



City of Bonner Springs

KANSAS

Monday, September 25, 2023

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.

The meeting is open to the public.

CITY COUNCIL MEETING - 7:30 P.M.

1. Kansas Commission on Veteran Affairs Presentation of Service Recognition for Jerry Jarrett Presented to Melva Jarrett and Family.

Action

Recommendation

Documents:

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA. (COPIES OF MATERIAL PRESENTED TO THE CITY COUNCIL MUST ALSO BE PROVIDED TO THE CITY CLERK.)

This item is for comments and questions from the audience about items that are not included on today's agenda.

CONSENT AGENDA

1. Minutes of the September 11, 2023 City Council Meeting

Action

Make a motion to approve the minutes of the September 11, 2023 City Council meeting as presented.

Recommendation

Staff recommends approval.

Documents:

1. 09112023 CCM Minutes

2. Claims for City Operation

Action

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

Recommendation

Staff recommends approval.

Documents:

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

3. Public Use Request - Block Party Request - S. Nettleton Avenue from Kindred Ave. to Second Street.

Action

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

Recommendation

Documents:

1. Block Party - Brown

4. Appointments to Boards and Commissions

Action

Make a motion to approve the appointments to boards and commissions as presented.

Recommendation

The Mayor recommends approval

Documents:

OLD BUSINESS

NEW BUSINESS

1. Ordinance to Adopt the Comprehensive Plan Update - Vision 2025 and Beyond

Action

Make a motion to adopt an ordinance approving the updated Comprehensive Plan, "Vision 2025 and Beyond."

Recommendation The Planning Commission and Staff recommend approval.

Documents:

1. 1. Chapters 1 - 2 Final Version
2. 2. Chapters 3 - 4 Final Version
3. 3. Chapter 5 Final Version
4. 4. Appendix A
5. 5. Appendix B
6. 6. Appendix C
7. COMPREHENSIVE PLAN COMPARISON
8. Ordinance Adopting the Comprehensive Plan

2. Resolution Authorizing the Lease Purchase Agreement for Aerial Truck

Action Make a motion to adopt a Resolution Authorizing the Execution and Delivery of the Master Equipment Lease Purchase Agreement for the Fire Department Aerial Truck between Union Bank and Trust Company and the City of Bonner Springs and Authorizing Amber Vogan, Assistant City Manager, to Sign the Lease Agreement.

Recommendation Staff recommends approval.

Documents:

1. Exhibit B - Resolution to Authorize Asst City Mgr to sign
2. Master Lease Agreement - unsigned

3. Ordinance Amending the Pay Plan

Action Make a motion to adopt an ordinance amending the City Pay Plan as presented.

Recommendation Staff recommends approval.

Documents:

1. Ordinance - Pay Plan Amendment

4. Executive Session for Consultation with an Attorney, K.S.A. 75-4319(b)(2)

Action Make a motion to go into executive session pursuant to exception for consultation with an attorney, K.S.A. 75-4319(b)(2). The open meeting will resume in the Council chamber at ____p.m.

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

Recommendation

Documents:

REPORTS

1. City Manager's Report

Action

Recommendation

Documents:

1. City Managers Update 9-22-23
2. BSFD Open House Flyer 3
3. 9.18.23_Completed_Planning_Projects
4. 9.18.23_Pending_Planning_Projects
5. InCode_Building_Permit_Report
6. InCode_Code_Enforcement_Report

2. City Council Items

3. Mayor's Report

Memorandum

Date: September 25, 2023
To: Mayor and City Council
From: Christina Brake

Subject: Minutes of the September 11, 2023 City Council Meeting

Recommendation: Staff recommends approval.

Action: Make a motion to approve the minutes of the September 11, 2023 City Council meeting as presented.

Background:

Discussion:

Financial Impact:

City Council Minutes – Regular Meeting – September 11, 2023

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

Present: Mayor Harrington, Councilmembers Shannon, Long, Wood, Gurley, Kipp, Stephens and Reeves.

Councilmember McMahan was absent

City staff present: Sean Pederson, City Manager; Chris Brake, City Clerk; Amber Vogan, Assistant City Manager; Tillie LaPlante, Finance Director; Billy Naff, Police Chief; Tim Richards, Fire Chief; Frank Abart, Public Works Director; Justine Spease, Recreation Manager; Nathan Brungardt, Recreation Coordinator and Mark Lee, Community Development Director

The Mayor led the Pledge of Allegiance to the Flag of the United States of America, and Pastor Flournoy led the invocation.

PRESENTATION –

1. Proclamation – POW/MIA Remembrance Day – The Mayor presented a proclamation to Jim Jenkins, VFW Post 6401, in recognition of POW/MIA Remembrance Day.

2. Unified Development Ordinance update – Dawn Warrick, Freese & Nichols, presented an update on the Unified Development Ordinance process. She expects the UDO to be ready to present to the Planning Commission in November and the City Council in December.

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 August 28, 2023 City Council Meeting
2. Minutes of the September 5, 2023 Special City Council Meeting
3. Claims for City Operations
4. Public Use Request – Fall Festival

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

OLD BUSINESS – None

NEW BUSINESS –

1. **Public Hearing for 2023 Budget Amendments and 2024 Budget** – Gurley moved and Stephens seconded to open a Public Hearing for 2023 Budget Amendments and 2024 Budget beginning at 7:54 p.m. Unanimous approval.
Stephens moved and Gurley seconded to close the Public Hearing at 8:08 p.m. Unanimous approval.
2. **Approve 2023 Budget Amendments and 2024 Budget** – Shannon moved and Stephens seconded to adopt the 2023 Budget Amendments, the 2024 Budgeted Expenditures of \$33,491,210 and the 2023 Ad Valorem Tax for the 2024 Budget in the amount of \$4,900,584. Unanimous approval.
3. **Community Center Window Replacement Bid** – Gurley moved and Wood seconded to award the bid to Timekey Enterprise, LLC for Community Center window replacement in the amount of \$127,956. Unanimous approval.
4. **Water Meter Upgrade Project Update** – Informational update. No action taken.
5. **Comprehensive Compensation Study – Request for Proposal** – Shannon moved and Stephens seconded to authorize the City Manager to solicit proposals for a Comprehensive Compensation Study. Unanimous approval.

REPORTS

Item No. 1: City Manager's Report –

- The Homecoming Parade is Friday, September 29, 2023 at 5:00 p.m.
- The unified Government will start work this week on resurfacing 142nd Street. The Unified Government will resurface the Bonner Springs portions of 142nd Street as well, then will bill the City for the cost. This will save money, but will require a budget amendment to transfer the funds from the General fund to the Street fund.

Item No. 2: City Council Items

- Reeves stated the contractors have only milled the sides of Lakewood and haven't yet milled the center of the street.
- Reeves asked when the City will get a splash park and pickleball courts.
- Gurley asked if Sherwin Williams could place a sign at their future sight to help alleviate questions from residents.

Item No. 3: Mayor's Report

- The Mayor asked if the KDOT right of way delay resolved for the property north of Sherwin Williams?
- Met with other Mayors and continues to attend the quarterly Mayors meeting and County Commission meetings.

The meeting adjourned at 8:40 p.m.

Christina Brake, City Clerk

Memorandum

Date: September 25, 2023
To: Mayor and City Council
From: Sarah Frehe

Subject: Claims for City Operation

Recommendation: Staff recommends approval.

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

Background: Staff enclosed the supplement claims for City operations in the amount of \$23,798.07 and the regular claims in the amount of \$1,746,650.79.

Discussion:

Financial Impact:



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
10483	BRENNAN BARGERSTOCK	09/15/2023	Regular	0.00	437.82	152000
11793	CHARTER COMMUNICATIONS HOLDIN	09/15/2023	Regular	0.00	244.72	152001
10964	EVERGY FKA KCP&L	09/15/2023	Regular	0.00	469.71	152002
10942	EVERGY KANSAS CENTRAL INC FKA V	09/15/2023	Regular	0.00	620.82	152003
9879	MAINSTREET CREDIT UNION	09/15/2023	Regular	0.00	845.00	152004
12333	OPTUM BANK	09/15/2023	Regular	0.00	7,406.66	152005
10030	QUALITY SPEAKS LLC	09/15/2023	Regular	0.00	80.24	152006
11421	WEX INC	09/15/2023	Regular	0.00	13,693.10	152007

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	9	8	0.00	23,798.07
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	9	8	0.00	23,798.07



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Post Dates 9/15/2023 - 9/15/2023

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10483 - BRENNAN BARGERSTOCK				
BRENNAN BARGERSTOCK	0003140	09/15/2023	NPCA NATIONALS EXPENSE REIMBURSEMENT	437.82
			Vendor 10483 - BRENNAN BARGERSTOCK Total:	437.82
Vendor: 11793 - CHARTER COMMUNICATIONS HOLDING LLC				
CHARTER COMMUNICATIONS ...	00998650090623	09/15/2023	CITY HALL INTERNET 9/6/23 - 10/5/23	244.72
			Vendor 11793 - CHARTER COMMUNICATIONS HOLDING LLC Total:	244.72
Vendor: 10964 - EVERGY FKA KCP&L				
EVERGY FKA KCP&L	0003138	09/15/2023	MUNICIPAL STREET LIGHT - LED 7/31/23 - 8/31/23	469.71
			Vendor 10964 - EVERGY FKA KCP&L Total:	469.71
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
EVERGY KANSAS CENTRAL INC...	0003137	09/15/2023	ELECTRIC SERVICE FOR TIBLOW DAYS	536.48
EVERGY KANSAS CENTRAL INC...	0003139	09/15/2023	ELECTRICAL SERVICE	84.34
			Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:	620.82
Vendor: 9879 - MAINSTREET CREDIT UNION				
MAINSTREET CREDIT UNION	0003141	09/15/2023	PAYROLL FOR 9/15/2023	845.00
			Vendor 9879 - MAINSTREET CREDIT UNION Total:	845.00
Vendor: 12333 - OPTUM BANK				
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	2,594.16
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	187.50
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	125.00
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	125.00
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	250.00
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	625.00
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	187.50
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	312.50
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	1,500.00
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	687.50
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	281.25
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	281.25
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	62.50
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	62.50
OPTUM BANK	0003142	09/15/2023	HEALTH SAVINGS ACCOUNT FOR 9/15/2023	125.00
			Vendor 12333 - OPTUM BANK Total:	7,406.66

