 traffic counts (map produced in 2021) as indicated by KDOT show and Annual Average Daily Traffic:

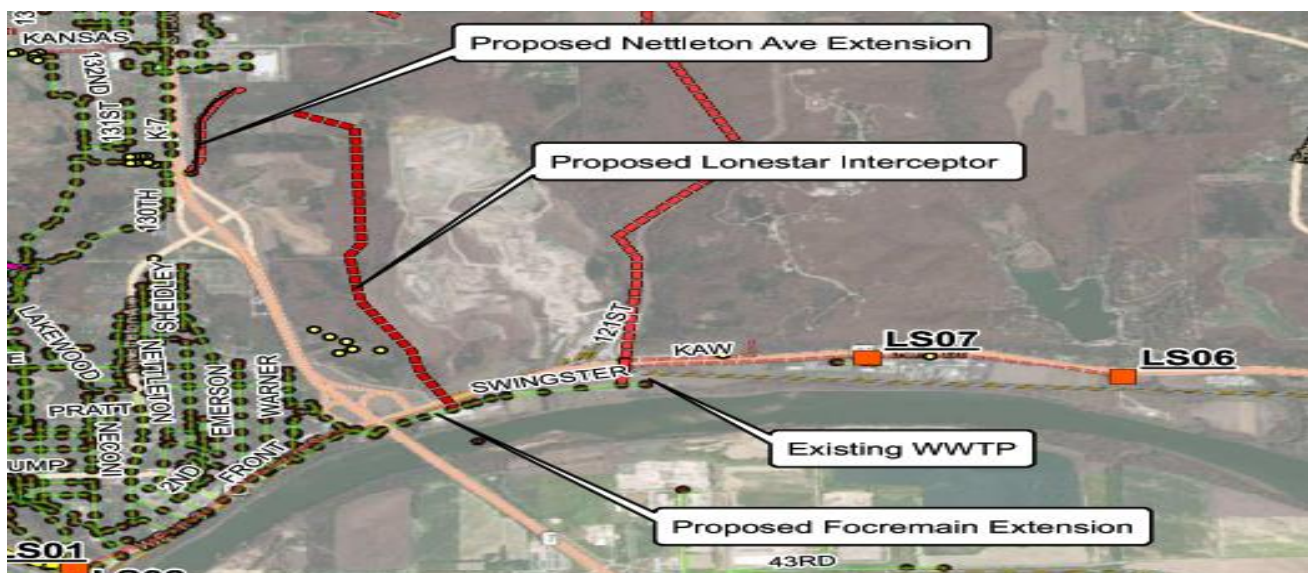
- 26,000 total vehicles (including 1695 Heavy Commercial vehicles) between Nettleton and Kansas Avenue
 - **Versus 2006 counts**
- 19,400 total vehicles (including 1515 Heavy Commercial vehicles) between Nettleton and Kansas Avenue

The Nettleton interchange is designed in a manner that it can handle large amounts of vehicular traffic from various styles and types of development with limited to no improvements.

Changes to traffic counts and patterns correlate with proposed industrial development, which is anticipated to generate considerably less traffic than the land uses anticipated in the Comprehensive Plan. Nettleton Ave. will need to be extended and realigned to accommodate truck/vehicle traffic from the new development. Most truck and vehicle traffic will access the property and exit via K-7 and Nettleton interchange. The Applicant will work with the City and KDOT to ensure that traffic patterns and volumes generated by the proposed redevelopment are appropriately accounted for in accordance with City code.

3. Utility/Infrastructure Changes?

There are currently inadequate utilities upon the site and surrounding area. Infrastructure improvements would need to be undertaken in order to make the site developable. Per the 2019 Sanitary Sewer Mater Plan; the site is expected to receive its sanitary sewer services through the planned Lonestar Interceptor line that traverses the eastern side of the property and extends to approximately the midpoint of the entire developable area.



Infrastructure improvements will be needed to support development of the subject property into its highest and best use. But no changes to anticipated and planned infrastructure are needed for industrial uses.

4. Status of Floodplain/Hydrology?

The site lies on top of a large ridge that runs north to south, there is no floodplain located within the site. Stormwater run-off will need to be addressed with development of the site.

No improvements are proposed in the floodplain, and a stormwater management study will be provided with the site plan submittal.

5. Changes in Surrounding Land Use?

Until recently there has been no change to the surrounding land uses; other than the growth of the rock quarry that lies to the east expanding further north and north east within their property. In January of 2022 approval was granted to the developer to amend the Future Land Use Map and subsequently rezone the property directly to the south to light industrial, this would constitute the latest change.

The area to the north was developed for retail uses approximately 15 years ago, but no other development has occurred in or around the surrounding area. Areas to the immediate east (rock quarry), south (vacant) and west (K-7) have not had any changes in decades. The highest and best use of the subject property is industrial.

STAFF RECOMMENDATION:

Staff recommends that the Future Land Use Map be amended to reflect the proposed industrial use for the parcel, 1209 S. 130th Street. The alignment proposed by the developer of the Nettleton Avenue extension, has been viewed by KDOT, the DRT and Staff, the addition of a roundabout east of Kansas Highway 7 should enable traffic to continuously flow through the site and beyond. The proposed alignment of Nettleton Avenue is appears acceptable to all parties. Design, alignment and discussions will continue until agreed upon by all parties involved.

In Staff's opinion the existing industrial use to the east makes development of that area east of the proposed Nettleton Avenue a logical area for more intense land uses while the change in elevations moving westward and north would protect those less intense uses (multifamily and commercial) from the proposed industrial uses.

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

1. A Traffic Impact Study shall be conducted by the applicant and submitted to the City and KDOT for review prior to platting of the property.
2. A rezoning of the property in question shall take place prior to the Future Land Use Map being officially amended
3. Developer shall be responsible for the extension of services including but not limited to, sanitary sewer per the Sanitary Sewer Masterplan (2019), water, other public utilities as well as the extension of Nettleton Avenue.
4. A preliminary and final plat adhering to the requirements of the Bonner Springs Subdivision Regulations shall be submitted and approved by the City prior to building permits being issued.
5. Any and all construction drawings shall be submitted to the City for review and approval prior to site improvements commencing
6. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement of construction on such improvements.
7. The final plat shall be recorded with the Wyandotte County Register of Deeds.
8. In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by all Zoning Ordinances and Subdivision Regulations of the City of Bonner Springs.

If **APPROVED** this item will move to the Governing Body; the request will be presented at the November 14th, 2022 regular meeting.

CITY OF BONNER SPRINGS

COMPREHENSIVE PLAN AMENDMENT

City Staff to complete this section

Case Number: BSCP- _____

Date: August 15, 2022

Project Name: Nettleton Logistics Centre – Building 2

WHO SHOULD APPLY: The owner, applicant or developer shall submit a request to change adopted Comprehensive Plan in order to amend the Future Land Use Map.

PRE SUBMITTAL CONFERENCE: A pre-submittal meeting with the City Planner is required prior to submittal.

APPLICATION COST: The filing fee is \$200.00 + \$25.00 for the first Public Notice Sign, and \$10.00 for each additional sign. The City Planner will bill the applicant for all publishing costs associated with this request. (If submitted with a rezoning application, the Public Notice Signs will be incorporated with that action).

REVIEW AND APPROVAL: All applications shall be reviewed by the Planning Commission during the Public Hearing. Their recommendation will then be submitted to the Governing Body for final action.

SUBMITTAL REQUIREMENTS: All applicants for amendments shall provide in writing statements addressing all five (5) questions listed below that have occurred since the adoption of the Comprehensive Plan. Fourteen (14) full size copies, 11" x 17" maximum, and an electronic PDF copy of all drawings is required at time of submission. The electronic PDF copy may be emailed to the City Planner.

Name of Applicant (Print): Nettleton Seven North Associates, LLC Phone: 816-756-1400

Address: 4622 Pennsylvania Avenue, Suite 700, Kansas City, Missouri 64112

E-mail (Required): cholland@polsinelli.com ; pdaly@polsinelli.com

Property Owner (Print): Nettleton Seven North Associates, LLC Phone: _____

Property Address: 1209 S 130th St Bonner Springs, KS Zip Code: 66012

Parcel No.: 956600 Quarter Section: _____ Section/Township/Range: Sec 20, Twp 11, Rge 23

Legal Description of the Tract (May be attached): See attached.

Tract Acreage: +/- 68.56 acres General Location: K-7, North Side of Nettleton Avenue

Existing Designation: Mixed-Use Proposed Designation: Light Industrial Existing Zoning/Use: Vacant

Proposed Zoning/Use: Light Industrial Flood Zone: _____

I HEREBY CERTIFY THAT THE INFORMATION HEREIN SUBMITTED IS COMPLETE, TRUE AND ACCURATE AND THAT I/WE HAVE BEEN NOTIFIED ON THE DEVELOPMENT PROCEDURES AND GUIDELINES, INCLUDING PLATTING AND SITE PLAN REVIEWS.

SIGNATURE OF APPLICANT: Curtis M. Holland Date: 8/15/2022

(Please type or print name of applicant): Curtis Holland, agent for Nettleton Seven North Associates, LLC

SIGNATURE OF PROPERTY OWNER: See attached ownership affidavit. Date: 8/15/2022

(Please type or print name of owner): Applicant is granting this right by signing the application and authority given under affidavit.
(By signing this application, you are hereby granting the City authority to post a public notice sign on your property)

DO NOT WRITE BELOW THIS LINE

Date Received: _____ Received By: _____

Total Fee: _____ Receipt #: _____

**FACT SHEET FOR AMENDING THE COMPREHENSIVE PLAN
FUTURE LAND USE PLAN APPLICATIONS
CITY OF BONNER SPRINGS, KANSAS**

1. All petitions shall be accompanied by a legal description of the area to be amended;
2. The property owner of record must sign the application;
3. All requests to amend the Comprehensive Plan shall be accompanied by a detailed explanation in writing addressing all five (5) Items listed as follows: **Please see attached Exhibit C.**
 1. What has changed since the Comprehensive Plan was adopted to warrant this request?
 2. Traffic Counts and Pattern Changes?
 3. Utility/Infrastructure Changes?
 4. Status of Floodplain/Hydrology?
 5. Changes in Surrounding Land Use?
4. Each application for amending the Future Land Use Map of the Comprehensive Plan requires publication of a legal notice in the City newspaper not less than 20 days prior to the public hearing established by the City Planner. Publication arrangements will be made by the City Planner and the applicants will be billed for all publishing costs associated with this request.

Note: For additional information, please contact the City Planner @ (913) 667-1708.

EXHIBIT C

Application Q&A

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

The existing Comprehensive Plan designation for the subject property as identified on the Future Land Use Map (Mixed-Use) is no longer feasible given current and long-term market conditions. The land lies adjacent to a large rock quarry which creates significant development impacts (noise, dust, vibration, etc.). The subject property also has severe grade changes, with the eastern third of the land falling off more than 60' in elevation. This causes significant challenges for mixed-use development, such as multi-family and retail. The retail market was already in severe decline even before the COVID-19 pandemic. There is no market today for building new big-box retail in today's e-commerce environment, or even traditional retail (in-line, pad site, fast-food, specialty) on the subject property. There are still several available but undeveloped/unleased retail opportunities near this site, that are in locations that retailers consider to be better if the market changes. See attached retail analysis letter from Elevate Property Advisors, a major retail broker in the KC market. The best use for the property is Industrial, as presented by the Applicant. Some flex office/warehouse would likely be feasible on the adjoining lands to the north. Given its location further away from the rock quarry operations, there may even be a market for multi-family to the east of the existing Wal-Mart along Kansas Ave.

2. Traffic Counts and Pattern Changes?

Changes to traffic counts and patterns correlate with proposed industrial development, which is anticipated to generate considerably less traffic than the land uses anticipated in the Comprehensive Plan. Nettleton Ave. will need to be extended and realigned to accommodate truck/vehicle traffic from the new development. Most truck and vehicle traffic will access the property and exit via K-7 and Nettleton interchange. The Applicant will work with the City and KDOT to ensure that traffic patterns and volumes generated by the proposed redevelopment are appropriately accounted for in accordance with City code.

3. Utility/Infrastructure Changes?

Infrastructure improvements will be needed to support development of the subject property into its highest and best use. But no changes to anticipated and planned infrastructure are needed for industrial uses.

4. Status of Floodplain/Hydrology?

No improvements are proposed in the floodplain, and a stormwater management study will be provided with the site plan submittal.

5. Changes in Surrounding Land Use?

The area to the north was developed for retail uses approximately 15 years ago, but not other development has occurred in or around the surrounding area. Areas to the immediate east (rock quarry), south (vacant) and west (K-7) have not had any changes in decades. The highest and best use of the subject property is industrial.

OWNER AUTHORIZATION AFFIDAVIT

STATE OF Missouri)
)ss.
COUNTY OF Jackson)

I, Kenneth G. Block, as Trustee of the Kenneth G. Block Trust, dated January 11, 1991, as amended, which is the Manager of BK Properties, LLC, which is the Manager of Nettleton Seven North Associates LLC ("Owner"), being first duly sworn upon their oaths, deposes and states as follows:

1. Owner is the fee simple owner of land located at the northeast corner of K-7 Highway and Nettleton Ave., with a property situs address of 1209 S. 130th Street, Bonner Springs, KS 66012 (the "Property"); and
2. Owner has authorized Polsinelli PC to file any, and all, applications with the City of Bonner Springs necessary for the development of the Property including, but not limited to, change of use, rezoning, preliminary development and final development site plans, preliminary and final plats, and related applications and permits.
3. The undersigned on behalf of the Owner has in fact the authority to bind the Owner to the terms and statements contained within this instrument.

In witness hereof, the undersigned have set their hands and seal below.

Owner:

**NETTLETON SEVEN NORTH
ASSOCIATES LLC**, a Kansas limited
liability company

By: BK Properties, LLC, Manager

By: [Signature]
Kenneth G. Block, as Trustee of the
Kenneth G. Block Trust, dated
January 11, 1991, as amended,
Manager

Subscribed and sworn to before me this day of 11th day of August, 2022.

3.1.2026

[Signature]
Sheri L. Finley

Notary Public



NETTLETON LOGISTICS CENTRE – BUILDING 2
LEGAL DESCRIPTION

The North 1/2 of the Southeast 1/4 of Section 20, Township 11, Range 23, Wyandotte County, Kansas, except that part taken or used for public road purposes, also except that part taken for highway described as follows: A tract of land in the North half of the Southeast Quarter of Section 20, Township 11 South, Range 23 East of the 6th P.M., described as follows:

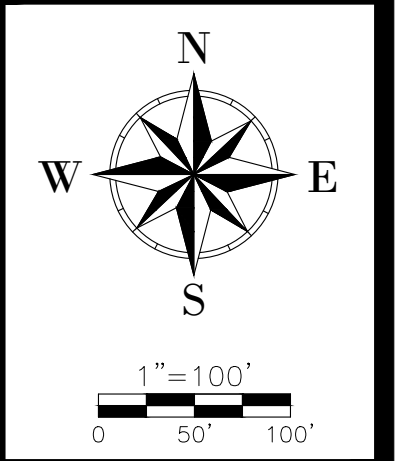
Beginning at the Northwest corner of said Quarter Section; FIRST COURSE; thence North 88 degrees 11 minutes East, 202.3 feet along the North line of said Quarter Section; SECOND COURSE, thence South 13 degrees 30 minutes East, 276.6 feet; THIRD COURSE, thence South 01 degrees 41 minutes East, 329.1 feet; FOURTH COURSE, thence South 37 degrees 35 minutes East 247.4 feet; FIFTH COURSE, thence South 21 degrees 50 minutes East, 309.3 feet; SIXTH COURSE, thence South thence South 52 degrees 25 minutes East, 343.0 feet; SEVENTH COURSE, thence North 44 degrees 17 minutes East, 225.0 feet; EIGHTH COURSE, thence South 45 degrees 43 minutes East to a point on the South line, 1103.9 feet East of the Southwest corner of said North Half of the Southeast Quarter Section; NINTH COURSE; thence South 88 degrees 14 minutes West, 1103.9 feet along said South line to the West line of said Quarter Section; TENTH COURSE, thence North 01 degree 57 minutes West along said West line to the place of beginning.