Expense Approval Report

Post Dates: 9/15/2023 - 9/15/2023

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10030 - QUALITY SPEAKS LLC				
QUALITY SPEAKS LLC	7297203	09/15/2023	PD PHONE SERVICE 8/27/23 - 9/27/23	80.24
Vendor 10030 - QUALITY SPEAKS LLC Total:				80.24
Vendor: 11421 - WEX INC				
WEX INC	91606774	09/15/2023	AUGUST FUEL	189.26
WEX INC	91606774	09/15/2023	AUGUST FUEL	938.56
WEX INC	91606774	09/15/2023	AUGUST FUEL	8.38
WEX INC	91606774	09/15/2023	AUGUST FUEL	8,769.19
WEX INC	91606774	09/15/2023	AUGUST FUEL	1,596.48
WEX INC	91606774	09/15/2023	AUGUST FUEL	331.88
WEX INC	91606774	09/15/2023	AUGUST FUEL	931.04
WEX INC	91606774	09/15/2023	AUGUST FUEL	928.31
Vendor 11421 - WEX INC Total:				13,693.10
Grand Total:				23,798.07



Bonner Springs, KS

Check Register

Packet: APPKT00638 - 9/19/2023 Check Run

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	09/19/2023	Regular	0.00	105.00	152008
0402	ALDEN-HARRINGTON FUNERAL HOM	09/19/2023	Regular	0.00	680.00	152009
10078	AMAZON CAPITAL SERVICES INC	09/19/2023	Regular	0.00	1,101.11	152010
3303	ASPHALT SALES CO INC	09/19/2023	Regular	0.00	381.33	152011
2470	ATMOS ENERGY	09/19/2023	Regular	0.00	736.80	152012
7416	BG CONSULTANTS, INC	09/19/2023	Regular	0.00	26,568.00	152013
0121	BONNER SPRINGS LIBRARY	09/19/2023	Regular	0.00	769.67	152014
12095	BRAINFREEZE ADVENTURES INC	09/19/2023	Regular	0.00	720.00	152015
11759	BURNS & MCDONNELL CAS CONSTR	09/19/2023	Regular	0.00	1,094,375.45	152016
12387	CASCO INDUSTRIES INC	09/19/2023	Regular	0.00	484.00	152017
2561	CDW LLC	09/19/2023	Regular	0.00	106.39	152018
10027	CINTAS	09/19/2023	Regular	0.00	792.81	152019
0966	CITY OF OLATHE	09/19/2023	Regular	0.00	50.00	152020
7888	COGENT INC	09/19/2023	Regular	0.00	5,089.91	152021
0213	COLEMAN EQUIPMENT INC	09/19/2023	Regular	0.00	203.23	152022
10136	COMPLIANCEONE	09/19/2023	Regular	0.00	712.20	152023
0222	CONRAD FIRE EQUIPMENT INC	09/19/2023	Regular	0.00	1,711.50	152024
0716	CORE & MAIN LP	09/19/2023	Regular	0.00	1,059.75	152025
2216	CROSBY PLUMBING	09/19/2023	Regular	0.00	4,500.00	152026
12382	DATCO, INC	09/19/2023	Regular	0.00	1,245.70	152027
0014	DEFFENBAUGH INDUSTRIES INC	09/19/2023	Regular	0.00	2,931.48	152028
11899	EASY ICE, LLC	09/19/2023	Regular	0.00	140.00	152029
7003	ERIC B PARR	09/19/2023	Regular	0.00	679.66	152030
5420	EVERETT MILBERGER PEST CONTROL	09/19/2023	Regular	0.00	150.00	152031
10942	EVERGY KANSAS CENTRAL INC FKA V	09/19/2023	Regular	0.00	32,622.62	152032
11686	FIRE RECOVERY EMS LLC	09/19/2023	Regular	0.00	1,899.93	152033
4275	HAYNES EQUIPMENT CO INC	09/19/2023	Regular	0.00	3,482.16	152034
3078	HD SUPPLY INC	09/19/2023	Regular	0.00	109.73	152035
12275	INNOVATIVE UTILITY SOLUTIONS, LL	09/19/2023	Regular	0.00	19,796.00	152036
10304	INSTITUTE FOR BUILDING TECHNOLC	09/19/2023	Regular	0.00	5,315.00	152037
12354	JEFFREY COX	09/19/2023	Regular	0.00	2,763.02	152038
10351	JESSICA ZULAUF	09/19/2023	Regular	0.00	50.00	152039
12386	JIMMIE TAYLOR	09/19/2023	Regular	0.00	150.00	152040
5345	JOHNSON COUNTY WASTEWATER	09/19/2023	Regular	0.00	786.76	152041
12384	K & N ENTERPRISES LLC	09/19/2023	Regular	0.00	46.14	152042
4464	KANSAS DEPARTMENT OF HEALTH &	09/19/2023	Regular	0.00	370.00	152043
0765	KANSAS I-70 ASSOCIATION	09/19/2023	Regular	0.00	3,000.00	152044
5308	KANSAS ONE-CALL SYSTEM, INC	09/19/2023	Regular	0.00	170.40	152045
0418	KANSAS WATER ENVIRONMENT ASS	09/19/2023	Regular	0.00	80.00	152046
12356	KAREN FRANKE	09/19/2023	Regular	0.00	30.00	152047
10555	KBI LAB	09/19/2023	Regular	0.00	680.00	152048
8212	KELLY E SHOEMAKER	09/19/2023	Regular	0.00	222.50	152049
12331	KEVIN HARLOW	09/19/2023	Regular	0.00	320.00	152050
11747	LENEXA PARK & RECREATION	09/19/2023	Regular	0.00	113.65	152051
7604	M.R.P.P. INC.	09/19/2023	Regular	0.00	1,094.28	152052
11776	MATTHEW BOWLIN	09/19/2023	Regular	0.00	593.98	152053
7587	MCANANY OIL CO., INC.	09/19/2023	Regular	0.00	4,653.14	152054
6137	METRO COURIER INC	09/19/2023	Regular	0.00	45.60	152055
2835	MID-AMERICAN SIGNAL INC	09/19/2023	Regular	0.00	75.00	152056
7935	NANCY L. GOSS	09/19/2023	Regular	0.00	175.00	152057
7206	NATIONAL INSURANCE MARKETING	09/19/2023	Regular	0.00	1,117.45	152058
3094	NORRIS EQUIPMENT CO LLC	09/19/2023	Regular	0.00	685.01	152059
0187	OLATHE WINWATER WORKS CO	09/19/2023	Regular	0.00	4,684.00	152060
0947	O'REILLY AUTO STORES INC	09/19/2023	Regular	0.00	215.14	152061

Check Register

Packet: APPKT00638-9/19/2023 Check Run

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
11816	OTIS ELEVATOR COMPANY	09/19/2023	Regular	0.00	250.00	152062
8124	OUTDOOR HOME SERVICES HOLDING	09/19/2023	Regular	0.00	1,661.20	152063
3393	PACE ANALYTICAL SERVICES LLC	09/19/2023	Regular	0.00	691.30	152064
3618	PENNYS CONCRETE INC	09/19/2023	Regular	0.00	9,999.40	152065
11541	PEREGRINE CORPORATION	09/19/2023	Regular	0.00	960.76	152066
3531	PERRY AND TRENT LLC	09/19/2023	Regular	0.00	1,414.00	152067
11867	PI MANAGED SERVICES LLC	09/19/2023	Regular	0.00	2,040.80	152068
7022	POSTMASTER	09/19/2023	Regular	0.00	50.00	152069
5302	R. E. PEDROTTI CO INC	09/19/2023	Regular	0.00	566.00	152070
8031	REDDI SERVICES INC	09/19/2023	Regular	0.00	845.33	152071
5264	ROBERTS AUTO PLAZA INC	09/19/2023	Regular	0.00	45,282.00	152072
11773	RONALD TILDEN	09/19/2023	Regular	0.00	334.15	152073
12389	ROSIO LEGASPI	09/19/2023	Regular	0.00	250.00	152074
12391	SAFEWARE INC	09/19/2023	Regular	0.00	4,758.00	152075
6010	SCHUETZ CONSTRUCTION	09/19/2023	Regular	0.00	15,895.00	152076
8226	SHERWIN WILLIAMS CO	09/19/2023	Regular	0.00	64.74	152077
8136	SMITH & LOVELESS INC	09/19/2023	Regular	0.00	734.53	152078
6283	SPLASHTACULAR LLC	09/19/2023	Regular	0.00	650.00	152079
7670	STAPLES CONTRACT & COMMERCIAL	09/19/2023	Regular	0.00	85.00	152080
7615	SUEZ TREATMENT SOLUTIONS INC	09/19/2023	Regular	0.00	3,876.34	152081
12314	TATUM BARTELS	09/19/2023	Regular	0.00	48.99	152082
10879	TEUTONIC HOLDINGS LLC	09/19/2023	Regular	0.00	225.03	152083
10854	THE JATH GROUP INC	09/19/2023	Regular	0.00	2,254.40	152084
6819	UNIFIRST CORPORATION	09/19/2023	Regular	0.00	457.08	152085
12392	UNION BANK & TRUST	09/19/2023	Regular	0.00	400,300.00	152086
4137	UNIVERSITY OF KANSAS HOSPITAL A	09/19/2023	Regular	0.00	183.00	152087
0915	VERIZON WIRELESS	09/19/2023	Regular	0.00	200.05	152088
8404	VESTA LEE LUMBER COMPANY	09/19/2023	Regular	0.00	76.00	152089
2169	WALMART	09/19/2023	Regular	0.00	135.00	152090
7375	WATCHMEN SECURITY SERVICES	09/19/2023	Regular	0.00	191.29	152091
11618	WESTERN DIESEL SERVICES INC	09/19/2023	Regular	0.00	1,467.00	152092
1321	WESTLAKE HARDWARE	09/19/2023	Regular	0.00	431.75	152093
	Void	09/19/2023	Regular	0.00	0.00	152094
10810	WILLIAM F TUCKER	09/19/2023	Regular	0.00	2,550.00	152095
8411	WILSON & COMPANY ENGINEERS	09/19/2023	Regular	0.00	17,082.15	152096

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	168	88	0.00	1,746,650.79
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
	168	89	0.00	1,746,650.79



Bonner Springs, KS

Expense Approval Report

By Vendor Name

Post Dates 9/19/2023 - 9/19/2023

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7484 - 1138, INC				
1138, INC	235437	09/19/2023	BACKGROUND CHECKS	105.00
Vendor 7484 - 1138, INC Total:				105.00
Vendor: 0402 - ALDEN-HARRINGTON FUNERAL HOME INC				
ALDEN-HARRINGTON FUNERA...	2410	09/19/2023	FLORAL ARRANGEMENTS FOR MAYOR'S BANQUET	680.00
Vendor 0402 - ALDEN-HARRINGTON FUNERAL HOME INC Total:				680.00
Vendor: 10078 - AMAZON CAPITAL SERVICES INC				
AMAZON CAPITAL SERVICES I...	13Y3-TPGK-NDKT	09/19/2023	VINYL NUMBERS FOR EXTERIOR DOORS	44.70
AMAZON CAPITAL SERVICES I...	19QD-D7PC-JPLY	09/19/2023	SCBA SERVICE EQUIPMENT	181.88
AMAZON CAPITAL SERVICES I...	1HH6-PRHJ-H41D	09/19/2023	VEHICLE PARTS AND SERVICE	153.29
AMAZON CAPITAL SERVICES I...	1PNK-GGCM-TPFG	09/19/2023	BULLETIN BOARD FOR ACO	113.98
AMAZON CAPITAL SERVICES I...	1TCH-W9PG-9M4G	09/19/2023	ROAD FLARES	469.05
AMAZON CAPITAL SERVICES I...	1WTP-VNFX-ML7V	09/19/2023	MEDICAL MONITOR PARTS	138.21
Vendor 10078 - AMAZON CAPITAL SERVICES INC Total:				1,101.11
Vendor: 3303 - ASPHALT SALES CO INC				
ASPHALT SALES CO INC	153803	09/19/2023	ASPHALT FOR POTHOLE PATCHING	308.37
ASPHALT SALES CO INC	153821	09/19/2023	ASPHALT FOR POTHOLE PATCHING	72.96
Vendor 3303 - ASPHALT SALES CO INC Total:				381.33
Vendor: 2470 - ATMOS ENERGY				
ATMOS ENERGY	0003152	09/19/2023	GAS SERVICE	269.83
ATMOS ENERGY	0003152	09/19/2023	GAS SERVICE	245.75
ATMOS ENERGY	0003152	09/19/2023	GAS SERVICE	40.63
ATMOS ENERGY	0003152	09/19/2023	GAS SERVICE	131.32
ATMOS ENERGY	0003152	09/19/2023	GAS SERVICE	40.64
ATMOS ENERGY	0003152	09/19/2023	GAS SERVICE	8.63
Vendor 2470 - ATMOS ENERGY Total:				736.80
Vendor: 7416 - BG CONSULTANTS, INC				
BG CONSULTANTS, INC	20-1413L(2)	09/19/2023	Owners Representative, Supp Agrmnt, Water Plant	26,568.00
Vendor 7416 - BG CONSULTANTS, INC Total:				26,568.00
Vendor: 0121 - BONNER SPRINGS LIBRARY				
BONNER SPRINGS LIBRARY	0003144	09/19/2023	JO CO TAX DISTRIBUTION	769.67
Vendor 0121 - BONNER SPRINGS LIBRARY Total:				769.67
Vendor: 12095 - BRAINFREEZE ADVENTURES INC				
BRAINFREEZE ADVENTURES I...	000022	09/19/2023	PIZZA/SNO-CONES FOR BIRTHDAY PARTY PACKAGES AT AP	720.00
Vendor 12095 - BRAINFREEZE ADVENTURES INC Total:				720.00
Vendor: 11759 - BURNS & MCDONNELL CAS CONSTRUCTUORS BONNER SPRINGS JV				
BURNS & MCDONNELL CAS C...	PMT#14	09/19/2023	Phase II Water Treatment Facility Project	1,094,375.45
Vendor 11759 - BURNS & MCDONNELL CAS CONSTRUCTUORS BONNER SPRINGS JV Total:				1,094,375.45
Vendor: 12387 - CASCO INDUSTRIES INC				
CASCO INDUSTRIES INC	254562	09/19/2023	PPE FIRE BOOTS	484.00
Vendor 12387 - CASCO INDUSTRIES INC Total:				484.00
Vendor: 2561 - CDW LLC				
CDW LLC	LM49931	09/19/2023	SOFTWARE	106.39
Vendor 2561 - CDW LLC Total:				106.39

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10027 - CINTAS				
CINTAS	4166425511	09/19/2023	CITY HALL JANITORIAL SUPPLIES	244.74
CINTAS	4167630015	09/19/2023	JANITORIAL BUILDING SUPPLIES	303.33
CINTAS	4167829872	09/19/2023	CITY HALL JANITORIAL SUPPLIES	244.74
Vendor 10027 - CINTAS Total:				792.81
Vendor: 0966 - CITY OF OLATHE				
CITY OF OLATHE	0003135	09/19/2023	ABC TRAINING FOR BRAKE	25.00
CITY OF OLATHE	0003135	09/19/2023	ABC TRAINING FOR GILLILAND	25.00
Vendor 0966 - CITY OF OLATHE Total:				50.00
Vendor: 7888 - COGENT INC				
COGENT INC	5572023	09/19/2023	ROUTINE MAINTENANCE ON LS #2 BYPASS PUMPS	445.00
COGENT INC	5572947	09/19/2023	LEVELED/RESET PUMPS/INSTALLED REDUCERS/STRAINERS	4,644.91
Vendor 7888 - COGENT INC Total:				5,089.91
Vendor: 0213 - COLEMAN EQUIPMENT INC				
COLEMAN EQUIPMENT INC	31445	09/19/2023	INSPECT TRAILER/REPLACE RAMPS ON VID #708	203.23
Vendor 0213 - COLEMAN EQUIPMENT INC Total:				203.23
Vendor: 10136 - COMPLIANCEONE				
COMPLIANCEONE	307879	09/19/2023	AUGUST MONTHLY CHARGES/RANDOM NON DOT	420.76
COMPLIANCEONE	307879	09/19/2023	PRE-EMPLOYMENT SCREENING FOR LEDESMA	52.80
COMPLIANCEONE	307879	09/19/2023	AUGUST MONTHLY CHARGES/RANDOM NON DOT	138.16
COMPLIANCEONE	308159	09/19/2023	AUGUST MONTHLY CHARGES/RANDOM DOT	56.52
COMPLIANCEONE	308159	09/19/2023	AUGUST MONTHLY CHARGES/RANDOM DOT	18.84
COMPLIANCEONE	308159	09/19/2023	AUGUST MONTHLY CHARGES/RANDOM DOT	18.84
COMPLIANCEONE	308159	09/19/2023	AUGUST MONTHLY CHARGES/RANDOM DOT	6.28
Vendor 10136 - COMPLIANCEONE Total:				712.20
Vendor: 0222 - CONRAD FIRE EQUIPMENT INC				
CONRAD FIRE EQUIPMENT INC	570048	09/19/2023	PPE HELMETS	1,711.50
Vendor 0222 - CONRAD FIRE EQUIPMENT INC Total:				1,711.50
Vendor: 0716 - CORE & MAIN LP				
CORE & MAIN LP	T352086	09/19/2023	REPAIR PARTS FOR COMMUNITY CENTER FIRE LINE	336.76
CORE & MAIN LP	T352144	09/19/2023	DISTRIBUTION MAINTENANCE PARTS	722.99
Vendor 0716 - CORE & MAIN LP Total:				1,059.75
Vendor: 2216 - CROSBY PLUMBING				
CROSBY PLUMBING	35104081	09/19/2023	INSTALL NEW GRINDER PIT/PUMP AT 715 W MORSE	4,500.00
Vendor 2216 - CROSBY PLUMBING Total:				4,500.00
Vendor: 12382 - DATCO, INC				
DATCO, INC	214176	09/19/2023	UNIFORM SHIRTS	1,245.70
Vendor 12382 - DATCO, INC Total:				1,245.70
Vendor: 0014 - DEFFENBAUGH INDUSTRIES INC				
DEFFENBAUGH INDUSTRIES I...	0019670-4861-0	09/19/2023	SLUDGE HAULING 8/16/23 - 8/31/23	1,436.81