Being more fully described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 20, Township 11 South, Range 23 East of the Sixth Principal Meridian in the City of Bonner Springs, Wyandotte County, Kansas; thence South 88 degrees 11 minutes 14 seconds West 2473.37 feet to a point on the North line of the said Southeast 1/4, being 202.30 feet East of the Northwest corner of the said Southeast Quarter, also being on the Westerly right of way line of K-7 Highway; thence South 13 degrees 30 minutes East 276.60 feet, along the said right of way line; thence South 01 degrees 41 minutes East 329.10 feet, along the said right of way line; thence South 37 degrees 35 minutes East 247.40 feet, along the right of way line; thence South 21 degrees 50 minutes East 309.30 feet, along the said right of way line; thence South 52 degrees 25 minutes East 343.00 feet, along the said right of way line; thence North 44 degrees 17 minutes East 225.00 feet, along the said right of way line; thence South 45 degrees 43 minutes East 247.75 feet, along the said right of way line to a point on the South line of the North 1/2 of the said Southeast 1/4, being 1103.90 feet East of the Southwest corner of the said North 1/2; thence North 88 degrees 13 minutes 44 seconds East 1569.18 feet to the Southeast corner of the said North 1/2; thence North 01 degrees 50 minutes 18 seconds West 1332.62 feet to the point of beginning, except any part thereof in public roads.

(Legal description take from ALTA survey prepared by Michael J. Schmidtberger, and dated 11-08-21)

ALTA/NSPS LAND TITLE SURVEY
NETTLETON ROAD & K-7 (NORTH TRACT) ALTA SURVEY
CITY OF BONNER SPRINGS, WYANDOTTE COUNTY,
KANSAS



Prepared For:
Block Real Estate Services, Inc.
700 West 47th Street, Suite 200
Kansas City, Missouri 64112
816-932-5563

NO.	BY	DATE	REVISION
1.	WM	M/S	8/9/21
2.	WM	M/S	11/14/21
			Revised, Added
			Surveyors Description
			Original Submission

M/S CONSULTING, LLC
2224 CONDOLEA TERRACE
LEAWOOD, KANSAS 66209
913.354.8075 mschmidtberger@kc.rr.com

LAND SURVEYING AND PLANNING

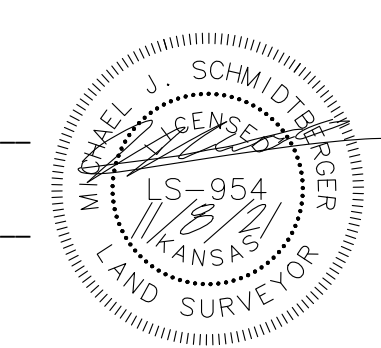
ALTA/NSPS CERTIFICATION:
To: BK PROPERTIES, LLC, a Kansas limited liability company; BONNER SPRINGS BANCSHARES, INC.; CHICAGO TITLE INSURANCE COMPANY and ASSURED QUALITY TITLE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on July, 2021.

Mike Schmidtberger, PLS #954
mschmidtber@kc.rr.com

Printed Name

Title



LEGAL DESCRIPTION (PER Title Commitment KW117350):

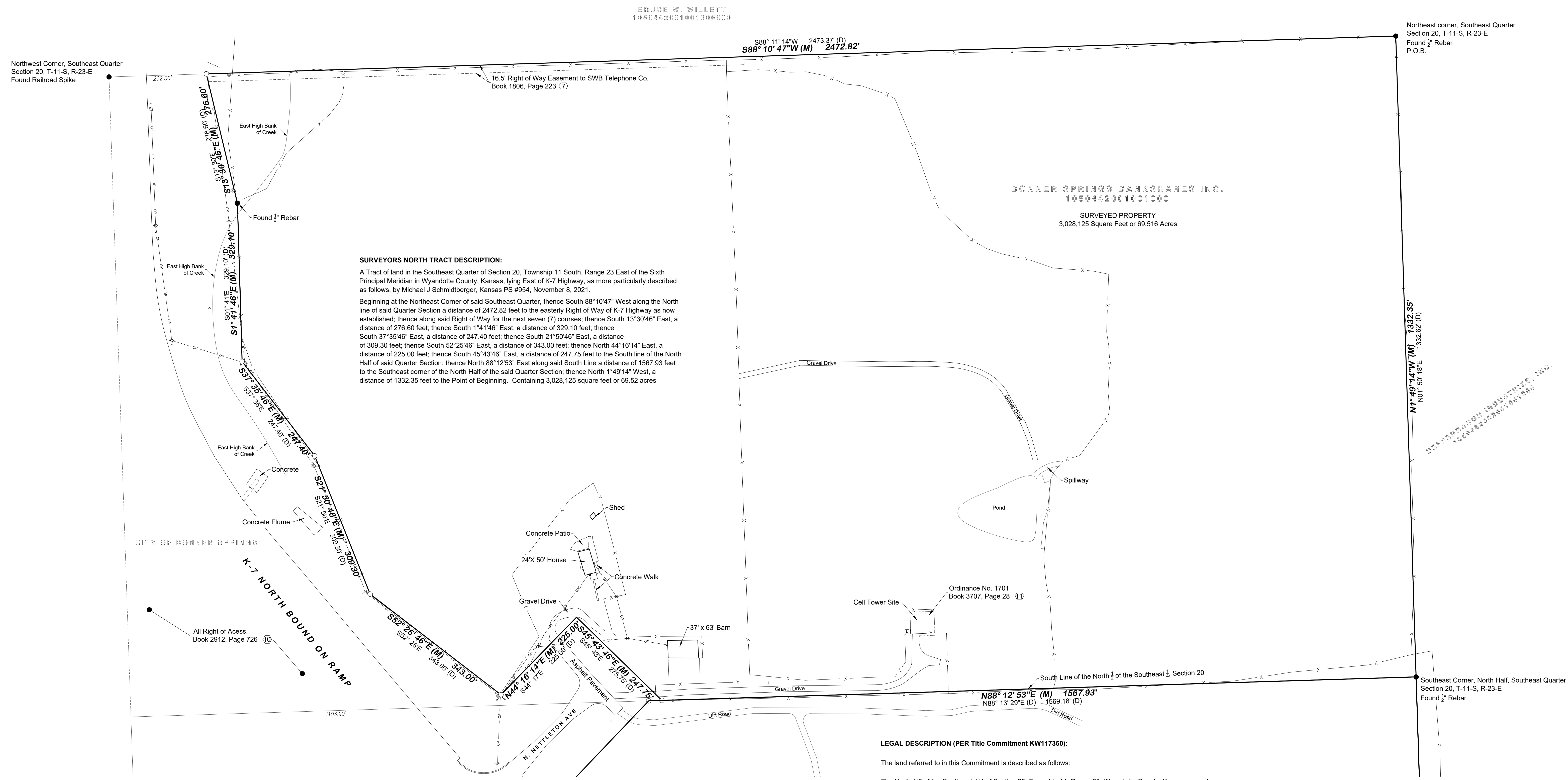
The land referred to in this Commitment is described as follows:

The North 1/2 of the Southeast 1/4 of Section 20, Township 11, Range 23, Wyandotte County, Kansas, except that part taken or used for public road purposes, also except that part taken for highway described as follows: A tract of land in the North half of the Southeast Quarter of Section 20, Township 11 South, Range 23 East of the 6th P.M., described as follows: Beginning at the Northwest corner of said Quarter Section; FIRST COURSE; thence North 88 degrees 11 minutes East, 202.3 feet along the North line of said Quarter Section; SECOND COURSE, thence South 13 degrees 30 minutes East, 276.6 feet; THIRD COURSE, thence South 01 degrees 41 minutes East, 329.1 feet; FOURTH COURSE, thence South 37 degrees 35 minutes East 247.4 feet; FIFTH COURSE, thence South 21 degrees 50 minutes East, 309.3 feet; SIXTH COURSE, thence South thence South 52 degrees 25 minutes East, 343.0 feet; SEVENTH COURSE, thence North 44 degrees 17 minutes East, 225.0 feet; EIGHTH COURSE, thence South 45 degrees 43 minutes East to a point on the South line, 1103.9 feet East of the Southwest corner of said North Half of the Southeast Quarter Section; NINTH COURSE; thence South 88 degrees 14 minutes West, 1103.9 feet along said South line to the West line of said Quarter Section; TENTH COURSE, thence North 01 degree 57 minutes West along said West line to the place of beginning.

Being more fully described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 20, Township 11 South, Range 23 East of the Sixth Principal Meridian in the City of Bonner Springs, Wyandotte County, Kansas; thence South 88 degrees 11 minutes 14 seconds West 2473.37 feet to a point on the North line of the said Southeast 1/4, being 202.30 feet East of the Northwest corner of the said Southeast Quarter, also being on the Westerly right of way line of K-7 Highway; thence South 13 degrees 30 minutes East 276.60 feet, along the said right of way line; thence South 01 degrees 41 minutes East 329.10 feet, along the said right of way line; thence South 37 degrees 35 minutes East 247.40 feet, along the right of way line; thence South 21 degrees 50 minutes East 309.30 feet, along the said right of way line; thence South 52 degrees 25 minutes East 343.00 feet, along the said right of way line; thence North 44 degrees 17 minutes East 225.00 feet, along the said right of way line; thence South 45 degrees 43 minutes East 247.75 feet, along the said right of way line to a point on the South line of the North 1/2 of the said Southeast 1/4, being 1103.90 feet East of the Southwest corner of the said North 1/2; thence North 88 degrees 13 minutes 44 seconds East 1569.18 feet to the Southeast corner of the said North 1/2; thence North 01 degrees 50 minutes 18 seconds West 1332.62 feet to the point of beginning, except any part thereof in public roads.

BRUCE W. WILLETT
1050442001001006000



SURVEYORS NORTH TRACT DESCRIPTION:

A Tract of land in the Southeast Quarter of Section 20, Township 11 South, Range 23 East of the Sixth Principal Meridian in Wyandotte County, Kansas, lying East of K-7 Highway, as more particularly described as follows, by Michael J Schmidtberger, Kansas PS #954, November 8, 2021.
Beginning at the Northeast Corner of said Southeast Quarter, thence South 88°10'47" West along the North line of said Quarter Section a distance of 2472.82 feet to the easterly Right of Way of K-7 Highway as now established; thence along said Right of Way for the next seven (7) courses; thence South 13°30'46" East, a distance of 276.60 feet; thence South 1°41'46" East, a distance of 329.10 feet; thence South 37°35'46" East, a distance of 247.40 feet; thence South 21°50'46" East, a distance of 309.30 feet; thence South 52°25'46" East, a distance of 343.00 feet; thence North 44°16'14" East, a distance of 225.00 feet; thence South 45°43'46" East, a distance of 247.75 feet to the South line of the North Half of said Quarter Section; thence North 88°12'53" East along said South Line a distance of 1567.93 feet to the Southeast corner of the North Half of the said Quarter Section; thence North 1°49'14" West, a distance of 1332.35 feet to the Point of Beginning. Containing 3,028,125 square feet or 69.516 acres

CITY OF BONNER SPRINGS
K-7 NORTH BOUND ON RAMP
All Right of Access.
Book 2912, Page 726 (10)

- NOTES:**
1. Basis of bearings for survey based on the Kansas State Plane Coordinate System, NAD83, North Zone.
 2. Property is located in "Zone X = area of minimal flood hazard", property is not located within 100 year flood plain as shown on firm map no. 20209C0109E, map revised September 2, 2015.
 3. This survey was made on the ground as per title commitment no. KW117350 dated June 25, 2021, provided by Chicago Title Insurance Company.
 4. The property abuts a dedicated public street (N. Nettleton Avenue) or rights-of-way providing means for access to the property.
 5. Dimensional tolerance of improvements herein on plat: +/-1.0'.
 6. Measured land area: = 69.516 acres more or less, 3,028,125 sq. ft. more or less
 7. Zoning information for property was not provided to surveyor.
 8. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 9. There is no fill construction presently on site.

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 1/2" X 24" REBAR WITH M/S KSCLS234 CAP
 - U/E UTILITY EASEMENT
 - (D) DESCRIBED
 - (M) MEASURED
 - ELECTRICAL BOX
 - ⊙ ELECTRIC METER
 - GAS LINE
 - GAS METER
 - GAS VALVE
 - ⊗ STREET LIGHT
 - HP OVERHEAD POWER
 - X- FENCE LINE

- ALTA COMMITMENT FOR TITLE INSURANCE**
SCHEDULE B PART II
ISSUED BY: CHICAGO TITLE INSURANCE COMPANY
File No.: KW117350, DATED JUNE 25, 2021 at 8:00 A.M.
- ⑦ Right of Way Easement granted to the Southwestern Bell Telephone Company as set forth in instrument dated April 10, 1962, filed June 8, 1962 in Book 1806, Page 223, as Document no. 642527, and as set forth in agreement dated July 25, 1962, filed July 30, 1962 in Book 1807, Page 506, as Document No. 644619. **(As Shown)**
 - ⑧ Right of Way Easement granted to Rural Water District No. 4, as set forth in instrument dated January 15, 1965 filed for record May 25, 1965 in Book 1929, Page 575, as Document No. 685496. **(Affect Property - As Laid) (Not located as of 11-8-21)**
 - ⑨ Temporary Easement granted to The City of Bonner Springs, Kansas, as set forth in instrument dated September 17, 1982 filed October 8, 1982 in Book 2912, Page 729, as Document No. 941002. **(Easement has Expired - Not Shown)**
 - ⑩ All Right of Access, to and from abutting highway, as conveyed to The City of Bonner Springs, Kansas, a municipal corporation, as set forth in instrument dated September 17, 1982, filed October 8, 1982 in Book 2912, Page 726, as Document No. 941001. **(As Shown)**
 - ⑪ Terms and provisions of Ordinance No. 1701, an Ordinance of the Governing Body of the City of Bonner Springs, Kansas, Approving a Special Use Permit and Site Plan for the Cencall Phone Tower Site to be located on Tract 1, a portion of property known as 1209 South 130th Street, filed September 8, 1994 in Book 3707, Page 28, as Document No. 1185498. **(As Shown)**
 - ⑫ Terms and provisions of a lease between George Ventura and Jan D. Ventura, husband and wife, lessor and Cencall, Inc., a Delaware corporation, lessee, dated June 8, 1994, notice of which is given by an instrument denominated Memorandum of Lease filed for record October 15, 1996 in Book 3849, Page 744, as Document No. 1231265, demising and leasing for an initial term of five years and four subsequent optional extension terms of five years each, with a term commencement date of no later than August 1, 1994. **(Non Survey Item - Lease has Expired)**



October 20, 2021

Mr. Ken Block
Mr. William Block
Block Real Estate Services, LLC
4622 Pennsylvania Avenue, Suite 700
Kansas City, Missouri

Dear Ken and William,

At your request I evaluated the viability of retail development in the area near K-7 and Nettleton in Bonner Springs, Kansas. Unfortunately, I don't believe retail development (of any size or scope) is practical here for the foreseeable future (at least 10-year time horizon). My reasoning is below:

General Market Demand

I've been in the retail commercial real estate business since 1993, and have represented nearly every type of retailer - ranging from big box retailers like Costco, Target, Dick's Sporting Goods, PetSmart, Staples, At Home and others - to small pad users such as Chick fil A, JP Morgan Chase Bank, Whataburger, and Culver's. In that nearly 30-year span, I have never had a tenant indicate this would be a viable location, nor have I successfully placed a tenant in this area.