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
DEFFENBAUGH INDUSTRIES I...	7209535-4858-6	09/19/2023	PW DUMPSTER SERVICE 8/16/2023	342.62
DEFFENBAUGH INDUSTRIES I...	7210414-4858-1	09/19/2023	WWTP DUMPSTER SERVICE 8/24/23	32.40
DEFFENBAUGH INDUSTRIES I...	7210455-4858-4	09/19/2023	AQUATIC PARK DUMPSTER SERVICE 8/1/23 - 8/31/23	533.06
DEFFENBAUGH INDUSTRIES I...	7214135-4858-8	09/19/2023	COMMUNITY CENTER DUMPSTER SERVICE	586.59
Vendor 0014 - DEFFENBAUGH INDUSTRIES INC Total:				2,931.48
Vendor: 11899 - EASY ICE, LLC				
EASY ICE, LLC	01050616	09/19/2023	SEPTEMBER ICE MACHINE RENTAL	70.00
EASY ICE, LLC	01050616	09/19/2023	SEPTEMBER ICE MACHINE RENTAL	70.00
Vendor 11899 - EASY ICE, LLC Total:				140.00
Vendor: 7003 - ERIC B PARR				
ERIC B PARR	205	09/19/2023	UPDATE UG ASSESSOR DATA/MAPPING/SET UP LEAD SVC	679.66
Vendor 7003 - ERIC B PARR Total:				679.66
Vendor: 5420 - EVERETT MILBERGER PEST CONTROL INC				
EVERETT MILBERGER PEST CO...	228-01377867	09/19/2023	SETRICON SEMI ANNUAL PAYMENT	150.00
Vendor 5420 - EVERETT MILBERGER PEST CONTROL INC Total:				150.00
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	2,979.54
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	120.05
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	2,613.60
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	3,023.77
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	225.92
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	2,856.44
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	1,874.84
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	429.88
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	9,041.51
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	6,578.44
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	284.65
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	218.81
EVERGY KANSAS CENTRAL INC...	0003145	09/19/2023	ELECTRIC SERVICE	2,375.17
Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:				32,622.62
Vendor: 11686 - FIRE RECOVERY EMS LLC				
FIRE RECOVERY EMS LLC	092023CBKS	09/19/2023	AUGUST AMBULANCE BILLING SERVICES	1,899.93
Vendor 11686 - FIRE RECOVERY EMS LLC Total:				1,899.93
Vendor: 4275 - HAYNES EQUIPMENT CO INC				
HAYNES EQUIPMENT CO INC	28723E	09/19/2023	REPAIR GRINDER PUMP AT 803 S 135TH ST	1,052.16
HAYNES EQUIPMENT CO INC	28768E	09/19/2023	REPAIR GRINDER PUMP AT 13741 BARBER AVE	2,730.00
HAYNES EQUIPMENT CO INC	CM0000219	09/19/2023	CREDIT ON SERVICE CALL CHARGE FROM INV 28740E	-300.00
Vendor 4275 - HAYNES EQUIPMENT CO INC Total:				3,482.16
Vendor: 3078 - HD SUPPLY INC				
HD SUPPLY INC	INV00084825	09/19/2023	LAB SUPPLIES FOR WWTP	61.93
HD SUPPLY INC	INV00109833	09/19/2023	TOILET LEAK TABLETS	94.78
HD SUPPLY INC	SCN006258	09/19/2023	CREDIT FOR RETURNED LAB SUPPLIES	-46.98
Vendor 3078 - HD SUPPLY INC Total:				109.73

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 12275 - INNOVATIVE UTILITY SOLUTIONS, LLC				
INNOVATIVE UTILITY SOLUTI...	1199	09/19/2023	Water meter endpoints and support system	19,796.00
Vendor 12275 - INNOVATIVE UTILITY SOLUTIONS, LLC Total:				19,796.00
Vendor: 10304 - INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY				
INSTITUTE FOR BUILDING TEC...	R730-BK1-0723R	09/19/2023	JULY INSPECTION FEES	4,175.00
INSTITUTE FOR BUILDING TEC...	R730-BK1-0723R	09/19/2023	JULY PLAN REVIEW FEES	1,140.00
Vendor 10304 - INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY Total:				5,315.00
Vendor: 12354 - JEFFREY COX				
JEFFREY COX	2308	09/19/2023	TRAINING CONSULTANT SERVICES	2,763.02
Vendor 12354 - JEFFREY COX Total:				2,763.02
Vendor: 10351 - JESSICA ZULAUF				
JESSICA ZULAUF	0003151	09/19/2023	REISSUE CHECK # 143202 FOR T-BALL CANCELLATION	50.00
Vendor 10351 - JESSICA ZULAUF Total:				50.00
Vendor: 12386 - JIMMIE TAYLOR				
JIMMIE TAYLOR	60209464	09/19/2023	REFUND DEPOSIT FOR SOUTH PARK ON 9/2/23	150.00
Vendor 12386 - JIMMIE TAYLOR Total:				150.00
Vendor: 5345 - JOHNSON COUNTY WASTEWATER				
JOHNSON COUNTY WASTEWA...	0003146	09/19/2023	WW CHARGES 8/1/23 - 8/31/23	786.76
Vendor 5345 - JOHNSON COUNTY WASTEWATER Total:				786.76
Vendor: 12384 - K & N ENTERPRISES LLC				
K & N ENTERPRISES LLC	00095	09/19/2023	SODAS FOR AGHALL INTERNATIONAL PRODUCERS EVENT	46.14
Vendor 12384 - K & N ENTERPRISES LLC Total:				46.14
Vendor: 4464 - KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT				
KANSAS DEPARTMENT OF HE...	0003134	09/19/2023	ANNUAL WASTEWATER PERMIT	370.00
Vendor 4464 - KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT Total:				370.00
Vendor: 0765 - KANSAS I-70 ASSOCIATION				
KANSAS I-70 ASSOCIATION	2041	09/19/2023	2023 KANSAS I-70 ASSOCIATION DUES	3,000.00
Vendor 0765 - KANSAS I-70 ASSOCIATION Total:				3,000.00
Vendor: 5308 - KANSAS ONE-CALL SYSTEM, INC				
KANSAS ONE-CALL SYSTEM, I...	3080167	09/19/2023	APRIL LOCATES (142)	170.40
Vendor 5308 - KANSAS ONE-CALL SYSTEM, INC Total:				170.40
Vendor: 0418 - KANSAS WATER ENVIRONMENT ASSOCIATION				
KANSAS WATER ENVIRONME...	0003133	09/19/2023	RENEW DISTRIBUTION CLASS 2 FOR FEDEN	40.00
KANSAS WATER ENVIRONME...	0003143	09/19/2023	COLLECTIONS CLASS 4 CERTIFICATE RENEWAL FOR FEDEN	40.00
Vendor 0418 - KANSAS WATER ENVIRONMENT ASSOCIATION Total:				80.00
Vendor: 12356 - KAREN FRANKE				
KAREN FRANKE	53522964A	09/19/2023	REFUND FOR SWIM TEAM T-SHIRTS	30.00
Vendor 12356 - KAREN FRANKE Total:				30.00
Vendor: 10555 - KBI LAB				
KBI LAB	22-11353	09/19/2023	LAB FEE FOR ANDREW COX	280.00
KBI LAB	23-3885	09/19/2023	LAB FEE FOR DEBORAH RAY	400.00
Vendor 10555 - KBI LAB Total:				680.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 8212 - KELLY E SHOEMAKER				
KELLY E SHOEMAKER	23275	09/19/2023	SERVICE/PARTS FOR AUTOMATED DOOR LOCKS AT LIONS PK	222.50
Vendor 8212 - KELLY E SHOEMAKER Total:				222.50
Vendor: 12331 - KEVIN HARLOW				
KEVIN HARLOW	2972	09/19/2023	ANNUAL CELLULAR PLAN FOR WWTP SECURITY GATE	320.00
Vendor 12331 - KEVIN HARLOW Total:				320.00
Vendor: 11747 - LENEXA PARK & RECREATION				
LENEXA PARK & RECREATION	9.13.23	09/19/2023	GOLDEN EAGLE CASINO	330.34
LENEXA PARK & RECREATION	9.13.23	09/19/2023	SAC & FOX CASINO	292.38
LENEXA PARK & RECREATION	9.13.23	09/19/2023	CREDIT FOR DOUBLE PAYMENT ON LYCEUM TRIP	-509.07
Vendor 11747 - LENEXA PARK & RECREATION Total:				113.65
Vendor: 7604 - M.R.P.P. INC.				
M.R.P.P. INC.	5897	09/19/2023	TIBLOW TRANSIT	11.88
M.R.P.P. INC.	5898	09/19/2023	RESOLUTION AUTHORIZING BID 13103-05 METROPOLITAN	76.23
M.R.P.P. INC.	5899	09/19/2023	RESOLUTION AUTHORIZING BID ON 820 NETTLETON	72.24
M.R.P.P. INC.	5910	09/19/2023	ORDINANCE NO. 2550	311.25
M.R.P.P. INC.	5911	09/19/2023	NOTICE OF HEARING TO EXCEED RNR	15.48
M.R.P.P. INC.	5967	09/19/2023	INVITATION TO BID WINDOW REPLACEMENT	37.41
M.R.P.P. INC.	5968	09/19/2023	NOTICE OF PUBLIC HEARING COMPREHENSIVE PLAN	22.32
M.R.P.P. INC.	5989	09/19/2023	TIBLOW TRANSIT	11.88
M.R.P.P. INC.	5990	09/19/2023	ORDINANCE NO. 2551 STO	175.68
M.R.P.P. INC.	5991	09/19/2023	ORDINANCE NO. 2552 UPOC	52.89
M.R.P.P. INC.	5992	09/19/2023	QUARTERLY FINANCIAL REPORT	104.49
M.R.P.P. INC.	6058	09/19/2023	BOARD OF ZONING APPEALS	28.38
M.R.P.P. INC.	6074	09/19/2023	NOTICE OF PUBLIC HEARING 2024 BUDGET	100.62
M.R.P.P. INC.	6075	09/19/2023	NOTICE OF PUBLIC HEARING 2023 BUDGET AMENDMENTS	73.53
Vendor 7604 - M.R.P.P. INC. Total:				1,094.28
Vendor: 11776 - MATTHEW BOWLIN				
MATTHEW BOWLIN	2809	09/19/2023	REPLACE BRAKE PADS ON BUS # 112	593.98
Vendor 11776 - MATTHEW BOWLIN Total:				593.98
Vendor: 7587 - MCANANY OIL CO., INC.				
MCANANY OIL CO., INC.	12351	09/19/2023	DIESEL FOR FUEL TANKS	4,653.14
Vendor 7587 - MCANANY OIL CO., INC. Total:				4,653.14
Vendor: 6137 - METRO COURIER INC				
METRO COURIER INC	38762	09/19/2023	SAMPLE DELIVERIES ON 8/22/23 & 8/29/23	45.60
Vendor 6137 - METRO COURIER INC Total:				45.60
Vendor: 2835 - MID-AMERICAN SIGNAL INC				
MID-AMERICAN SIGNAL INC	23-560	09/19/2023	TIME CLOCK HARNESS FOR SCHOOL SIGN/SIGNAL	75.00
Vendor 2835 - MID-AMERICAN SIGNAL INC Total:				75.00
Vendor: 7935 - NANCY L. GOSS				
NANCY L. GOSS	090523	09/19/2023	COMMUNITY CENTER QUARTERLY PEST CONTROL	175.00
Vendor 7935 - NANCY L. GOSS Total:				175.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7206 - NATIONAL INSURANCE MARKETING BROKERS, LLC				
NATIONAL INSURANCE MARK...	A022141	09/19/2023	SEPTEMBER BENEFITS DIRECT INSURANCE	1,117.45
Vendor 7206 - NATIONAL INSURANCE MARKETING BROKERS, LLC Total:				1,117.45
Vendor: 3094 - NORRIS EQUIPMENT CO LLC				
NORRIS EQUIPMENT CO LLC	75766	09/19/2023	REPAIR PARTS FOR VID # 541	233.94
NORRIS EQUIPMENT CO LLC	75798	09/19/2023	SPARE BLADES FOR PARKS MAINTENANCE MOWERS	128.55
NORRIS EQUIPMENT CO LLC	75807	09/19/2023	NEW DRIVE TIRES FOR VID #543	322.52
Vendor 3094 - NORRIS EQUIPMENT CO LLC Total:				685.01
Vendor: 0187 - OLATHE WINWATER WORKS CO				
OLATHE WINWATER WORKS ...	184719 01	09/19/2023	SERVICE TAP TOOL KIT FOR DIST MAINTENANCE	2,395.00
OLATHE WINWATER WORKS ...	185494 01	09/19/2023	PARTS FOR DIST MAINTENANCE	2,289.00
Vendor 0187 - OLATHE WINWATER WORKS CO Total:				4,684.00
Vendor: 0947 - O'REILLY AUTO STORES INC				
O'REILLY AUTO STORES INC	0264-247143	09/19/2023	CARB CLEANER	11.97
O'REILLY AUTO STORES INC	0264-247310	09/19/2023	DRILL BIT SET FOR DIST MAINT SHOP	24.99
O'REILLY AUTO STORES INC	0264-247406	09/19/2023	TOUCH UP PAINT/DEGREASER FOR VID # 617	32.98
O'REILLY AUTO STORES INC	0264-247539	09/19/2023	PLUG ADAPTER FOR WOOD CHIPPER TRAILER	20.99
O'REILLY AUTO STORES INC	0264-247929	09/19/2023	VEHICLE REPAIR SUPPLIES	24.78
O'REILLY AUTO STORES INC	0264-250188	09/19/2023	OIL FOR LS # 2 PUMPS	28.99
O'REILLY AUTO STORES INC	0264-250840	09/19/2023	AIR FRESHNERS FOR VID #517	7.49
O'REILLY AUTO STORES INC	0264-251788	09/19/2023	BATTERY FOR VID #665	56.93
O'REILLY AUTO STORES INC	0264-252662	09/19/2023	VEHICLE REPAIR SUPPLIES	6.02
Vendor 0947 - O'REILLY AUTO STORES INC Total:				215.14
Vendor: 11816 - OTIS ELEVATOR COMPANY				
OTIS ELEVATOR COMPANY	F10000147256	09/19/2023	OTIS ELEVATOR IMPACT FEE	250.00
Vendor 11816 - OTIS ELEVATOR COMPANY Total:				250.00
Vendor: 8124 - OUTDOOR HOME SERVICES HOLDINGS, LLC				
OUTDOOR HOME SERVICES H...	182515327	09/19/2023	WEED CONTROL	80.00
OUTDOOR HOME SERVICES H...	182515327	09/19/2023	WEED CONTROL	1,093.05
OUTDOOR HOME SERVICES H...	182515327	09/19/2023	WEED CONTROL	422.15
OUTDOOR HOME SERVICES H...	1852515326	09/19/2023	WEED CONTROL	66.00
Vendor 8124 - OUTDOOR HOME SERVICES HOLDINGS, LLC Total:				1,661.20
Vendor: 3393 - PACE ANALYTICAL SERVICES LLC				
PACE ANALYTICAL SERVICES L...	2360191234	09/19/2023	MONTHLY WWTP SAMPLES	441.30
PACE ANALYTICAL SERVICES L...	2360191312	09/19/2023	MONTHLY WTP SAMPLES	250.00
Vendor 3393 - PACE ANALYTICAL SERVICES LLC Total:				691.30
Vendor: 3618 - PENNYS CONCRETE INC				
PENNYS CONCRETE INC	717324	09/19/2023	CONCRETE FOR NEW DRIVEWAY AT PW SECURITY ENTRANCE	9,999.40
Vendor 3618 - PENNYS CONCRETE INC Total:				9,999.40
Vendor: 11541 - PEREGRINE CORPORATION				
PEREGRINE CORPORATION	529822	09/19/2023	SECT 5 AUGUST UTIL BILLS (683/647)	391.63
PEREGRINE CORPORATION	531351	09/19/2023	SECT 2 SEPTEMBER UTIL BILLS (978/943)	569.13
Vendor 11541 - PEREGRINE CORPORATION Total:				960.76
Vendor: 3531 - PERRY AND TRENT LLC				
PERRY AND TRENT LLC	03828	09/19/2023	SERVICES RENDERED 7/1/23 TO 8/31/23	1,414.00
Vendor 3531 - PERRY AND TRENT LLC Total:				1,414.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11867 - PI MANAGED SERVICES LLC				
PI MANAGED SERVICES LLC	INV0018230	09/19/2023	REPAIRS BEETS PC ISSUES	125.00
PI MANAGED SERVICES LLC	INV0018934	09/19/2023	FIX NETWORK/WINDOWS UPDATE ISSUES	125.00
PI MANAGED SERVICES LLC	INV0019081	09/19/2023	VEEAM BACKUP LICENSING/SUPPORT	1,665.80
PI MANAGED SERVICES LLC	INV0019140	09/19/2023	NEW USER SET UP FOR LEDESMA	125.00
Vendor 11867 - PI MANAGED SERVICES LLC Total:				2,040.80
Vendor: 7022 - POSTMASTER				
POSTMASTER	111591A	09/19/2023	RESTITUTION - SAVANNAH SCHRODER	50.00
Vendor 7022 - POSTMASTER Total:				50.00
Vendor: 5302 - R. E. PEDROTTI CO INC				
R. E. PEDROTTI CO INC	14967	09/19/2023	REPAIR WWTP TELEMETRY FIBER CONNECTION	566.00
Vendor 5302 - R. E. PEDROTTI CO INC Total:				566.00
Vendor: 8031 - REDDI SERVICES INC				
REDDI SERVICES INC	194142336	09/19/2023	CCTV SEWER LINES AT 12333 METROPOLITAN AVE	1,663.03
REDDI SERVICES INC	194379807	09/19/2023	CREDIT FOR SERVICE HOURS BILLED ON INV 193834328	-817.70
Vendor 8031 - REDDI SERVICES INC Total:				845.33
Vendor: 5264 - ROBERTS AUTO PLAZA INC				
ROBERTS AUTO PLAZA INC	43210	09/19/2023	Fire Dept Staff Vehicle	45,282.00
Vendor 5264 - ROBERTS AUTO PLAZA INC Total:				45,282.00
Vendor: 11773 - RONALD TILDEN				
RONALD TILDEN	108771	09/19/2023	FLAT REPAIR	25.00
RONALD TILDEN	108858	09/19/2023	FLAT REPAIR ON CODES VEHICLE	30.00
RONALD TILDEN	108872	09/19/2023	OIL CHANGE/REPLACE TIRE/ROTATE TIRES ON BUS #112	279.15
Vendor 11773 - RONALD TILDEN Total:				334.15
Vendor: 12389 - ROSIO LEGASPI				
ROSIO LEGASPI	59539694	09/19/2023	REFUND DEPOSIT FOR SUNFLOWER ROOM ON 9/9/23	250.00
Vendor 12389 - ROSIO LEGASPI Total:				250.00
Vendor: 12391 - SAFEWARE INC				
SAFEWARE INC	10053750	09/19/2023	C50 FIRST RESPONDER KITS	4,758.00
Vendor 12391 - SAFEWARE INC Total:				4,758.00
Vendor: 6010 - SCHUETZ CONSTRUCTION				
SCHUETZ CONSTRUCTION	4609	09/19/2023	10,000 Gallon Fiberglass Brine Storage Tank	15,895.00
Vendor 6010 - SCHUETZ CONSTRUCTION Total:				15,895.00
Vendor: 8226 - SHERWIN WILLIAMS CO				
SHERWIN WILLIAMS CO	1131-1	09/19/2023	PAINT FOR PW SHOP DOORS	64.74
Vendor 8226 - SHERWIN WILLIAMS CO Total:				64.74
Vendor: 8136 - SMITH & LOVELESS INC				
SMITH & LOVELESS INC	171589	09/19/2023	VAC PUMP REPAIR AT LS #6	734.53
Vendor 8136 - SMITH & LOVELESS INC Total:				734.53
Vendor: 6283 - SPLASHTACULAR LLC				
SPLASHTACULAR LLC	52360	09/19/2023	YELLOW GEL COAT KIT	650.00
Vendor 6283 - SPLASHTACULAR LLC Total:				650.00
Vendor: 7670 - STAPLES CONTRACT & COMMERCIAL INC				
STAPLES CONTRACT & COMM...	8071485791	09/19/2023	MISC OFFICE SUPPLIES	85.00
Vendor 7670 - STAPLES CONTRACT & COMMERCIAL INC Total:				85.00