The overwhelming consensus is that the best way to serve residents of this area is to (a) locate along I-70 to benefit from the freeway visibility and traffic counts, or (b) locate as close as possible to Walmart to draw from their base, or (c) to a lesser extent - locate closer to the residential base near the Kansas River. I would note that even with the Walmart draw, the retail projects along K-7 near Kansas Ave. are considered less-than-successful.

There is no instance in which I can foresee a retailer or restaurant deciding to locate in "tweener" site (Nettleton Ave.) that has no other draw. I understand that a power center may have been proposed for this site nearly 15 years ago, at the height of the retail market at that time. Large format retail centers are no longer viable - here or at just about any other location in the country. Construction costs have increased, but space demand and rents have decreased dramatically. For example, a power center proposed for more than 5 years at a very desirable intersection in Shawnee, KS (much higher incomes and growth, and already has a Target, Lowe's Walmart, Kohl's Home Depot, etc.) is now dead. Even huge financial incentives offered by the City were not sufficient to overcome high costs, low demand and low rent.

Even a small drive-thru restaurant concept will likely indicate that traffic counts will be too low, and they will not locate here because it means foreclosing the opportunity for a more desirable opportunity I-70 location instead.



Jeff Berg, Partner
7121 W. 79th Street
Overland Park, KS 66204

O: 913-914-7065
C: 816-769-5996
E: jeff@elevatecres.com
W: elevatepropertyadvisors.com



Specific Site Issues

Even if retailers might consider the Nettleton interchange as a viable geographic location, the specific features of this site will preclude retail development. First, today's retailers are very cost conscious and need to minimize development expenses to cope with challenges posed by internet sales, etc. The topography and lack of infrastructure make this site too expensive to develop. These physical barriers (lack of direct K-7 access, lack of visibility due to distance and setbacks from K-7) cannot be overcome.

Very few retailers want to be a pioneer. They will consider the lack of other retail development near Nettleton as a strong negative – especially since there is abundant available ground in already established areas along I-70 or near Walmart.

I apologize for being so negative, but it's best to set expectations early in the process so you don't spend more time and effort in a futile attempt to lure retailers to this site.

Sincerely,

Jeffrey Berg, Partner
Elevate Property Advisors



Jeff Berg, Partner
7121 W. 79th Street
Overland Park, KS 66204

O: 913-914-7065
C: 816-769-5996
E: jeff@elevatecres.com
W: elevatepropertyadvisors.com

Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Rezoning - BSRZ-02-22 - 1209 S. 130th Street

Recommendation: Staff recommends approval.

Action: Make a motion to approve a request for a zoning change from R-3 (Multi-Family Residential) and C-2 (General Business District) to zoning category of I-1 (Light Industrial).

Background: The property has gone through several planning processes over the past ten to twenty years but no significant development has occurred upon the property. Currently, the property is occupied by a vacant farm house and its surrounding acreage and a cell phone tower operating under SUP-112. It was also slated to become a retail/commercial center with multi-family residential to the east; this layout is indicated in the current zoning configuration.

There are currently two distinct zoning districts located on the parcels, R-3 multi-family (21+/- acres) and C-2 General Business (48+/- acres).

The property lacks utilities and would require the extension of services, including sanitary sewer per the sewer masterplan (2019), water, electricity, etc. Nettleton Avenue is proposed to extend through the property and is indicated within the Comprehensive Plan as a future collector street and within the K-7 Corridor Master Plan as an arterial street. Staff understands there is currently a partial design completed through KDOT.

Discussion: Excerpt from meeting minutes:

Chair Gebauer introduced Item #7 and asked for staff's report.

Staff introduced the item as a sort of continuation from the January 2022 meeting in which this particular parcel was pulled from the applicant's request due to ongoing conversations between staff and the applicant. This particular request is to rezone the property from C-2 and R-3 to I-1. Staff stated that no significant development has occurred on the property. The FLUM was amended most recently in 2007 to a Mixed-Use category and was subsequently rezoned, but development has not occurred. Staff stated the close proximity to the heavy industrial use to the east was a detriment to the property in question and talked about the difficulty in developing residential areas along the eastern edge of 1209 S. 130th Street as initially presented.

Traffic concerns were discussed regarding entering and exiting off of Kansas Highway 7. Staff stated the requirement to provide a Traffic Impact Study was in the recommendations and that KDOT would be requiring one as well. In the discussion timeframe, staff realized that a preliminary Traffic Impact Study had already been completed and submitted to KDOT and the City for review.

Staff discussed language they discovered while revising the Comprehensive Plan. The question that was posed is not asked in the Comprehensive Plan Change request but is asked as one of the Golden Rules for rezoning. It states the following:

The magnitude of commercial and industrial development is not feasible to project, given the unique setting of Bonner Springs in the UG metropolitan area.

- *The development trends of non-residential growth projected for the Bonner Springs area; and*
- *The public policy of promoting commercial and industrial uses in close-in, contiguous Designated Growth Areas.*

One potential site for a business/industrial park would be the Nettleton Road interchange development area, which should be mixed use shared with retail. Another is the expansion of the city industrial park south of the Kansas River. The site offers an opportunity to expand business park activities that are more intense in size and land use type.

Chair Gebauer asked if any Commissioners had questions of staff or the applicant; being none, Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the Comprehensive Plan Amendment with Staff's recommendations. Commissioner Bombardier **SECONDED** the motion.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 7

BSRZ-02-22

Topic: **PUBLIC HEARING - Consider a request** for approval of a zoning change from R-3 (Multi-Family Residential) and C-2 (General Business District) to the zoning category of I-1 (Light Industrial)

Narrative:

The property has gone through several planning processes over the past ten to twenty years but no significant development has occurred upon the property. Originally the property was occupied by a farm house and its surrounding acreage. An approved 2007 rezoning plan indicated the area to become a retail/commercial center with multi-family residential to the east; this layout is indicated in the current zoning configuration.

There are currently two distinct zoning districts located on the parcel, R-3 multi-family (20 acres +/-) and C-2 General Business (48 acres +/-).

The property lacks utilities and would require the extension of services, including sanitary sewer, water, electricity, etc. Nettleton Avenue is proposed to extend through the property and is indicated within the Comprehensive Plan as a future collector street and within the K-7 Corridor Master Plan as an arterial street. Staff understands there currently is a preliminary design completed through KDOT.

Presented by: Mark Lee- City Planner

Staff Recommendation:

Staff recommends the Planning Commission approve the requested zoning change from C-2 and R-3 to I-1 (Light Industrial) with staff recommendations.

Attachments:

Staff Report (5pgs)

Current zoning areas (included in report)

Application (2pgs)

Owner Affidavit (1pg)

Legal Description (1pg)

Proposed building and Nettleton Ave layout (1pg)

Building Renderings (3pgs)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM R-3 (MULTI-FAMILY RESIDENTIAL) AND C-2 (GENERAL BUSINESS DISTRICT) TO I-1 (LIGHT INDUSTRIAL)

MEETING DATE: October 18, 2022
REPORT WRITTEN: October 6, 2022
APPLICATION #: BSRZ-02-22

APPLICANT:

- Nettleton Seven North Associates, LLC
4622 Pennsylvania Avenue, Suite 700
Kansas City MO 64112

ENGINEER

- McClure
11031 Stang Line Road
Lenexa KS 66215

REQUEST:

- The applicant is requesting approval to rezone 1209 S. 130th Street from R-3 and C-2 to I-1. The properties in question are located east of K-7 and at the end of the current Nettleton Avenue.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

- The Future Land Use Map currently designates this property as Mixed Use.

SURROUNDING ZONING:

- North A-1 Agricultural District
- South I-1 Light Industrial
- East I-2 Heavy Industrial
- West Kansas Highway 7, mix of zoning districts west of K-7

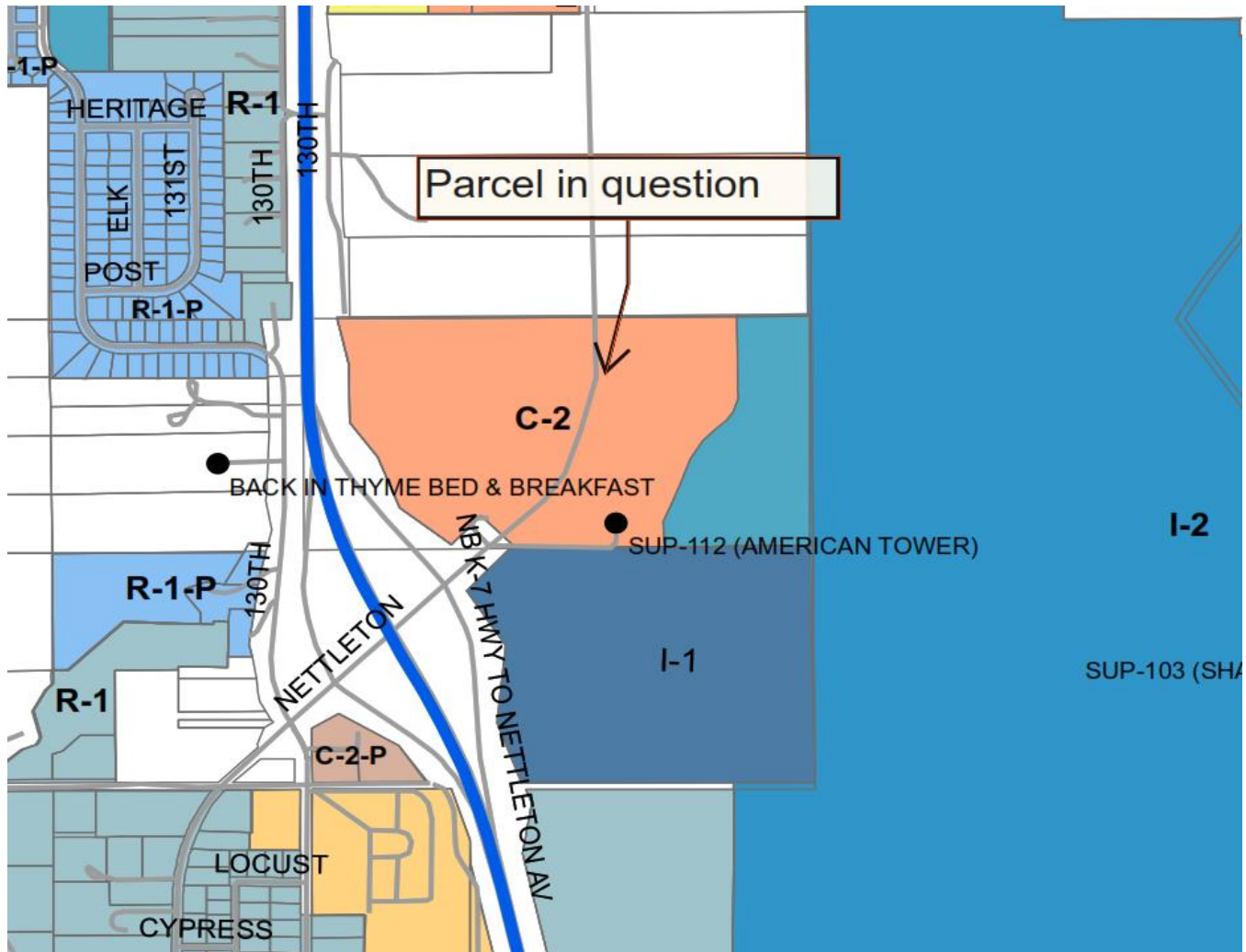
BACKGROUND:

The property has gone through several planning processes over the past ten to twenty years but no significant development has occurred upon the property. Currently the property is occupied by a vacant farm house and its surrounding acreage and a cell phone tower operating under SUP-112, it was also slated to become a retail/commercial center with multi-family residential to the east; this layout is indicated in the current zoning configuration.

There are currently two distinct zoning districts located on the parcels, R-3 multi-family (21+/- acres) and C-2 General Business (48+/- acres).

The property lacks utilities and would require the extension of services, including sanitary sewer per the sewer masterplan (2019), water, electricity, etc. Nettleton Avenue is proposed to extend through the property and is indicated within the Comprehensive Plan as a future collector street and within the K-7 Corridor Master Plan as an arterial street. Staff understands there currently is a partial design completed through KDOT.

THE CURRENT ZONING CONFIGURATION:



REZONING:

According to Article XXV, Section 1 of the Bonner Springs Zoning Regulations and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

CHARACTER OF THE IMMEDIATE AREA –

The area surrounding the subject property is a mix of highway use to the west, with residential beyond that. To the east is zoned industrial (I-2) and consists of 490 acres owned by Deffenbaugh Industries which is currently utilized as a rock quarry. To the north lies the Kerry Roberts Park, an occupied single family residence and a retail center anchored by the Walmart store. To the south is the recently rezoned light industrial parcel, beyond that is a vacant residential parcel consisting of 45+/- acres, this parcel abuts a 7 lot residential subdivision.

THE ZONING AND USES OF THE PROPERTY NEARBY –

- C-2 (General Business) and R-3 (Multi-family Residential) – current zoning - vacant.
- I-2 (Heavy Industrial) - rock quarry
- R-1 (Single Family Residential) – vacant
- A-1 (Agricultural District) – single family residence to the north – vacant to the south
- C-2 (General Business) and C-S (Highway Service) Districts – strip center and large retailer along with other commercial uses

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

The property is currently vacant with a majority of zoning reflecting a retail/commercial development (C-2), and a smaller portion reserved for multi-family residential (R-3), with no recent plans for development. The property has had at least two different mixed-use designs laid out, presented to the City and approved in the past. Bonner Springs has long envisioned this area as an additional commercial hub similar to K-7 and Kansas Avenue.

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

Rezoning the majority of the area to I-1, Light Industrial could potentially remove a viable sales tax generating retail/commercial development area along a heavily traveled route. With an already existing heavy industrial zoning directly to the east it is difficult to determine if the rezoning of this property will prove detrimental. The property directly north of the intended rezoning, while under individual ownerships; is utilized as residential and could continue to develop as such. Locating light industrial in the area may decrease the potential value of these properties as a residential development. While these residential properties are abutted by a heavy industrial use to the east, they are buffered by the significant elevation change and wooded area between the two.

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

The subject property has not seen significant development occur upon it to date, the parcel in question contains a vacant farmhouse and a cell phone tower operating under SUP-112.

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

By removing the commercial and multi-family residential zoning from the property and replacing it with light industrial there is little, to no gain, to the public health, safety and welfare. There will potentially be gains in job creation, but this has not been signified by the developer. With the future extension of Nettleton Avenue, citizens will see an increase in the ease of travel from the core of Bonner Springs to a large commercial area. With the lack of residential development occurring within the city currently though; the property could potentially prove more beneficial to the community as a mixed use of retail/commercial and multifamily residential.

As the property is currently zoned C-2 General Business and R-3 Multi-family residential it has been anticipated to be utilized in a residential-retail-commercial configuration. There would be limited, to no hardship, placed upon the individual if the property were to remain in its current zoning configuration and utilized in that manner.

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

The Comprehensive Plan's Future Land Use Map identifies the subject property as Mixed Use. The Mixed Use zoning district is intended to provide a work-live-play scenario within close proximity or with the inclusion of residential living with a variety of types and styles. This work-live-play lifestyle is meant to provide retail and commercial uses within walking distance of the residents that live within the area. Page 4-12 of the current Comprehensive Plan discusses Future Land Uses and states the following:

The magnitude of commercial and industrial development is not feasible to project, given the unique setting of Bonner Springs in the UG metropolitan area.

- *The development trends of non-residential growth projected for the Bonner Springs area; and*
- *The public policy of promoting commercial and industrial uses in close-in, contiguous Designated Growth Areas.*

One potential site for a business/industrial park would be the Nettleton Road interchange development area, which should be mixed use shared with retail. Another is the expansion of the city industrial park south of the Kansas River. The site offers an opportunity to expand business park activities that are more intense in size and land use type.

The Comprehensive Plan further states:

Mixed Use : (Primarily Commercial; and if residential, more than 6 dwelling units per acre): The Mixed Use category includes a variety of office, small-scale retail, and general business uses that are service-commercial oriented, located in centers that can accommodate related uses. Such nonresidential uses are intended to provide services primarily to residents of the surrounding area and placed in locations with a design character that blends into the district and the neighborhood. If a Mixed Use-Residential component is proposed, it must be designed in a manner to promote pedestrian activity through a system of interconnected streets and varied streetscapes that also provide safe and efficient movement of vehicular traffic. This category promotes a variety of high-density residential land uses including a variety of commercial and mixed use-residential/commercial land uses if approved by the City; and would be limited to townhouse, condominium, and multifamily apartment dwellings. They would be designated M-U districts. They should be reviewed for land use compatibility against the City's core Guiding Principles and Neighborhood Design Policies, and the Multifamily Design Guidelines for any multifamily developments proposed within mixed use districts (Reference Appendix B). Additional uses including live-work, and limited retail commercial stores are permitted in this category under strict architectural and land use controls.

In contrast the Comprehensive Plan states:

Industrial: This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city's zoning regulations. This district corresponds to the 'I-1', and 'I-2' districts of the city zoning regulations.

RECOMMENDATION OF PROFESSIONAL STAFF-

Staff recommends approval of the requested rezoning of the parcel from C-2 (General Business), R-3 (Multi-family Residential) to I-1 (Light Industrial). Staff would further state, that the overall plan provided by the developer indicates a mix of building sizes and provisions for multifamily residential living in future phases. The mix of building sizes have the potential to lend itself to limited commercial uses with industrial background uses, i.e. warehousing, light manufacturing of products sold onsite, etc.

STAFF RECOMMENDATION:

Staff recommends approval of the requested rezoning from C-2 (General Business) and R-3 (Multi-family Residential) to I-1 (Light Industrial) with the following Staff recommendations.

- A Traffic Impact Study shall be conducted by the applicant and submitted to the City and KDOT for review prior to platting of the property.
- Developer shall be responsible for the extension of services including but not limited to, sanitary sewer per the Sanitary Sewer Masterplan, water, other public utilities as well as the extension of Nettleton Avenue.
- A preliminary and final plat adhering to the requirements of the Bonner Springs Subdivision Regulations shall be submitted and approved by the City prior to building permits being issued.
- Any and all construction drawings shall be submitted to the City for review and approval prior to site improvements commencing
- The final plat shall be recorded with the Wyandotte County Register of Deeds.
- In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by all Zoning Ordinances and Subdivision Regulations of the City of Bonner Springs

This item will move to the Governing Body if approved. The request will be presented at the November 14th, 2022 regular meeting.

CITY OF BONNER SPRINGS, KS
Community and Economic Development Department

REZONING APPLICATION

Date: 8/15/2022

Staff Use Only
BSRZ -
PC Date: _____
CC Date: _____
Date Rec'd: _____
Rec'd by: _____

Subject Property Address: 1209 S. 130th Street Bonner Springs, KS 66012

Project Name (if applicable): Nettleton Logistics Centre - Building 2

Applicant Name: Nettleton Seven North Associates, LLC c/o Ken Block Phone: 816-756-1400

Address: 4622 Pennsylvania Avenue, Suite 700 Kansas City, Missouri 64112

E-mail (required): cholland@polsinelli.com ; pdaly@polsinelli.com

Record Property Owner: Nettleton Seven North Associates, LLC Phone: 816-756-1400

Parcel No.: 956600 Section/Township/Range: Section 20, Township 11, Range 23

Legal Description of the Tract: See attached.

Current Zoning: A-1, C-2 Present Land Use: Vacant Future Land Use Designation: Mixed-Use

Proposed Zoning: I-1 Proposed Use: Light Industrial Future Land Use Designation: Light Industrial

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

Applicant Signature: Curtis M. Holland Date: 8/15/2022

Applicant Name (Printed): Curtis Holland, agent for Nettleton Seven North Associates, LLC

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

Yes X No _____

If Requested, Can the Applicant Provide a Letter of Consent from the Owner(s)?

Yes X No _____

=====

Rezoning Application Process

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

Applicants are encouraged to communicate with all adjacent property owners prior to beginning the rezoning application process.

All applications are subject to a public hearing at a Planning Commission meeting where a recommendation to approve or deny will be forwarded to the Governing Body.

Submittal Requirements

- X Completed and signed application – (Owner’s consent may be required)
- X Eight (8) 11” x 17” copies of a scaled site plan or survey of the area to be rezoned
 - Site plan must be:
 - ✓ drawn to scale,
 - ✓ contain the legal description, and
 - ✓ indicate buildings, parking, north arrow, etc.
- X Check for \$300.00 – made payable to the City of Bonner Springs for application fee
- X PDF copy of all drawings must be emailed to the City Planner

Additional fees

- City staff generates a list of property owners within the 200’ radius of the exterior of the subject property and creates and mails notification of a public hearing for a Rezoning application.
- ✓ Applicants will be billed \$12 for each unique property owner on the 200’ mailing list.
- City staff submits the required notification to the City newspaper for publication not less than 20 days prior to the public hearing.
- ✓ Applicants will be billed for the publishing costs.
- City staff will prepare and post a Notice of Public Hearing sign.
- ✓ Applicants will be billed \$25 for the first sign and \$10 for each additional sign, if applicable.

Meetings

- The Planning Commission holds a public meeting and votes to recommend approval or denial of the application.
- ✓ Planning Commission meetings are typically on the 3rd Tuesday of each month at 7:00 PM
- The Governing Body will review the application for consideration and action at a regular City Council meeting.
- ✓ The City Council typically meets on the 2nd and 4th Monday of each month at 7:30 PM.

=====

FEES		
Application Fee: \$300		\$ _____
Notification: _____ x \$12 =		\$ _____
Publication:		\$ _____
Sign (first): \$25		\$ _____
Additional Signs _____ x \$10 :		\$ _____

Total Due: \$ _____

Invoice Date:	_____
Payment Rec'd Date:	_____
Check #:	_____
Receipt #:	_____
Comments:	_____

OWNER AUTHORIZATION AFFIDAVIT

STATE OF Missouri)
)ss.
COUNTY OF Jackson)

I, Kenneth G. Block, as Trustee of the Kenneth G. Block Trust, dated January 11, 1991, as amended, which is the Manager of BK Properties, LLC, which is the Manager of Nettleton Seven North Associates LLC ("Owner"), being first duly sworn upon their oaths, deposes and states as follows:

1. Owner is the fee simple owner of land located at the northeast corner of K-7 Highway and Nettleton Ave., with a property situs address of 1209 S. 130th Street, Bonner Springs, KS 66012 (the "Property"); and
2. Owner has authorized Polsinelli PC to file any, and all, applications with the City of Bonner Springs necessary for the development of the Property including, but not limited to, change of use, rezoning, preliminary development and final development site plans, preliminary and final plats, and related applications and permits.
3. The undersigned on behalf of the Owner has in fact the authority to bind the Owner to the terms and statements contained within this instrument.

In witness hereof, the undersigned have set their hands and seal below.

Owner:

**NETTLETON SEVEN NORTH
ASSOCIATES LLC**, a Kansas limited
liability company

By: BK Properties, LLC, Manager

By: [Signature]
Kenneth G. Block, as Trustee of the
Kenneth G. Block Trust, dated
January 11, 1991, as amended,
Manager

Subscribed and sworn to before me this day of 11th day of August, 2022.

3.1.2026

Notary Public



NETTLETON LOGISTICS CENTRE – BUILDING 2
LEGAL DESCRIPTION

The North 1/2 of the Southeast 1/4 of Section 20, Township 11, Range 23, Wyandotte County, Kansas, except that part taken or used for public road purposes, also except that part taken for highway described as follows: A tract of land in the North half of the Southeast Quarter of Section 20, Township 11 South, Range 23 East of the 6th P.M., described as follows:

Beginning at the Northwest corner of said Quarter Section; FIRST COURSE; thence North 88 degrees 11 minutes East, 202.3 feet along the North line of said Quarter Section; SECOND COURSE, thence South 13 degrees 30 minutes East, 276.6 feet; THIRD COURSE, thence South 01 degrees 41 minutes East, 329.1 feet; FOURTH COURSE, thence South 37 degrees 35 minutes East 247.4 feet; FIFTH COURSE, thence South 21 degrees 50 minutes East, 309.3 feet; SIXTH COURSE, thence South thence South 52 degrees 25 minutes East, 343.0 feet; SEVENTH COURSE, thence North 44 degrees 17 minutes East, 225.0 feet; EIGHTH COURSE, thence South 45 degrees 43 minutes East to a point on the South line, 1103.9 feet East of the Southwest corner of said North Half of the Southeast Quarter Section; NINTH COURSE; thence South 88 degrees 14 minutes West, 1103.9 feet along said South line to the West line of said Quarter Section; TENTH COURSE, thence North 01 degree 57 minutes West along said West line to the place of beginning.

Being more fully described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 20, Township 11 South, Range 23 East of the Sixth Principal Meridian in the City of Bonner Springs, Wyandotte County, Kansas; thence South 88 degrees 11 minutes 14 seconds West 2473.37 feet to a point on the North line of the said Southeast 1/4, being 202.30 feet East of the Northwest corner of the said Southeast Quarter, also being on the Westerly right of way line of K-7 Highway; thence South 13 degrees 30 minutes East 276.60 feet, along the said right of way line; thence South 01 degrees 41 minutes East 329.10 feet, along the said right of way line; thence South 37 degrees 35 minutes East 247.40 feet, along the right of way line; thence South 21 degrees 50 minutes East 309.30 feet, along the said right of way line; thence South 52 degrees 25 minutes East 343.00 feet, along the said right of way line; thence North 44 degrees 17 minutes East 225.00 feet, along the said right of way line; thence South 45 degrees 43 minutes East 247.75 feet, along the said right of way line to a point on the South line of the North 1/2 of the said Southeast 1/4, being 1103.90 feet East of the Southwest corner of the said North 1/2; thence North 88 degrees 13 minutes 44 seconds East 1569.18 feet to the Southeast corner of the said North 1/2; thence North 01 degrees 50 minutes 18 seconds West 1332.62 feet to the point of beginning, except any part thereof in public roads.

(Legal description take from ALTA survey prepared by Michael J. Schmidtberger, and dated 11-08-21)

K-7 HIGHWAY &
NETTLETON ROAD
BONNER SPRINGS, KANSAS

Project No.:	21064
Date:	8/15/2022
Issued For:	PDP SUB.

[illegible]

REGISTRATION

PROJECT TEAM

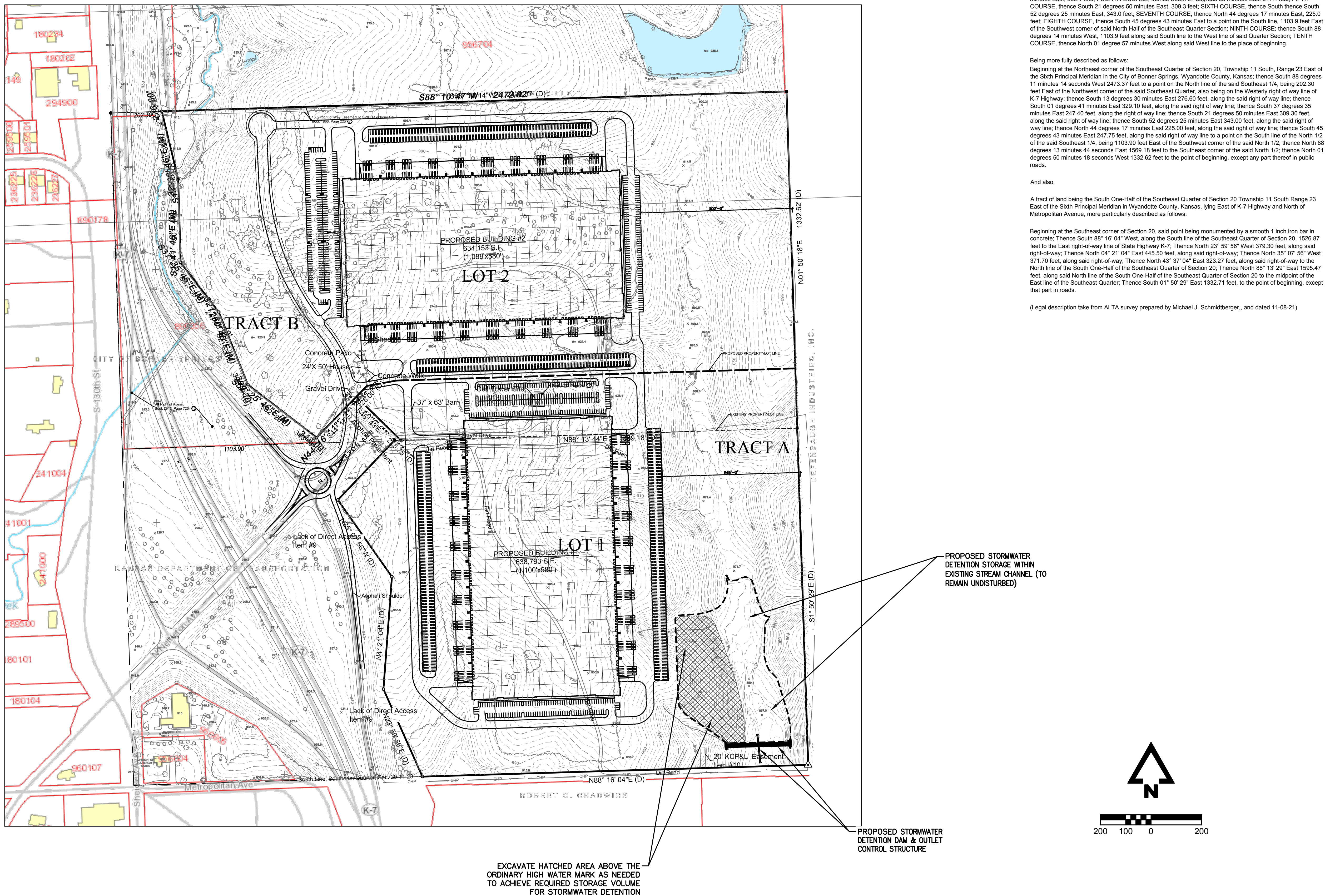
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	McCLURE
LANDSCAPE	J & H LANDSCAPE COMPANY, INC.
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

SHEET TITLE

CIVIL
PRELIMINARY
DEVELOPMENT
PLAN

SHEET NUMBER

C1.00

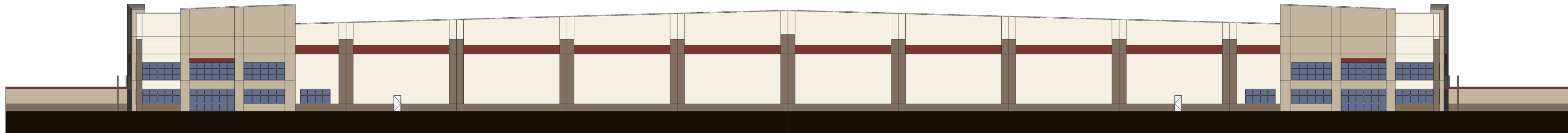




NETTLETON LOGISTICS CENTRE BUILDING 1 - PERSPECTIVE VIEW
(NOT TO SCALE)



NETTLETON LOGISTICS CENTRE BUILDING 1 - FRONT ELEVATION
(NOT TO SCALE)



NETTLETON LOGISTICS CENTRE BUILDING 1 - SIDE ELEVATION
(NOT TO SCALE)



COLOR PALETTE:

PAINT 1
SW7562 ROMAN COLUMN

PAINT 2
SW7509 TIKI HUT

PAINT 3
SW7528 WINDSOR GREIGE

PAINT 4
SW6328 FIREWEED

METAL COPING
FIRESTONE BONE WHITE

NETTLETON LOGISTICS CENTRE BUILDING 1 -
MATERIALS AND ELEVATIONS
(NOT TO SCALE)

Nettleton Logistics
Centre

K-7 HIGHWAY &
NETTLETON ROAD
BONNER SPRINGS, KANSAS



Project No.: 21064
Date: 08/15/2022
Issued For: PDP SUB.