Expense Approval Report

Post Dates: 9/19/2023 - 9/19/2023

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7615 - SUEZ TREATMENT SOLUTIONS INC				
SUEZ TREATMENT SOLUTIONS ..	901938755	09/19/2023	UV BLDG AT WWTP	3,876.34
Vendor 7615 - SUEZ TREATMENT SOLUTIONS INC Total:				3,876.34
Vendor: 12314 - TATUM BARTELS				
TATUM BARTELS	0003148	09/19/2023	AUGUST MILEAGE REIMBURSEMENT	48.99
Vendor 12314 - TATUM BARTELS Total:				48.99
Vendor: 10879 - TEUTONIC HOLDINGS LLC				
TEUTONIC HOLDINGS LLC	562615	09/19/2023	CITY HALL PHONE SERVICE 9/7/23 - 10/9/23	225.03
Vendor 10879 - TEUTONIC HOLDINGS LLC Total:				225.03
Vendor: 10854 - THE JATH GROUP INC				
THE JATH GROUP INC	76997	09/19/2023	LIONS PARK RESTROOM JANITORIAL SERVICES	660.00
THE JATH GROUP INC	76998	09/19/2023	NORTH PARK SOCCER FIELD RESTROOM JANITORIAL SVCS	280.00
THE JATH GROUP INC	76999	09/19/2023	PUBLIC WORKS BUILDING OFFICE JANITORIAL SERVICES	148.33
THE JATH GROUP INC	76999	09/19/2023	WASTEWATER DEPARTMENT OFFICE JANITORIAL SERVICES	148.34
THE JATH GROUP INC	76999	09/19/2023	WATER DEPARTMENT OFFICE JANITORIAL SERVICES	148.33
THE JATH GROUP INC	77628	09/19/2023	EXTRA CLEANING AT SOUTH PARK ON 9/1/23	125.00
THE JATH GROUP INC	S-13267	09/19/2023	JANITORIAL SUPPLIES FOR CITY HALL	299.22
THE JATH GROUP INC	S-13477	09/19/2023	JANITORIAL SUPPLIES FOR PW BLDGS	58.03
THE JATH GROUP INC	S-13477	09/19/2023	JANITORIAL SUPPLIES FOR PW BLDGS	58.02
THE JATH GROUP INC	S-13477	09/19/2023	JANITORIAL SUPPLIES FOR PW BLDGS	58.02
THE JATH GROUP INC	S-13480	09/19/2023	JANITORIAL SUPPLIES AT LION'S PARK	271.11
Vendor 10854 - THE JATH GROUP INC Total:				2,254.40
Vendor: 6819 - UNIFIRST CORPORATION				
UNIFIRST CORPORATION	3281078791	09/19/2023	BLDG MAINT/RESTROOM SUPPLIES	86.10
UNIFIRST CORPORATION	3281078792	09/19/2023	BLDG MAINT/RESTROOM SUPPLIES - STREETS	16.13
UNIFIRST CORPORATION	3281078792	09/19/2023	UNIFORM RENTALS	72.88
UNIFIRST CORPORATION	3281078792	09/19/2023	BLDG MAINT/RESTROOM SUPPLIES - WATER	16.12
UNIFIRST CORPORATION	3281078792	09/19/2023	UNIFORM RENTALS	45.56
UNIFIRST CORPORATION	3281081294	09/19/2023	BLDG MAINT/RESTROOM SUPPLIES - STREETS	54.13
UNIFIRST CORPORATION	3281081294	09/19/2023	UNIFORM RENTALS	72.88
UNIFIRST CORPORATION	3281081294	09/19/2023	BLDG MAINT/RESTROOM SUPPLIES - WATER	54.12
UNIFIRST CORPORATION	3281081294	09/19/2023	UNIFORM RENTALS	39.16
Vendor 6819 - UNIFIRST CORPORATION Total:				457.08
Vendor: 12392 - UNION BANK & TRUST				
UNION BANK & TRUST	0003149	09/19/2023	DOCUMENT FEE - LEASE AGMT ON AERIAL FIRE TRUCK	300.00
UNION BANK & TRUST	0003149	09/19/2023	AERIAL FIRE TRUCK DOWN PAYMENT	400,000.00
Vendor 12392 - UNION BANK & TRUST Total:				400,300.00
Vendor: 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY				
UNIVERSITY OF KANSAS HOSP...	00321693-00	09/19/2023	POST OFFER PX FOR WRIGHT	61.00
UNIVERSITY OF KANSAS HOSP...	00321693-00	09/19/2023	POST OFFER PX FOR POFF	61.00

Expense Approval Report

Post Dates: 9/19/2023 - 9/19/2023

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
UNIVERSITY OF KANSAS HOSP...	00324405-00	09/19/2023	POST OFFER PX FOR BANKS	61.00
Vendor 4137 - UNIVERSITY OF KANSAS HOSPITAL AUTHORITY Total:				183.00
Vendor: 0915 - VERIZON WIRELESS				
VERIZON WIRELESS	9944016433	09/19/2023	MONTHLY CHG/LIFT STATIONS COMM 9/10/23 - 10/9/23	200.05
Vendor 0915 - VERIZON WIRELESS Total:				200.05
Vendor: 8404 - VESTA LEE LUMBER COMPANY				
VESTA LEE LUMBER COMPANY	174980	09/19/2023	WOOD STAKES FOR TIBLOW DAYS NO PARKING SIGNS	76.00
Vendor 8404 - VESTA LEE LUMBER COMPANY Total:				76.00
Vendor: 2169 - WALMART				
WALMART	0003150	09/19/2023	RESTITUTION - JENNICE BARAGARY	135.00
Vendor 2169 - WALMART Total:				135.00
Vendor: 7375 - WATCHMEN SECURITY SERVICES				
WATCHMEN SECURITY SERVIC...	81224	09/19/2023	SEPTEMBER MONTHLY MONITORING - COMMUNITY CENTER	132.97
WATCHMEN SECURITY SERVIC...	81468	09/19/2023	SEPTEMBER MONTHLY MONITORING - AQUATIC PARK	58.32
Vendor 7375 - WATCHMEN SECURITY SERVICES Total:				191.29
Vendor: 11618 - WESTERN DIESEL SERVICES INC				
WESTERN DIESEL SERVICES INC	SVI118140	09/19/2023	INSTALL REPAIRED FUEL PRIMING PUMP	1,467.00
Vendor 11618 - WESTERN DIESEL SERVICES INC Total:				1,467.00
Vendor: 1321 - WESTLAKE HARDWARE				
WESTLAKE HARDWARE	14005456	09/19/2023	DRILL BITS	19.18
WESTLAKE HARDWARE	14005474	09/19/2023	MISC HARDWARE FOR DIST MAINTENANCE SHOP	69.96
WESTLAKE HARDWARE	14005486	09/19/2023	GROMMET KIT FOR PW STREETS	15.99
WESTLAKE HARDWARE	14005493	09/19/2023	SPARE KEYS FOR NORTH PARK RESTROOMS	11.96
WESTLAKE HARDWARE	14005496	09/19/2023	DUCK TAPE	3.59
WESTLAKE HARDWARE	14005507	09/19/2023	PICTURE FRAMES	6.38
WESTLAKE HARDWARE	14005511	09/19/2023	STAPLER FOR TIBLOW PARKING SIGNS	31.17
WESTLAKE HARDWARE	14005516	09/19/2023	CABLE TIES FOR TIBLOW NO PARKING SIGNS	18.58
WESTLAKE HARDWARE	14005520	09/19/2023	SUPPLIES FOR ICE MAKER REPAIR	70.02
WESTLAKE HARDWARE	14005525	09/19/2023	MEASURING CUP FOR PARKS MAINTENANCE	13.99
WESTLAKE HARDWARE	14005530	09/19/2023	ELECTRICAL SUPPLIES FOR TIBLOW DAYS	78.11
WESTLAKE HARDWARE	14005541	09/19/2023	ZIP TIES FOR PARKS MAINTENANCE	15.89
WESTLAKE HARDWARE	14005545	09/19/2023	ZIP TIES FOR PARKS MAINTENANCE	17.29
WESTLAKE HARDWARE	14005548	09/19/2023	LUBRICANT SPRAY FOR PARKS MAINTENANCE	9.99
WESTLAKE HARDWARE	14005549	09/19/2023	HOSE CLAMP//CABLE TIES/CAULK FOR LS # 8	13.87
WESTLAKE HARDWARE	14005554	09/19/2023	BOLT FOR TRAILER PLUG FOR VID #512	2.79
WESTLAKE HARDWARE	15005521	09/19/2023	HAND PRUNER FOR PARKS MAINTENANCE	32.99
Vendor 1321 - WESTLAKE HARDWARE Total:				431.75

Expense Approval Report

Post Dates: 9/19/2023 - 9/19/2023

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 10810 - WILLIAM F TUCKER				
WILLIAM F TUCKER	1823	09/19/2023	CODE ENFORCEMENT MOWING	2,550.00
Vendor 10810 - WILLIAM F TUCKER Total:				2,550.00
Vendor: 8411 - WILSON & COMPANY ENGINEERS				
WILSON & COMPANY ENGINE...	118331	09/19/2023	INSPECTION FEES FOR SANDSTONE POINTE TOWNHOMES	17,082.15
Vendor 8411 - WILSON & COMPANY ENGINEERS Total:				17,082.15
Grand Total:				1,746,650.79

Memorandum

Date: September 25, 2023
To: Mayor and City Council
From: Christina Brake

Subject: Public Use Request - Block Party Request - S. Nettleton Avenue from Kindred Ave. to Second Street.

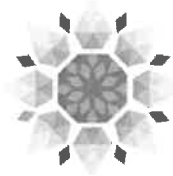
Recommendation:

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

Background: Chris and Jill Brown submitted a public use request for a block party on Saturday, October 7, 2023 from 4:00pm - 11:59 p.m. The request includes closure of S. Nettleton Avenue from Kindred Ave. to Second Street.

Discussion:

Financial Impact:



City of Bonner Springs
KANSAS

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

Fee \$50.00 (Non-Alcohol)

Fee \$250.00 (Alcohol on Premises)

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

Date: 9/9/2023

Date of Requested Event: Saturday, October 7, 2023

Time of Requested Event: 4:00 p.m. - 12:00 a.m.

Applicant Name: Chris & Jill Brown

Business or Organization: N/A

Street Address/Mailing Address: 224 S. Nettelton Ave. City/State/Zip: Bonner Springs, KS 66012

Phone _____ Email: _____

Public Parking Lot(s) Requested:

- ☐ Clear diagram of the parking lot area to be used attached
(Events with alcohol or cereal malt beverages must be fenced and be at least 30 feet from Centennial Park).

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

Street(s) Requested: South Nettelton from Kindred to 2nd Street

☐ Route Attached

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

☐ Background check forms for security personnel for police chief approval attached.

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

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

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

☐ **List of vendors** that will participate in event attached.