REVISIONS		
No.	Date	Description

REGISTRATION

PROJECT TEAM

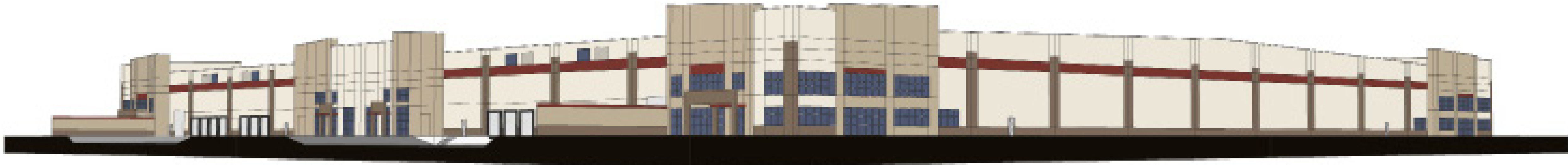
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	MCCLURE
LANDSCAPE	J&H LANDSCAPING
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

SHEET TITLE

BUILDING 1
CONCEPT
ELEVATIONS

SHEET NUMBER

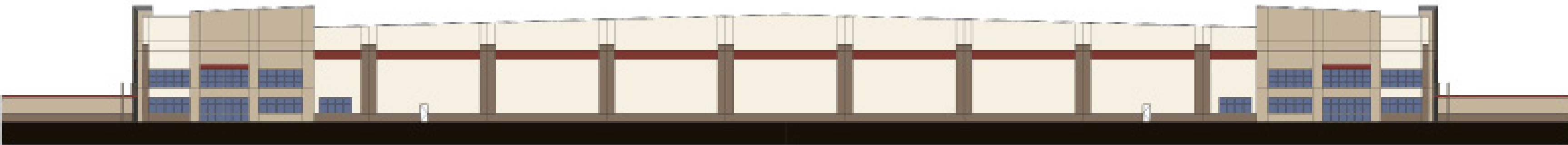
A4.01



NETTLETON LOGISTICS CENTRE BUILDING 2 - PERSPECTIVE VIEW
(NOT TO SCALE)



NETTLETON LOGISTICS CENTRE BUILDING 2 - FRONT ELEVATION
(NOT TO SCALE)



NETTLETON LOGISTICS CENTRE BUILDING 2 - SIDE ELEVATION
(NOT TO SCALE)

COLOR PALETTE:

PAIN T 1
SW7562 ROMAN COLUMN

PAIN T 2
SW7509 TIKI HUT

PAIN T 3
SW7528 WINDSOR GREIGE

PAIN T 4
SW6328 FIREWEED

METAL COPING
FIRESTONE BONE WHITE

T.O. PANEL: 48'-2"

PAIN TED CONCRETE
PAN EL, PAINT-1

PAIN TED CONCRETE
PAN EL, PAINT-3

PAIN TED CONCRETE
PAN EL, PAINT-4

PAIN TED CONCRETE
PAN EL, PAINT-2

1" INSULATED GLAZING IN
CLEAR ANODIZED ALUMINUM
STOREFRONT FRAMES

NETTLETON LOGISTICS CENTRE BUILDING 2 -
MATERIALS AND ELEVATIONS
(NOT TO SCALE)

Nettleton Logistics
Centre

K-7 HIGHWAY &
NETTLETON ROAD
BONNER SPRINGS, KANSAS



Project No.:	21064
Date:	08/15/2022
Issued For:	PDP SUB.

REVISIONS		
No.	Date	Description

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	MCCLURE
LANDSCAPE	J&H LANDSCAPING
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

SHEET TITLE

BUILDING 2
CONCEPT
ELEVATIONS

SHEET NUMBER

A4.02



Project No.: 21064
Date: 08/15/2022
Issued For: PDP SUB.

REVISIONS		
No.	Date	Description

REGISTRATION

PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS
ARCHITECTURE

CIVIL MCCLURE

LANDSCAPE J&H LANDSCAPING

STRUCTURAL

PLUMBING

MECHANICAL

ELECTRICAL

FIRE PROTECTION

CONTRACTOR

SHEET TITLE

MONUMENT SIGN
CONCEPT
ELEVATIONS

SHEET NUMBER

A4.03

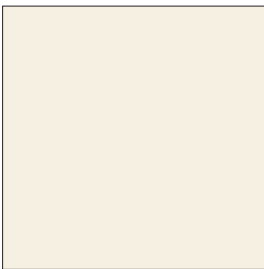


NETTLETON LOGISTIC CENTRE MONUMENT SIGN - PERSPECTIVE VIEW
(NOT TO SCALE)

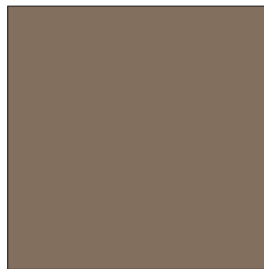


NETTLETON LOGISTICS CENTRE MONUMENT SIGN - FRONT ELEVATION
(NOT TO SCALE)

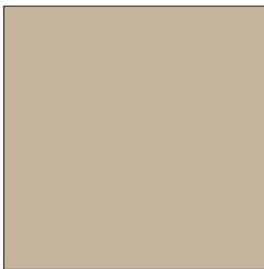
COLOR PALETTE:



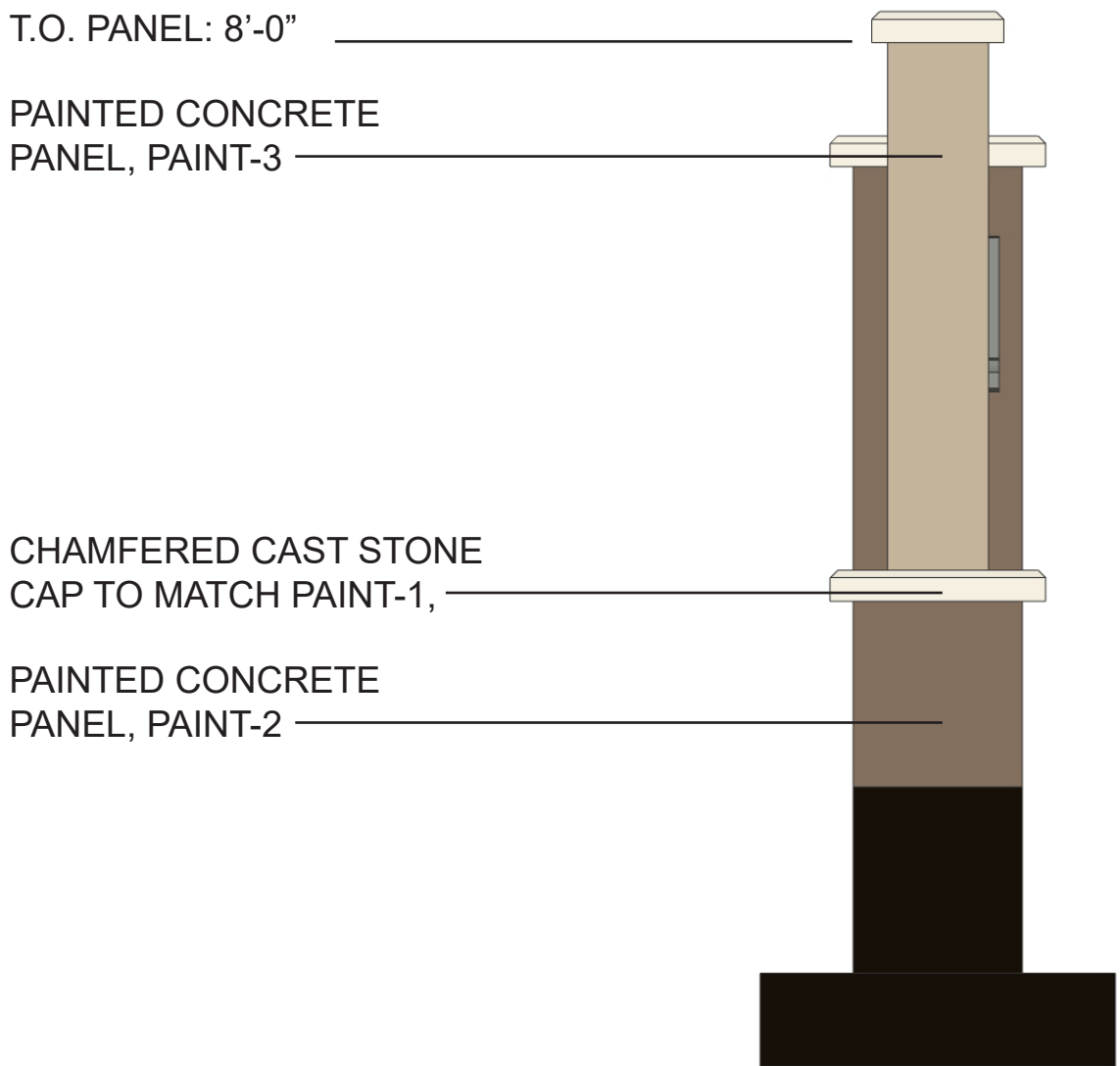
PAINT 1
SW7562 ROMAN COLUMN



PAINT 2
SW7509 TIKI HUT



PAINT 3
SW7528 WINDSOR GREIGE



NETTLETON LOGISTICS CENTRE MONUMENT SIGN - SIDE ELEVATION AND MATERIALS
(NOT TO SCALE)

Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Justine Spease

Subject: National Fitness Campaign Grant

Recommendation: The Recreation Manager recommends approval.

Action: Make a motion to accept the 2022 National Fitness Campaign grant for the installation of an outdoor fitness court in the amount of \$30,000.

Background: The National Fitness Campaign (NFC) was founded in 1979, with the goal of building healthy communities by providing free outdoor fitness opportunities for community members. These fitness courts are very adaptable and can be used by community members of all abilities. It uses your own body weight to get a great workout. The outdoor fitness court could also be a public art piece with different wrap options available.

At the September 26th City Council meeting, council agreed to let staff pursue the National Fitness Campaign project and grants to help fund the project.

Discussion: The City of Bonner Springs has been selected as a recipient of a \$30,000 grant from the National Fitness Campaign for the purpose of installing an outdoor fitness court. Staff has been working with the grant coordinator, Jack Linehan, on potential areas for an outdoor fitness court that would have the greatest impact for the community. The proposed site at 120 North Nettleton is city owned, has an adjacent parking lot, is connected to existing pedestrian infrastructure, and has been approved by the National Fitness Campaign grant selection committee as an ideal place for an outdoor fitness center.

This project also has the capability to be a public art display. The standard wrap is blue with the Blue Cross Blue Shield logo. Other art & custom color options are available and range from \$8,500-\$25,000 as indicated in the 2022 NFC Funding Requirement attachment. NFC will assist in putting out a call to artists (if needed), as well as finalizing the design details for the customized wall.

Financial Impact: The total estimated project cost is \$187,350 without any grant funds. If the City accepts this \$30,000 grant, the estimated total for the project would be \$157,350. Which includes \$112,350 for the fitness court, \$25,000 for the equipment installation by EIS, and an estimated \$20,000 for the concrete slab installation. To date, the status of the other grant staff pursued for this project has not been revealed. If additional grant funding is not received, staff proposes the following funding option for this project: \$107,350 from the Park Dedication fund and \$50,000 from the Special Parks fund.

The art component, if the standard option is not selected, would be funded by the Tourism fund.



QUOTE

National Fitness Campaign LP

For all questions regarding this quote, contact: info@nfchq.com

Created Date 10/26/2022
Expiration Date 11/15/2022
Quote Number 00000458
Bill To Name Bonner Springs, KS
Bill To 200 East Third Street
Bonner Springs, KS 66012

Description	Quantity	Total Price
Fitness Court® and National Campaign Resources	1.00	\$138,000.00
Freight, Packing and Insurance for shipment	1.00	\$4,350.00
NFC National Grant Funding Award	1.00	(\$30,000.00)
Tax %	0.0000%	
Grand Total	\$112,350.00	

Terms

1. PAYMENT TERMS

Purchaser will pay Seller 100% of the Purchase Price upon receipt of delivery. Purchaser is responsible for payment of shipping costs, including packing, insurance, and freight. These payment terms will apply unless both parties have agreed to other approved payment terms.

2. TAX EXEMPTION

This quoted total is based upon Purchaser's tax-exempt status, for which verifying documentation must be provided to the Seller. If the Purchaser is not tax-exempt, sales tax will be applied before Purchase Price is considered final or binding.

3. STANDARD WARRANTY AND TERMS

NFC standard warranty and terms apply. See nationalfitnesscampaign.com/warranty for details.

4. PURCHASER OBLIGATIONS / TERMS AND CONDITIONS

Purchaser acknowledges upon receipt of the Fitness Court that they are responsible for the following items concerning the purchase of the Fitness Court:

- Purchaser is responsible for providing storage of the Fitness Court with insured protection, including liability, theft, or damage.
- NFC is not responsible for damage after receipt of goods by the Purchaser.
- Purchaser is responsible for (under a separate agreement) providing installation of the concrete slab footing, applicable ADA Access, Pour In Place or Tile Flooring installation, and Fitness Court installation per the NFC Installation Manual, adhesive manufacturers recommendations, and local safety, permitting, building, and planning code requirements.
- Assembly Completion Certificate submission to NFC is required within 15 days of Fitness Court Installation.
- A safe and environmentally controlled storage environment is required to store digital print graphics.
- NFC shall not be responsible for work performed by others.
- Purchaser to provide all on-site maintenance, safety, and security.
- Purchaser shall not allow any use of Fitness Court until all Graphics are installed.
- Purchaser understands that the use of exercise equipment incurs risks that are voluntarily entered into. Terms of Use of the Fitness Court by the public located at the purchaser's site shall be governed by the Purchaser in addition to the NFC minimum guidelines.
- Purchaser must maintain graphics and posted safety rules and regulations.
- Purchaser shall be responsible for site selection and all inherent risks associated with the choice of site selection, including risk to the general public.

5. PURCHASER ACKNOWLEDGMENTS

Purchaser acknowledges and accepts upon receipt of Fitness Court all terms and conditions as described above, including Payment Terms, Terms of Tax Exempt Status, NFC Standard Warranty & Terms, Warranty Disclaimers, and Purchaser Obligations.

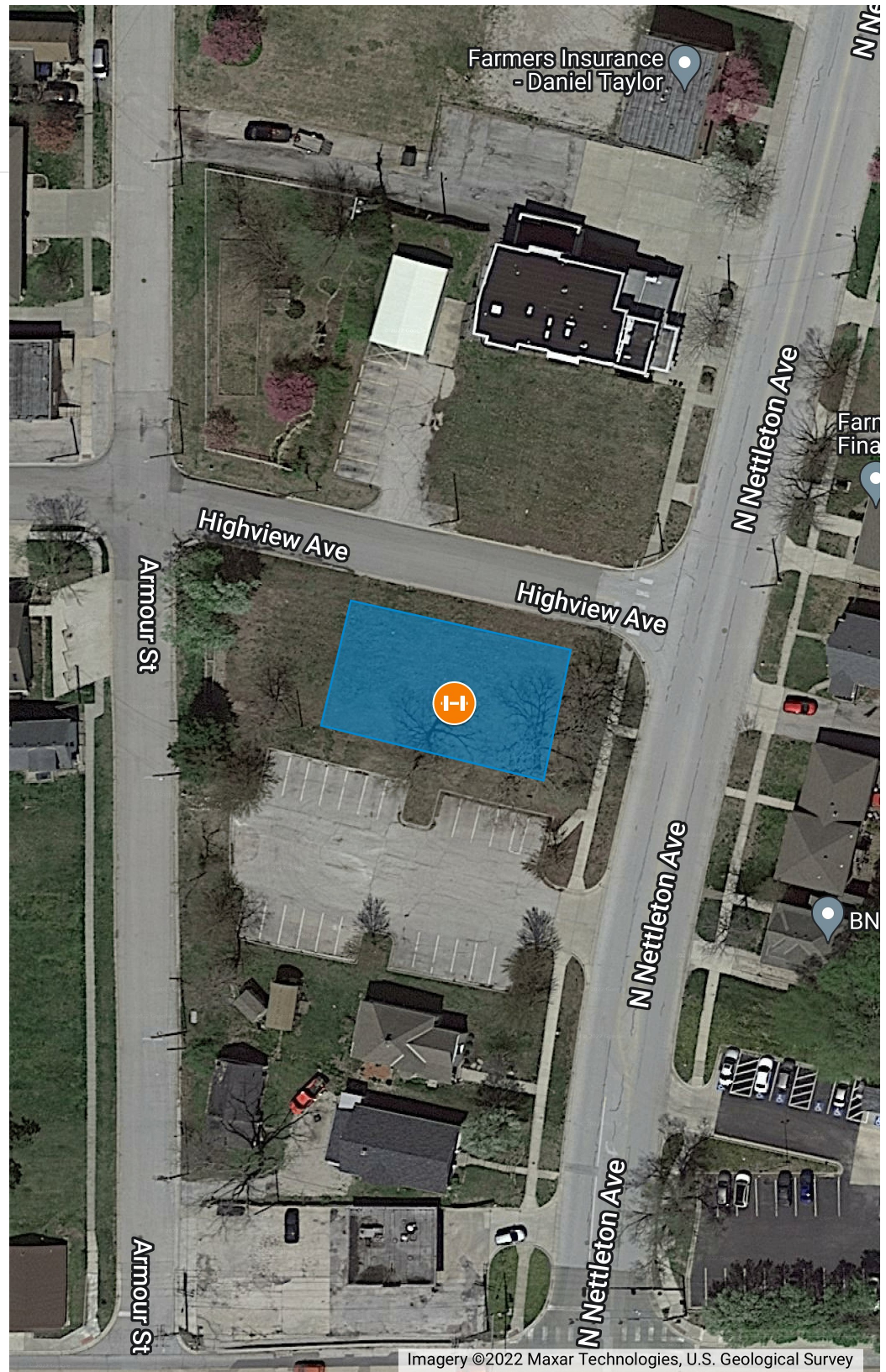
National Fitness Campaign

Proposed Location

 120 N Nettleton Ave

 Area Of Use

Proposed location for the installation of an accessible outdoor fitness court.





Congratulations!

Bonner Springs, KS has been selected as a 2022 Healthy Cities Campaign Grant Recipient!

Dear Justine,

On behalf of the National Fitness Campaign Grant Committee, we are pleased to share that Bonner Springs, KS has been selected as a grant eligible partner in the 2022 Healthy Cities Campaign! This notification letter confirms eligibility for one (1) 2022 NFC Grant of \$30,000. The next step is to schedule your official Grant Eligibility Award Call within the next 10 days, where the qualifications submitted in your Grant Application will be confirmed by the NFC team, and your Grant Program Requirements (GPR) will be aligned for eligibility and participation in this year's campaign. A copy of your GPR Document is attached to this formal award letter for your review, and is based on dates submitted in your Grant Application.

The \$30,000 Grant Award will be confirmed pending 1) the submission of a Resolution of Adoption, endorsed by your local governing body or appropriate council, and a countersigned copy of the attached formal GPR document within 60 days of the Award Call, 2) authorization to proceed, documented by formal funding confirmation (commonly a purchase order) and 3) confirmation of a scheduled shipping date for the Fitness Court and appropriate storage plans. Once set, GPR milestones must be met in order to maintain funding eligibility in the campaign.

To support this partnership and align your GPR milestones with your community's local adoption and funding processes, we have assigned a Partnership Manager – Jack Linehan – as your dedicated partner and champion in support of this partnership. Over the coming months, Jack will work with your team to support the path outlined in the GPR Document, assisting in the confirmation of required remaining funding, installation, and launch of your program.

The 2022 Healthy Cities Campaign is part of a national movement to make world-class fitness free and accessible in public spaces across the country, which is more important today than ever before – thank you for your commitment to supporting this goal.

Here is a sneak peak at what's ahead:

- Fitness Court® Launch – Cut the ribbon on your beautiful new outdoor gym & announce free fitness to the community!
- Classes & Challenges – Get residents moving & keep them engaged with ongoing group classes, individual training, and competitive events.
- Press & Promotions – Shine a spotlight on your community and local partners for joining this exciting and innovative wellness movement!

Once again, we are thrilled to invite you to join us as a partner in the 2022 Healthy Cities Campaign, and we look forward to making world-class fitness free in Bonner Springs, KS!

Best in Fitness,

Mitch Menaged, Founder



Bonner Springs, KS - National Fitness Campaign 2022 Funding Cycle Grant Program Requirements (G.P.R.)

MILESTONE 1: ADOPTION

- **Summary:** Commit to project adoption and confirm matching funding
 - **Requirement A:** Countersigned Grant Program Requirements Document
 - **Deadline: 10/27/2022**
 - **Requirement B:** Resolution of Adoption or Letter of Support
 - **Deadline: 11/15/2022**
- *Purchase Order Will Satisfy Adoption Requirement if Submitted Within 60 Days of Grant Award

MILESTONE 2: AUTHORIZATION TO PROCEED - FUNDING CONFIRMED

- **Summary:** Execute budgeting and fundraising plan (as needed) and confirm total required funding
- **Requirement:** Funding confirmation document submitted to NFC for remaining program funding (typically P.O)*
- *Refer to Official Quote and Funding Requirements Summary for details
- **Deadline: 11/15/2022**

MILESTONE 3: SHIPMENT FOR STORAGE

- **Summary:** Identify Fitness Court® storage location and schedule Fitness Court® delivery
- **Requirement:** Accept Fitness Court® delivery and store at a secure location, prepare to be invoiced for program funds
- **Deadline: 11/16/2022 to 11/26/2022**

MILESTONE 4: INSTALL CONCRETE SLAB & ART APPROVAL

- **Summary:** Review slab drawings & schedule concrete installer, confirm Fitness Court orientation, Approve art print preview
- **Requirement:** Install concrete slab (*cure time of 28 days before Fitness Court® installation*)
- **Deadline: January 2023 - pending weather**

MILESTONE 5: FITNESS COURT® ASSEMBLY

- **Summary:** Select Fitness Court® Assembly Team - NFC Factory Team EIS recommended, (EIS scope includes art install)
- **Requirement:** Confirm EIS or local contractor timeline with NFC, provide completed installation photos for NFC inspection
- **Deadline: February 2023 - pending weather**

MILESTONE 6: PRESS LAUNCH CEREMONY

- **Summary:** hold Fitness Court® press launch event & ribbon cutting
- **Requirement:** Promote press release, hold launch event within campaign year (weather permitting)
- **Deadline: April 2023 - pending weather**

Trent Matthias, Director
National Fitness Campaign

Justine Spease, Recreation Manager
Bonner Springs, KS

It is noted by the National Fitness Campaign and the municipality, school or organization listed above that this document in no way constitutes a binding agreement, or requirement to proceed with the NFC Program at any time. Formal commitment occurs upon receipt of complete local match funding by the program awardee, with submission of Funding Confirmation Documentation to National Fitness Campaign.

2022 CAMPAIGN FUNDING REQUIREMENT

NFC PROGRAM FUNDING

The Fitness Court® and National Campaign Services \$ 142,350

Art & Custom Color Options



Standard
Included



Premium
\$8,500



Premium + Color
\$13,500



Local Artist
\$25,000

OPTIONAL

NFC NATIONAL GRANT FUNDING AWARD

\$30,000

NFC PROGRAM TOTAL WITH \$30,000 GRANT AWARD

\$ 112,350

CONCRETE SLAB

Can be performed in-house or in-kind

est. \$ 0-20,000

EIS INSTALLATION



Turn Key Fitness Court Assembly
Art & Graphic Installation
Installation Partner (separate contract)

\$ 25,000

With Prevailing Wage Rates: \$27,000

TOTAL FUNDING REQUIREMENT



\$137,350-
\$157,350

Includes standard art collection

Memorandum

Date: November 14, 2022
To: Mayor and City Council
From: Amber Vogan

Subject: Rural Housing Incentive District Policy

Recommendation: Staff and Bond Counsel recommend approval.

Action: Make a motion to adopt the Policy and Procedures for Establishing a Rural Housing Incentive District in the City.

Background: Changes in July 2021 to the Rural Housing Incentive District Act allowed our city to offer the RHID incentive. Prior to this legislation change, we were not able to offer this incentive due to our location in a county over 60,000. Legislation in July of 2021 authorized any City or County of fewer than 60,000 to use the incentive.

We have had one developer utilize the incentive at Sandstone Pointe, a townhome development north of Feldman's on 130th Street. Since that time, staff has worked with Kutak Rock to draft a policy and application for the incentive going forward.

Discussion: The purpose of the policy is to formalize the procedures, eligibility guidelines, and requirements associated with establishing a Rural Housing Incentive District. The current Sandstone RHID does meet the requirements of the policy.

Financial Impact: There is no financial impact to formalize a policy and application for the RHID incentive. The policy requires a non-refundable application fee of \$1,500 from the interested developer. This would cover the cost of the application review for viability. If the incentive is pursued, a funding agreement and initial deposit would be required to pay for the costs associated with establishing the RHID.

CITY OF BONNER SPRINGS
Governing Body Policy

Type Policy	Governing Body
Policy #	
Subject	POLICY AND PROCEDURES FOR ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT IN BONNER SPRINGS, KANSAS [Pursuant to K.S.A. 12-5241 et seq.]
Date Adopted	
Prepared By	Assistant City Manager
Approved By	Governing Body
Purpose	To establish a policy for the City of Bonner Springs on establishing a Rural Housing Incentive District as a means to financially aid economic development and the increase quality housing stock in the city.

1. Policy and Scope

It shall be the policy of the City of Bonner Springs to consider establishment of a Rural Housing Incentive District (RHID) for purposes allowed by law. An RHID project should provide public benefit such as: substantially adding to the housing stock in the city and/or preserve an existing historic building in the downtown, central business district, with improvements for residential purposes on the second or higher floors of the building; help to produce diversification of the housing stock in the city; create a positive impact on an area of the city where economic assistance is needed; increase the property tax base to further support the costs of municipal services provided by the city and increase the credit worthiness of the city with an increased tax base; and/or open other property for future development due to extension of the public facilities associated with the project.

An applicant may request the city establish a RHID to fund projects and facilities eligible for reimbursement under the RHID Act. The authority and decision to establish an RHID is within the sole discretion of the Governing Body. This policy is intended to provide a guide to consider applications and the Governing Body is under no obligation to approve any RHID project. The Governing Body reserves the right to deviate from this policy when it believes it is in the city's best interest.

2. Definitions

- a. "Administrative Fee" means the annual administrative fee for the RHID Fund.
- b. "Base Year Assessed Valuation" means the assessed valuation of all real properties within the boundaries of the RHID on the effective date of the development agreement.
- c. "Bond Financing" means a method of financing pursuant to which certain RHID Eligible Expenses are paid and/or reimbursed with notes or bonds as RHID Proceeds are deposited into the RHID Fund.
- d. "Development Agreement" is a written agreement between the city and applicant for the development or redevelopment of property and the establishment of an RHID.
- e. "Feasibility Analysis" outlines the summary of needs and justification of proposed solutions in the development or redevelopment plan.

- f. "Funding Agreement" is a written agreement required by the city in which the applicant agrees to deposit upfront funds with the city to be used by the city to pay for actual out-of-pocket expenses necessary to perform a full evaluation of the application and engage outside consultants as needed for such evaluation.
- g. "Improvements" means those certain improvements that are contemplated to be constructed in the project.
- h. "Incremental Real Property Taxes" means that amount of real property taxes collected from the real property within the RHID that is in excess of the amount of real property taxes collected from the base year assessed valuation of the real property within the RHID as determined in accordance with the RHID Act.
- i. "Infrastructure" means all of the infrastructure improvements, including without limitation, site work and the water, sanitary sewer, storm water, drainage, electric improvements, roads, parking improvements containing the number of spaces required by applicable laws and requirements, landscaping, sidewalks, and curb and gutter necessary to support the improvements in the project
- j. "Pay-Go RHID Financing" means a method of financing pursuant to which certain RHID eligible expenses are paid and/or reimbursed without notes or bonds, and the costs are reimbursed as RHID proceeds are deposited in the RHID Fund.
- k. "Private Funds" means the applicant's private equity and debt used to pay the costs for the design, development and construction of the project.
- l. "Project" means the design, development, and construction of the improvements on the project site.
- m. "Project Costs" means the costs of acquiring, designing, developing, constructing and completing the project
- n. "Real Property Taxes" means all taxes levied on an ad valorem basis upon land and improvements within the RHID
- o. "RHID" means a rural housing incentive district created pursuant to the RHID Act.
- p. "RHID Act" means K.S.A. 12-5241 et seq.
- q. "RHID Cap" means the limitation on RHID proceeds available to applicant for reimbursement of RHID eligible expenses.
- r. "RHID Eligible Expenses" means those certain costs that are related to infrastructure located within the RHID and eligible for payment or reimbursement pursuant to the RHID Act and the Development Agreement.
- s. "RHID Collection Period" means the period that commences on the effective date up to and concluding upon that date which is the earlier of (a) the date that Applicant has been reimbursed for all RHID eligible expenses in an amount equal to the RHID Cap, or (b) at the end of the RHID term set through establishment of the RHID.
- t. "RHID Proceeds" means the incremental real property taxes, less the administrative fee.