☐ **List of planned activities** attached

☒ **Statement** that the public property used and adjacent areas will be cleaned immediately after the event attached.

☒ **Statement** detailing how applicant will notify all affected property owners and tenants attached. If the applicant does not notify affected tenants, future requests may be denied.

Event to Raise Funds for Charitable Purposes: Yes ☐ No ☒ If yes, what Charitable Purpose? _____

☐ **Organization Status Proof** attached



City of Bonner Springs
KANSAS

Block Party/Street Closure Application

Date: 9-9-23

Applicant Name: Chris + Jill Brown

Applicant's Phone Number: [REDACTED]

Applicant's Address: 224 S. Nettleton Ave Bonner Springs, KS 66218

Date/Time of Requested Closure: Sat, October 7th, 2023 4:00pm - 12:00am

Location of Requested Closure: South Nettleton from Kindred/Elm to Second Street.

Application Requirements:

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

NAME	ADDRESS	PHONE NUMBER	SIGNATURE
✓ Lucas Backhaus	227 S. Nettleton Ave	[REDACTED]	[REDACTED]
✓ Christina Brown	224 S. Nettleton Ave	[REDACTED]	[REDACTED]
✓ Stacy Baker	216 S. Nettleton	[REDACTED]	[REDACTED]
✓ Sharon Baker	216 S. Nettleton	[REDACTED]	[REDACTED]
✓ Julie Rathke	231 S. Nettleton	[REDACTED]	[REDACTED]
✓ Ashley Brown	220 S. Nettleton Ave.	[REDACTED]	[REDACTED]
✓ Nancy Jackson	212 S. Nettleton	[REDACTED]	[REDACTED]
✓ MARK MANN	209 S. Nettleton	[REDACTED]	[REDACTED]
✓ Thomas Milton	202 S. Nettleton	[REDACTED]	[REDACTED]
✓ Sandra Priel	207 S. Nettleton	[REDACTED]	[REDACTED]
✓ Diane Phillips	228 S. Nettleton	[REDACTED]	[REDACTED]
✓ Rick Orr	234 S. Nettleton	[REDACTED]	[REDACTED]
✓ KVISPRESSER	240 S. Nettleton	[REDACTED]	[REDACTED]
✓ Steven & Judy	229 W. 2nd	[REDACTED]	[REDACTED]
✓ Hockman	215 S. Nettleton	[REDACTED]	[REDACTED]

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

Jill Brown Signature of Applicant

Memorandum

Date: September 25, 2023
To: Mayor and City Council
From:

Subject: Appointments to Boards and Commissions

Recommendation: The Mayor recommends approval

Action: Make a motion to approve the appointments to boards and commissions as presented.

Background: Bonner Beautiful - Appoint Whitney Russell to a 3-year term.
Library Board - Appoint Patricia Welicky to a 4-year term.

Discussion:

Financial Impact:

Memorandum

Date: September 25, 2023
To: Mayor and City Council
From: Mark Lee

Subject: Ordinance to Adopt the Comprehensive Plan Update - Vision 2025 and Beyond

Recommendation: The Planning Commission and Staff recommend approval.

Action: Make a motion to adopt an ordinance approving the updated Comprehensive Plan, "Vision 2025 and Beyond".

Background: During the past year, the Planning Commission, City Staff, and our consultant have made several revisions. These revisions include data from the 2020 Census and American Community Survey(s), updated property tax rates, and development incentive programs were reviewed and updated as well. We've also added new information regarding future land use and transportation services, and development incentive programs were reviewed and updated as well. We've also added new information regarding future land use and transportation services.

The updated plan replaces the former one and Ordinance No. 2213.

Having received the approval from the Planning and Zoning Commission, we're now presenting this recommendation to the City Council for approval.

Discussion: Excerpts from the July 18, 2023 Planning Commission Meeting

Final review of the Comprehensive Plan update.

Chair Gebauer introduced Item #4 and asked for staff's report.

Staff discussed the changes that had been brought forward previously and discussed amongst the Commissioners for official adoption to ensure the Commission that all suggested changes had been made.

Staff went over the changes one by one that were suggested by the Commissioners at earlier work sessions.

Staff discussed that the main objective moving forward after adoption would be to create a useable and accessible plan for developers and development to specific areas that can better be served by utilities.

Staff did state that the Future Land Use Map had been returned to the previous adopted version as opposed to the new one.

Chair Gebauer asked for clarification on the charts provided from the U.S. Census Bureau website. Staff confirmed that the charts were correct.

Vice-Chair Clark asked about page numbering and how it appeared to be off. Staff looked into the question and confirmed that the software used to create the packets and that they did not show up incorrectly on the paper copy.

Staff asked for a MOTION from the Commissioners to move the Comprehensive Plan forward for official action.

The MOTION to bring the item forward for official action was made by Commissioner Perica and SECOND by Commissioner Mesmer. Chair Gebauer called for a vote.

Staff stated the item was already published due to time requirements and that the revised Comprehensive Plan was published.

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

NAY – None
MOTION PASSED 6 – 0

Below are minutes from the August 15, 2023 Planning Commission Public Hearing.

Staff stated, that over the past few months they have worked with the Planning Commission to update work sessions.

Staff explained they made necessary updates to the Comprehensive Plan from 2008. The updates were from the 2020 Census as well as the 5 year American Community Survey(s), updated property tax information, updated Comprehensive Plans, updates to information regarding City infrastructure and services, updated the incentive program, and an introductory piece that provides some history of Bonner Springs.

Vice-chair Clark called for a MOTION to open the Public Hearing.

Commissioner Mesmer made a motion to OPEN the Public Hearing; Commissioner Zeps SECONDED

Vice-chair Clark asked if there were any members of the public wishing to speak in favor of the item. E public that wished to speak against the item. Being none, Vice-chair Clark asked if there were any que close the Public Hearing.

Commissioner Zeps made a motion to CLOSE the Public Hearing; Commissioner Mesmer SECONDE

Vice-chair Clark asked if there was a motion to approve, amend or deny. Commissioner Zeps made a motion to approve. Commissioner Mesmer SECONDED.

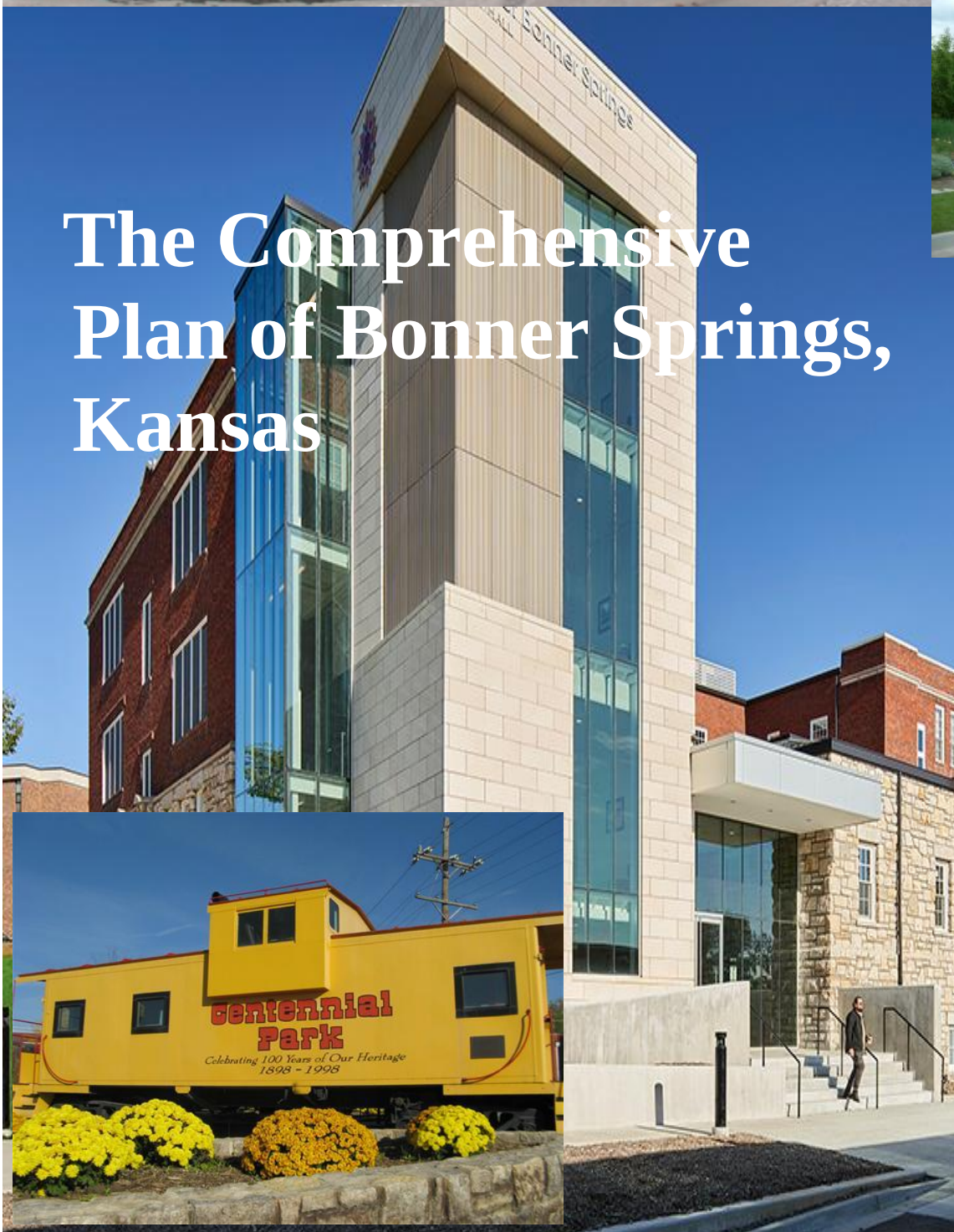
Vice-chair Clark called for a Roll Call vote.