- u. “Special Obligation Bonds” means the bonds payable from all or a portion the RHID proceeds.

3. Project Eligibility

Pursuant to the Act, certain costs may be reimbursed from the RHID Proceeds. The city hereby identifies costs eligible for reimbursement under the Act which it may deem eligible for reimbursement including, without limitation, the following:

- a. Acquisition of property within the specific project area or areas as provided in K.S.A. 12-5247, and amendments thereto;
- b. payment of relocation assistance;
- c. site preparation;
- d. sanitary and storm sewers and lift stations;
- e. drainage conduits, channels and levees;
- f. street grading, paving, graveling, macadamizing, curbing, guttering and surfacing;
- g. street lighting fixtures, connection and facilities;
- h. underground gas, water, heating, and electrical services and connections located within the public right-of-way;
- i. sidewalks;
- j. water mains and extensions; and
- k. renovation of buildings or other structures more than 25 years of age primarily for residential use located in a central business district as approved by the secretary of commerce. Certification of the age of the building or other structure shall be submitted to the secretary by the governing body of the city or county with the resolution as provided by K.S.A. 12-5244, and amendments thereto. Eligible residential improvements shall include only improvements made to the second or higher floors of a building or other structure. Improvements for commercial purposes shall not be eligible.

4. Requirements of Proposal, Fees

The potential applicant should arrange for a pre-application meeting to explore the applicant’s interest prior to formally submitting an application. Applicants must complete the standard application form attached to this policy and incorporated herein by this reference. At least fifteen (15) days before the Governing Body considers the proposal, the applicant shall submit the completed application form with the required attachments to the City Clerk along with a non-refundable application fee of \$1,500 and the initial deposit for the funding agreement. Such fees shall be used to defray costs of the city associated with establishment of the RHID and for other lawful purposes. The city reserves the right to request any additional information to supplement the application prior to consideration by the Governing Body.

As defined in the funding agreement accompanying the application, the applicant is responsible for payment of other professional fees to include, but not limited, to bond counsel, financial

advisors and any fees of the City Attorney incurred in connection with the establishment of the RHID.

Each applicant approved for an RHID shall pay to the city an administrative fee in an amount ranging from one percent (1%) to five percent (5%) of the incremental real property taxes. the administrative fee shall be due and payable on the date the incremental real property taxes are received by the city prior to depositing the balance of the incremental real property taxes into the RHID Fund.

5. Initial Review and Public Hearing

Each completed application shall be reviewed initially by the Assistant City Manager and Bond Counsel who shall determine whether (a) the application is complete and sufficient for review, and (b) the project has costs eligible for reimbursement under the applicable laws. If an application is incomplete, the city shall notify the applicant as to what changes or additions are necessary. If the application is complete and is for a purpose which appears to be authorized by law, the City Manager shall place the item before the Governing Body for its review as a resolution per the process outlined in Section 7 below. If the resolution is approved by the Governing Body, the city shall forward the resolution to the Secretary of Commerce for review and approval.

No RHID shall be established by the city prior to a public hearing. Following the approval of the Secretary of Commerce, the public hearing shall be set by resolution not less than 30 nor more than 70 days following the date of adoption of this resolution. Notice of the public hearing shall be published by the City Clerk at least seven days, but not more 14 days, preceding the hearing in the official city newspaper. The City Clerk shall notify by certified mail the applicable taxing authorities within Wyandotte, Leavenworth and/or Johnson counties to advise them of the public hearing and provide them a copy of the application and feasibility analysis. The applicant will be expected to attend the public hearing.

6. Criteria

The Governing Body shall consider establishment of an RHID when it determines it is in the best interest of the city, the applicant satisfies all statutory requirements of the RHID Act and the project meets a sufficient number of the following criteria:

- a. The applicant should demonstrate that "but for" the creation of an RHID and use of RHID proceeds, the improvement project is not feasible and would not be completed without the proposed assistance.
- b. The RHID will attract new residents to the city and stimulate the economy of the city and surrounding area of Wyandotte County through employment, additional taxes and other indirect spending in the community, all of which would promote the public good, health, and welfare within the city.
- c. The RHID will result in the construction of public or private property improvements and infrastructure, or the provision of ongoing services, that would otherwise not be financially feasible.
- d. The RHID will promote redevelopment or rejuvenation of properties within the city which would otherwise be unlikely to happen.
- e. The RHID will be used to assist the development of residential projects.

- f. The RHID will not be used for projects that are incompatible or inconsistent with the Comprehensive Plan or Zoning Ordinance.
- g. The RHID incorporates higher standards for the design and construction of improvements than the minimum Code required standards.
- h. The RHID enables the development and location of new housing products and amenities in the city.

7. Conditions of Approval

Establishment of an RHID is subject to the conditions below:

- a. Required Findings: Pursuant to K.S.A. 12-5244, the Governing Body shall conduct a Housing Needs Analysis to determine what, if any, housing needs exist within its community. A Housing Needs Analysis completed within three (3) years preceding an RHID application may be used. After conducting the analysis, the Governing Body shall adopt a resolution containing a legal description of the proposed district, a map depicting the existing parcels of real estate in the proposed district, and a statement of the following findings and determinations:
 - i. There is a shortage of quality housing of various price ranges in the city or county despite the best efforts of public and private housing developers;
 - ii. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in such city or county;
 - iii. The shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county; and
 - iv. The future economic well-being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county.
- b. Secretary of Commerce Agreement: As required by K.S.A. 12-5244, a resolution making findings regarding and considering the establishment of an RHID must be submitted to the Secretary of Commerce requesting agreement with the findings. The Secretary must agree with the findings to proceed with establishment of the RHID.
- c. Development or Redevelopment Agreement: Concurrently with, or prior to, the creation of an RHID, a development or redevelopment agreement between the applicant and the city will be required. The agreement will be subject to approval by the Governing Body prior to construction of the project.
- d. Required City Advisors: The city requires the use of its designated bond counsel. The city reserves the right to approve the selection of other participants in the establishment of the RHID to include, but not limited to, the underwriter and trustee/fiscal agent. The city, in its discretion, may retain additional independent advisors or counsel to assist the city to analyze the legality or other merit of the proposed RHID.
- e. Reimbursement of City Costs: The applicant must pay for or reimburse the city for all legal, financial and administrative work performed in connection with establishment of the RHID

as determined by the city. Any bond post-closing costs (i.e. default, transfer of ownership, transfer of bonds, redemption, remarketing issues, etc.) will be billed to the applicant for reimbursement to the city.

- f. Contractual Assurances: The applicant may be required to provide assurances to the Governing Body guaranteeing the financial feasibility of any specific housing tax incentive projects in the proposed district.
- g. Feasibility Analysis: The applicant must provide a comprehensive analysis of the feasibility of providing housing tax incentives in the district, as provided in the Act, that shows the public benefits derived from such district will exceed the costs and that the income therefrom, together with other sources of funding, will be sufficient to pay for the public improvements that may be undertaken in such district. If other sources of public or private funds are to be used to finance the improvements, they shall be identified in the analysis.
- h. Environmental and Planning: The proposed project must be consistent with all applicable planning and community development policies and regulations. The city may require the applicant to perform at least a Phase I environmental audit of the project site and take any remedial action necessary.
- i. Taxes: The applicant must not have any delinquent property taxes within Wyandotte, Leavenworth or Johnson counties.

8. Sources of Funding

Applicants who seek to establish an RHID may request reimbursement through Bond Financing, Pay-GO RHID Financing, or a combination of both, to reimburse RHID Eligible Expenses; provided, however, that the city has a strong policy preference for Pay-Go RHID Financing and will only consider the use of Bond Financing in very limited circumstances.

9. Applicant Contribution & Cost Allocation

Each application should include evidence that the applicant will do the following:

- a. Have the financial ability to complete and operate the improvement project.
- b. Will be liable for, or contribute equity or private financing of at least fifty percent (50%) of the total cost of the improvement project or provide a performance bond, letter of credit, or other appropriate security for the completion of the improvement project.

10. RHID Proceeds

The city has the authority under Kansas law to capture the incremental gain in property tax created by the project for a maximum of 100% for up to twenty-five (25) years to pay or reimburse the applicant for certain eligible expenses. If an application for establishment of an RHID is made, the Governing Body shall determine whether the percentage of RHID proceeds which shall be granted for reimbursement of eligible expenses. The percentage of RHID proceeds made available to the applicant for reimbursement of eligible expenses shall be determined at the discretion of the Governing Body based on its review of the application in consideration of the factors listed in Sections 5 and 6.

The Governing Body's authority is discretionary and applications may be considered on a case-by-case basis. The Governing Body is under no obligation to approve any requested RHID application and reserves the right to deviate from the policies contained herein if, in the opinion of the Governing Body, circumstances warrant such deviation.

11. Ongoing Review

Each Development Agreement shall be subject to ongoing monitoring and review by the city to confirm that: (i) the specific conditions of the Development Agreement have been met, (ii) the property is being well-maintained, and (iii) the costs requested to be reimbursed are eligible under Kansas statute and were approved in the Development Agreement. If conditions substantially change, such information shall be forwarded to the Governing Body through the City Manager, along with any recommended actions. Any applicant granted an RHID shall notify the city of any substantive change from the agreed upon terms of the Development Agreement.

12. Special Assessments

Any reimbursement of RHID Eligible Expenses from Incremental Real Property Taxes granted under this policy shall not affect the liability of such property for any special assessments levied or to be levied against such property.

CITY OF BONNER SPRINGS
APPLICATION FOR
RURAL HOUSING INCENTIVE DISTRICT

The information requested on this form is required for the consideration of establishing a Rural Housing Incentive District (RHID). If there is not enough space for a particular answer, please attach additional sheets which are clearly marked as to the question being answered. Several of the questions may require consultation with your accountant or attorney. Submit the completed application to:

City of Bonner Springs, P. O. Box 38, 200 E. 3rd Street, Bonner Springs, KS 66012
Amber Vogan, Assistant City Manager - 913-667-1719 or avogan@bonnersprings.org

COMPANY/APPLICANT: _____

COMPANY/APPLICANT'S CONTACT PERSON: _____

Work Phone: _____

Cell Phone: _____

Fax: _____

Email Address: _____

I. BACKGROUND

1. Name: Please provide the full legal name of the Company/Applicant as it appears in the Company/Applicant's organizational documents: _____
2. Legal Entity: What type of legal organization is the Company/Applicant?
☐ Corporation ☐ Limited Partnership
☐ General Partnership ☐ Other (describe) _____
3. State of Organization: Under the laws of what state is the Company/Applicant organized?

4. Good Standing: Is the Company/Applicant in good standing under the laws of the state where the Issuer is located and where the Company/Applicant is organized?
☐ Yes ☐ No
5. Disclosure:
 - a. Has the applicant (if an individual) or any partner, officer, member or director of the applicant (if a company, partnership, corporation or similar entity) ever been charged with and/or convicted of a criminal offense (other than traffic court violations) or charged by any regulatory agency with violations of financial or professional regulations? ☐ Yes ☐ No
If yes, provide all details to include the caption of the proceeding and the disposition and/or status: _____
 - b. Within the last ten years, has the applicant (if an individual), any partner, officer, member, or director of the applicant (if a company, partnership, corporation or similar entity) or any entity in which any partner, officer, member or director of the application is or was a partner, officer, member or director, been a debtor in bankruptcy? ☐ Yes ☐ No
If yes, provide all details to include the caption of the proceeding and the disposition and/or status. _____

6. Ownership: Please list the names of the owners of the Company/Applicant and the respective percentages of ownership.

Owner's Name

% of Ownership

7. Officers: If the Company/Applicant is a corporation, please list the officers of the Company/Applicant:

_____ President

_____ Secretary

_____ Vice President

_____ Assistant Secretary

8. Partners: If the Company/Applicant is a partnership, please list the managing or general partner(s) of the Company/Applicant:

_____ General Partner

_____ Managing Partner

II. PROJECT INFORMATION

1. Housing Facilities: Provide a brief description of the proposed housing for the project (*e.g.*, single/multi-family; rental/owner occupied; market rate/income restricted; number of units/lots; amenities, etc.) _____
2. Public Facilities: Provide a brief description of the proposed public facilities for the project (*e.g.*, streets, sidewalks, utilities, etc.) _____
3. Location of Project:
- a. Parcel: _____
- b. Street Address: _____
4. Existing Assessed Valuation:
- a. Land: _____
- b. Structures: _____
5. Owners of Record:
- | Name | Address |
|-------|---------|
| _____ | _____ |
6. Project Timeline:
- a. The acquisition, construction and installation of the Project will commence on _____
- b. The Project is expected to be completed by _____
- c. The first units/lots of the Project are expected to be available on _____
7. Sources of Funds: The estimated sources of all funds from every source, including the RHID Proceeds, and any debt or equity contributions, for the Project are as follows:

<u>Source</u> :	<u>Amount</u>
RHID Proceeds	\$ _____
Funds contributed by the Company/Applicant	\$ _____
<u>Other*</u>	\$ _____
Total Sources	\$ _____

*Describe Other Sources of Funds, including debt: _____

8. Project Costs: The estimated Project costs are as follows:

<u>Use of Funds:</u>	<u>Total Cost</u>	<u>Portion of Cost Requested to be Reimbursed from from RHID Proceeds</u>
Site Preparation	\$_____	\$_____
Relocation Assistance	\$_____	\$_____
Sanitary and Storm Sewers and Lift Stations	\$_____	\$_____
Drainage Conduits, Channels, Levees	\$_____	\$_____
Street Grading, Surfacing, Curbing, Guttering	\$_____	\$_____
Street Lighting Fixtures, Connection, Facilities	\$_____	\$_____
Underground Gas, Water, Heating, Electrical Services withing the Public Right-of-Way	\$_____	\$_____
Sidewalks	\$_____	\$_____
Water Mains and Extensions	\$_____	\$_____
Renovation*	\$_____	\$_____
Contingencies	\$_____	\$_____
Acquisition of Land	\$_____	NA**
Acquisition of Existing Buildings	\$_____	NA**
Parking and Landscaping	\$_____	NA**
Vertical Construction Costs	\$_____	NA
Furniture and Fixtures	\$_____	NA
<u>Other Costs***</u>	<u>\$_____</u>	<u>NA</u>
Total	\$_____	\$_____

**Renovation could be eligible for reimbursement from RHID proceeds if the structure is 25+ years of age primarily for residential use located in a central business district as approved by the Secretary of Commerce. Shall include only improvements made to second or higher floors of a building. Improvements for commercial purposes are not eligible for reimbursement. K.S.A. 12-5249(a)(11)*

***Unless otherwise allowed within Development Agreement*

*****Describe Other Costs:** _____

III. MISCELLANEOUS

1. Please submit the following with this completed Questionnaire:
 - a. Legal Description and Map of the site the improvements are to be constructed on.
 - b. Non-refundable Application Fee of \$1,500
2. The Company/Applicant will be required to provide the following documentation to the City prior to adoption of a Resolution to consider the RHID
 - a. Contractual assurances guaranteeing the financial feasibility of the project
 - b. Comprehensive analysis of feasibility of providing housing tax incentives in the district that shows the public benefits derived from the district will exceed the costs and that the income therefrom, together with other sources of funding, will be sufficient to pay for the public improvements
 - c. Signed Funding Agreement and initial deposit
3. Please provide the name, address and telephone number of Company/Applicant's counsel.

4. The City prefers pay-go financing and will only consider the issuance of RHID bonds in limited circumstances. If RHID bonds are being requested, please provide a separate narrative justifying the request for RHID bonds.

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Applicant acknowledges and agrees that all fees and expenses incurred in connection with this application or establishment of the Project, whether or not approved, will be paid by the Applicant. The Applicant shall hold the City, its officers, consultants, attorneys and agents harmless from any and all claims arising from or in connection with the Project or the requested economic incentives.

Applicant recognizes and agrees that the City reserves the right to deny any application for economic incentives such as RHID at any stage of the proceedings, that the Applicant is not entitled to rely on any preliminary actions of the City prior to final, formal action of the Governing Body of the City, and that all expenditures, obligations, costs, fees or liabilities incurred by the Applicant in connection with the Project are incurred by the Applicant at its sole risk and expense and not in reliance on any actions of the City.

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Date: _____

(Signature of Applicant)

Typed/Printed Name: _____

Title: _____

City Manager's Update

Date: November 10, 2022

To: Mayor and City Council

- Preliminary election results show both sales tax initiatives were approved. Results are unofficial until the canvas next week. Thank you for your collective efforts in providing information on the initiatives.
- The Chamber of Commerce will be launching a new digital gift card program in the coming days. This program will allow people to purchase gift cards online to use at local businesses. The program, called Yiftee, has been used across the country by other Chambers and Main Street organizations to promote shopping locally. The gift card program runs on the MasterCard network and runs transactions just like any other credit card purchase. The Chamber of Commerce will also begin advertising for their next Director in the coming days. They are looking for a part-time Director who can continue to run the organization and grow membership. The Chamber Board plans to have Tiblow Days coordination outsourced to a contractor, which should allow the Director more time to focus on promoting small businesses and Chamber operations.
- On Saturday, December 3, the City will host the annual Candy Cane Hunt and Mayor's Christmas Tree Lighting and Parade. The Candy Cane Hunt begins at 4:30 p.m. in Centennial Park and the parade will begin at 5:30 p.m. with a route down Nettleton to Oak Street and then ending at Centennial Park for the lighting of the Mayor's Christmas Tree. The City has received sponsorships from UBT Bank and Price Chopper to support the event.
- The downtown merchants are coming together to host a Holiday Open House the evening of Friday, November 18. Stop by and see the shops all decorated for their favorite time of the year!

General

- We will receive funding for our Planning Sustainable Places proposal to aid the City in developing a Downtown Master Plan. Having this plan in place will allow us to apply for additional funding opportunities in the future. The Plan will include all of downtown and the surrounding area, along with the area along the river area for a park.
- Completed the draft update to the Comprehensive Plan – will begin to review with the Planning Commission this month
- Received a complaint about erosion control issues along Riverview and the Compass project. Reached out to the developer on Friday, they were already aware and working towards a solution. We were told most of the damage was done by utility company contractors working on the utility relocates – regardless the developers were working on a solution and clean-up
- Received a sign copy of the Publicly Funded Public Improvements agreement with Sandstone Pointe (Townhomes), once signed and approved on our end, underground utility construction should begin soon.
- The Code Enforcement Officer is attending the Kansas Association of Code Enforcement Officers Conference this week.

Recreation

- Over 800 people attended the Jack-O-Lantern Jamboree. Staff plans to continue the partnership with Ag Hall next year.
- North Park restroom is on track for installation on Wednesday, November 16th.
- Replacement Gym Lights being installed beginning 11/7 - this project is being paid for by the 108k grant Camp Great Adventure received.

Sports:

- Basketball
 - Registration deadline: Nov 14th; offered to grades Pre-K thru 6th
 - Practices start Dec 5th; games begin Jan 21st
- Volleyball

- 101 participants (33% increase from this time last year)
- Season concludes Nov 12th
- Winter/Spring 2023 session registration opens November 28th

Trips:

- Holiday Lights Tour - November 30. Tour the metro on Coach bus with approximately 40 participants to Country Club Plaza, Crown Center, Longview Lake and Bonner Springs Majic Show.
- 3-day Nashville Trip coming up in December with Tri City Trips, Olathe, Bonner, and Lenexa.
- Don't throw away your shot to see Hamilton! Thursday, March 23, 2023
 - From its opening, Hamilton received near-universal acclaim. Composer Lin-Mauel Miranda describes it as about "America then, as told by America now". Experience this award-winning musical without ever having to leave the metro. Dinner on your own at the Power & Light District prior to the performance at the Kansas City Music Hall. Due to language used in the play, we are only registering participants ages 21+. This is a joint trip between the Cities of Bonner Springs, Lenexa, and Olathe. Deadline to register for the trip is December 15th or when all tickets have sold.
- Cinderella at the Ballet. Trip Date: Thursday, February 23, 2023
 - Join us at Kauffman Theatre as we enjoy a special twist on this favorite fairy tale where the characters are sure to delight. The Fairy Godmother, the pumpkin that becomes a carriage, fairies weaving spells, the handsome prince, and of course, the wicked stepmother and riotous, bumbling stepsisters all come together to tell this beloved story. Prior to the show, we will have dinner on our own at the Freight House in Downtown Kansas City. This is a joint trip between the Cities of Bonner Springs, Lenexa, and Olathe. Deadline to register for the trip is January 20th, 2023 or when all tickets have sold.

- o Fall season concludes October 23rd

Upcoming Events:

- ▣ Candy Cane Lane Parking Lot Request
 - o Keeping Centennial Lot Open for Parking
- ▣ Halloween Story Trail; October 29th, 3pm-6pm at the Agricultural Hall of Fame. \$10 per car.

Senior Trips:

- ▣ Holiday Light Tour - November 30th, Open to all ages, \$20/person, registration is open until full or Nov. 17th
- ▣ Golden Eagle Casino - November 2nd, 21yrs old and up, \$25/person, registration is open until full or Oct. 27th



CANDY CANE CHRISTMAS AND MAYOR'S CHRISTMAS TREE LIGHTING

SATURDAY, DECEMBER 3

VAUGHN-TRENT COMMUNITY SERVICES / BUSINESS AND PROFESSIONAL WOMEN
PARADE & FOOD DRIVE

Any individual, family, or organization is invited to participate with a parade entry with a holiday themed float, walking unit, horse, carriage, or vehicle. Christmas lights are encouraged on parade entries since this is an evening event. The best parade entry will be recognized as part of the event.

Contact Joy Gilrath at
(913) 441-0461 or
director@vaughtntrent.org



- ### SCHEDULE OF EVENTS
- 4:30 P.M. CANDY CANE HUNT, CENTENNIAL PARK
 - 5-7:30 P.M. PROJECT GRADUATION WALKING TACOS FUNDRAISER, COMMUNITY CENTER GYMNASIUM, 200 E. THIRD STREET
 - 5 P.M. PARADE LINE-UP, BONNER SPRINGS CHRISTIAN CHURCH, 148 N. NETTLETON
 - 5:30 P.M. PARADE (NETTLETON TO OAK TO CENTENNIAL PARK)
 - 5:45 P.M. MAYOR'S CHRISTMAS TREE LIGHTING AT CENTENNIAL PARK (PERFORMANCE BY ELEMENTARY SCHOOL CHOIRS)
 - 6:15 P.M. PICTURES WITH MR. & MRS. CLAUS (ENJOY HOT COCOA AND COOKIES), COMMUNITY CENTER GYMNASIUM, 200 E. 3RD STREET

Remember the Spirit of the Season!

Bring 1 (or more) canned goods or non-perishable food items to donate at the event. Donation bins will be located at Centennial Park and the Community Center.

THIS EVENT IS GENEROUSLY SPONSORED BY UBT BANK, 309 OAK STREET.

UBT
Union Bank & Trust,

Planning Pending Projects List																
Case No.	Application Date	Project Name	Address	Project Type	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
JULY SUBMITTALS																
BSRZ-01-22	July 28, 2022	Eldon Hix Property	11933, 11935, 11937, 11939 Kaw Drive	Rezoning	PULLED			September 20, 2022		October 10, 2022		Eldon Hix	C-2	I-1	1	0.5
ST-05-22	August 15, 2022	Whale Tail RV and Boat Storage	13829 Gibbs Rd	Site Plan	APPROVED			October 20, 2022	APPROVED			James Parsons	I-2	I-2	1	11.49+/-
AUGUST SUBMITTALS																
BSCSP-01-22	August 15, 2022	Nettleton Logistics Center	1209 S. 130th St	Comp Plan Change	PENDING			October 18, 2022	APPROVED	November 14, 2022	PENDING	Nettleton Seven North Associates	MX	I-1	1	68.56+/-
BSRZ-02-22	August 15, 2022	Nettleton Logistics Center	1209 S. 130th St	Rezoning	PENDING			October 18, 2022	APPROVED	November 14, 2022	PENDING	Nettleton Seven North Associates	C-2/R-3	I-1	1	68.56+/-
SUP-07-22	August 29, 2022	Ad Trend Billboard Upgrade	12700 Kaw Drive	Special Use Permit - Upgrade Billboard to Digital	PENDING			October 18, 2022	APPROVED	November 14, 2022	PENDING	Ad Trend Inc.	I-1	NA	1	NA
SEPTEMBER SUBMITTALS																
LS-03-22	September 22, 2022	Vitt Lot Split	328 Clark St	Lot Split	APPROVED			October 18, 2022	APPROVED			Vitt Properties LLC	R-1	NA		
BZA-02-22	September 22, 2022	Copher Variance	1133 S. 138th St	Variance	PENDING	November 15, 2022				December 12, 2022	PENDING	Robert and Lauren Copher	A-1	NA	1	

CODE ENFORCEMENT INCIDENT ACTIVITY REPORT

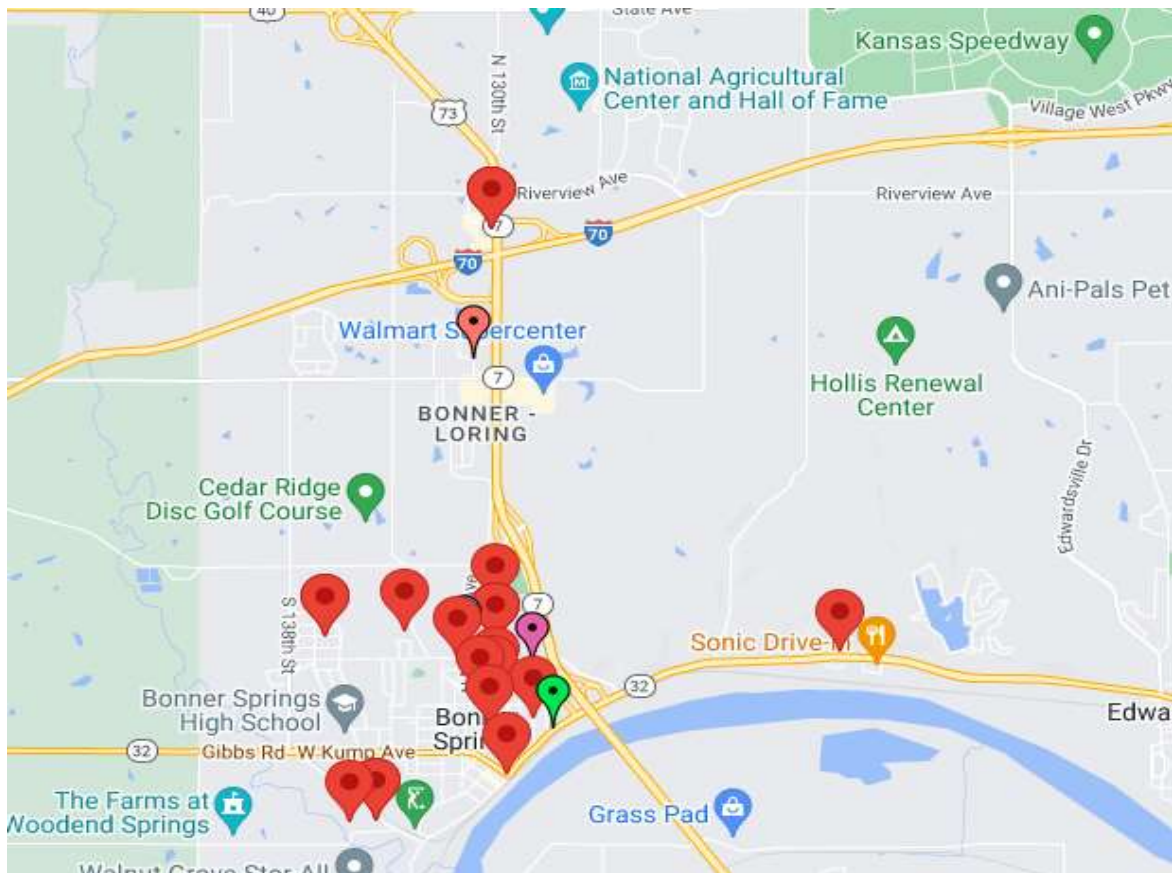
INCIDENT CODE: *-A11

USER: mstites

DATES: 10/17/2022 THRU 11/6/2022

	NEW INCIDENTS	RESOLVED/ CLOSED	CUMULATIVE ACTIVE CASES
BRUSH.....	0.....	8.....	0
GENERAL.....	8.....	78.....	26
INOPERABLE/UNLICENSED/ON-GRASS.....	13.....	98.....	42
OUTSIDE STORAGE.....	0.....	119.....	18
PERMIT CHECK.....	9.....	104.....	0
PROPERTY MAINTENANCE.....	5.....	57.....	13
SIGNS.....	18.....	265.....	0
SNOW & ICE.....	0.....	7.....	0
TALL GRASS/WEEDS.....	0.....	87.....	6
=====			
TOTALS.....	53.....	823.....	105

Report shows number of locations with multiple violations at many locations; does not include site re-inspections.



REPORT OF BUILDING PERMITS ISSUED

ISSUED DATES: 10/17/2022 THRU 11/6/2022

STATUS: OPENED, COMPLETED

TYPE OF PERMIT	NUMBER OF PERMITS
COMMERCIAL NEW/ADDITION.....	1
COMMERCIAL REMODEL.....	1
COMMERCIAL ROOF.....	0
DECK.....	2
DRIVEWAY.....	3
DEMOLITION.....	0
ELECTRICAL.....	1
FENCE.....	1
FIREWORKS.....	0
GENERAL INSPECTION.....	1
MECHANICAL.....	1
OPEN FLAME.....	0
PLUMBING.....	9
POOL, ABOVE GROUND.....	0
POOL, IN GROUND.....	1
RESIDENTIAL ACCESSORY STRUCTURE.....	1
RESIDENTIAL MANUFACTURED MOVE-IN.....	2
RESIDENTIAL NEW/ADDITION.....	1
RESIDENTIAL REMODEL.....	1
RIGHT OF WAY.....	0
SIGN.....	2
TENT.....	2
UTILITIES OFF.....	0
=====	
TOTAL NEW PERMITS.....	30
TOTAL ACTIVE PERMITS.....	149