AYE – Mesmer, Perica, Neff, Zeps, Bombardier and Clark
 NAY – None
 MOTION PASSED 6-0

Financial Impact:



The Comprehensive Plan of Bonner Springs, Kansas



Comprehensive Plan for the City of Bonner Springs, Kansas

Vision 2025 and Beyond



January, 2024

Prepared by
The City of Bonner Springs, Kansas
Planning Commission

Acknowledgements

Mayor

Jeff Harrington

Governing Body

Tom Stephens, Council President; Ward 2

Roger Shannon, Council Member; Ward 3

Cassandra Long, Council Member; Ward 1

Mark McMahan, Council Member; Ward 1

Bob Reeves, Council Member; Ward 3

Dani Gurley, Council Member; Ward 2

Chris Woods, Council Member; Ward 4

Mark Kipp, Council Member; Ward 4

Planning Commission

Greg Gebauer, Chair

Paul Zeps, Commissioner

Sherri Neff, Commissioner

Lloyd Mesmer, Commissioner

Larry Clark, Vice-Chair

Nick Perica, Commissioner

Vince Bombardier, Commissioner

Jason Cruse, Commissioner

City Administration

Sean Pederson, City Manager

Amber Vogan, Assistant City Manager

City Staff

Mark Lee, Community Dev. Dir.

Christina Brake, City Clerk

Tillie LaPlante, Finance Director

Frank Abart, Public Works Director

Megan Gilliland, Economic Dev. Co.

Justine Spease, Parks and Rec. Director

Jack Granath, Library Director

Justin Klaudt, City Engineer

City of Bonner Springs, Kansas Comprehensive Plan

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Introduction

Located within three separate counties; Wyandotte, Leavenworth and Johnson Counties; Bonner Springs is minutes from regional attractions along with having our own thriving downtown retail district. Bonner Springs is a historic community with a great past, but is also an up-and-coming community with great development potential.

Entertainment options such as the Azura Amphitheater, Children's Mercy Park - home of Sporting KC, the Monarch's baseball stadium, and the Kansas Speedway provide exciting family-friendly options. Along with two museums; Bonner Springs has many outdoor recreational opportunities as well; Sunflower Hills golf course, the Kansas City Renaissance Festival and over 500 acres of parks and recreational areas; entertainment choices are endless when it comes to retail and outdoor activities. Bonner Springs is a destination with something for everyone.

Located within minutes of downtown Kansas City, and within thirty minutes of the Kansas City International Airport, by providing direct access to Kansas Highway 7, Kansas Highway 32, US 24/40 and Interstate 70, Bonner Springs is poised for continued residential, commercial and industrial growth.

History

Nestled among the rolling hills on the edge of the Kansas River, Bonner Springs is one of the oldest cities in the state of Kansas. In 1812, the Chouteau family established the first European trading post in the state. This bustling trading post was called Four Houses, now the site of Bonner Springs. Between 1840 and 1865, steamboat traffic and the arrival of the railroads brought new people and commerce to the area.

The name was changed to Tiblow in honor of Henry Tiblow, a Delaware Indian who operated a ferry across the Kansas River. It remained as Tiblow until Philo Clark platted the area in the 1880's and succeeded in renaming the entire town Bonner Springs. "Bonner" was chosen to honor Clark's long-time friend Robert Bonner, editor of the New York City Ledger, "Springs" was chosen because of the many natural springs in the community. Philo Clark became the first Mayor of Bonner Springs when the city incorporated in 1898.

What was once a boomtown of agriculture and trade where fortunes were won and lost has now become a vibrant, family friendly, community of 7,837, rich in opportunities for light industry, commercial business and retail. No longer characterized as agricultural, this busy community now boasts a wealth of attractions, entertainment, recreational opportunities and unique retail shopping.

While the town boasts up and coming housing, educational and commercial opportunities, the special touch of the tree lined streets downtown, ice cream socials in the park, city band concerts and friendly merchants offering personal service are still valuable assets of the city along the Kansas River.

Executive Summary

Purpose of a Comprehensive Plan

The purpose of a Comprehensive Plan is to establish a vision for the community and proactively prepare for the future. The Comprehensive Plan (also referred to as “the Plan”) is many things, but primarily it is a policy document for how the City and the citizens of Bonner Springs want to influence—and respond to—growth in the next 10-20 years. The Plan is a rational and comprehensive guide for physical development that fosters quality growth, conservation and preservation of natural resources, and development throughout the city and its unincorporated planning area. The Plan provides a clear vision for the future of the community, which will direct the decisions and actions of elected and appointed officials, city staff, developers, and citizens. The Plan helps establish growth patterns of Bonner Springs and emphasizes building a community and not just a city. The Plan’s underlying purpose is to preserve and enhance investment by all citizens while providing the foundation for quality economic growth and stability. Such actions will result in a safe and healthy environment for future generations.

Preparation of a Comprehensive Plan

The manner in which a Comprehensive Plan is developed is vital to its success because it must reflect the desires of the community at large. For this reason, citizen involvement is essential throughout the process. Preparation of a Comprehensive Plan begins with information gathering and community input that identifies priorities for the future of the community. Developing goals, strategies, and action steps is a primary step in the long- range planning process addressing those priorities.

Planning Authority

Since the landmark case of Village of Euclid vs. Amber Realty Company, decided in 1926, the United States Supreme Court has consistently recognized the legitimate right of government to legislate land use for the protection of the public welfare. In exercising this right, the City cannot deprive a property owner of all reasonable economic use of his property, nor can it act arbitrarily, using the law to accomplish against an individual property owner what it is otherwise unable or unwilling to do through direct compensation. However, the City has a broad ability to mitigate the public impact of private development. This is an authority that has been used to uphold laws mandating historic preservation, natural resource protection, zoning, signage restriction, aesthetic regulation, impact fees, excise taxes and required dedications. Euclid is still the law today. The government cannot single out individual property owners, nor can it act in an arbitrary manner. The ends must justify the means.

Kansas State Statutes provide cities with the authority to prepare and adopt a Comprehensive Plan, Zoning Regulations and Subdivision Regulations. The authority to prepare a Comprehensive Plan is stated in KSA 12-746 (a).

A city planning commission is hereby authorized to make or cause to be made a comprehensive plan for the development of such city and any unincorporated territory lying outside of the city but within the same county in which such city is located, which in the opinion of the planning commission, forms the total community of which the city is a part.

Under current planning and zoning statutes, however, the City is under no obligation to prepare a Comprehensive Plan unless it wants to adopt subdivision regulations (KSA 12-748). Similarly, the City is not required by statute to follow the recommendations of the Plan unless so specified by City ordinance. In spite of this, case law within Kansas and throughout the

nation has effectively established that the Comprehensive Plan forms the basis for enforcing zoning regulations. Without a Comprehensive Plan, determining and justifying specific zoning districts within a city is arbitrary at best.

To this extent, the Comprehensive Plan is often primarily used by the Planning Commission as a guide when presented with rezoning requests. In considering a rezoning request, state statutes (KSA-756) require the City to review the application in relation to “matters to be considered” as adopted in the Zoning Regulations. These considerations should include review of the application’s consistency with the Comprehensive Plan. Although the City is not required to follow the Plan’s recommendations regarding future land use, state statutes specifically provide that rezoning requests that are consistent with the Plan are presumed to be reasonable (KSA 12-756).

Any such (proposal for zoning) amendment, if in accordance with the land use plan or the land use element of a comprehensive plan, shall be presumed to be reasonable.

It must be clear that the Plan is not a set of regulations or a zoning ordinance. The Plan is a guide for development within the City, providing direction regarding the community’s preferred future, goals, objectives, priorities and policies. For this reason, the Plan must be kept up to date. KSA 12-746 requires the Planning Commission to review or reconsider the Plan at least once each year in order to ensure that the Plan is still valid and relevant. During this review the Planning Commission is authorized to propose amendments, extensions or additions to the Plan following the same procedure for adoption of the original Plan. Future “corridor plans”, “neighborhood plans” and “sub-area plans” should serve as the basis for updates to the Comprehensive Plan.

How to Use the Comprehensive Plan

The Comprehensive Plan is intended to guide policy and provide recommendations for future actions involving land development and land preservation, and it serves as the legal basis for sound land use decisions. As the official policy guide for growth and development, the Comprehensive Plan includes goals, objectives, and policies reflecting the City’s overall direction when planning for growth. The Plan also presents recommendations for how to implement the policies.

The Comprehensive Plan is the legal framework on which the City’s zoning and subdivision regulations are enacted and amended by the City Council upon recommendations from the Planning Commission. These two land-use regulatory ordinances shape the locations, type, quality, and comprehensiveness of the physical development of Bonner Springs.

More specifically, the Plan:

- serves as a “database” for the City’s long-term planning activities. This database includes information regarding population, economic development, housing, utilities, land use, the natural environment, public facilities, and transportation;
- delineates the City’s major planning principles and strategies;
- analyzes the factors that affect development and assesses planning implications;
- recommends the future development of Bonner Springs in policy and map formats. The policies serve as a guide and legal basis for planning decisions. The Future Land Use Plan map is a graphic representation of those general policies;

- presents recommended changes to the City’s land use and development control regulations as a means to implement the Plan’s recommendations; and
- provides a basis for consideration and evaluation of future development, subdivision, and annexation requests.

The Plan provides a comprehensive long-term focus and general policy framework to direct the future growth of the City. It is long range because it represents the long-term vision of the future physical condition of the community and its socio-economic well-being. It is general in order to accommodate the very dynamic nature of community planning. The Plan strives to ensure orderly, healthy and harmonious growth that maximizes public benefit while minimizing public cost.

While the Plan provides direction, it should not be viewed as a zoning document or ordinance. In contrast to regulatory documents, the Comprehensive Plan should be recognized and utilized as a flexible evolving document to be interpreted within the broad spectrum of land development possibilities and changing conditions. The Plan should be amended after review if sound justification is presented for logical revisions to the Plan.

The development of the Plan itself serves another important function or purpose which is to obtain public input through a public participation process in the identification of long-term community development policies. The policies represent the community’s common understanding of what growth can be expected.

Public Benefits of the Plan

Local governments have a broad ability to mitigate the public impact of private development and promote the public welfare. The legitimate right of government to legislate land use for the protection and promotion of the public welfare must be balanced with a property owner’s rights to promote the reasonable economic use of his property. The Plan balances the interests of all parties: considering the needs of individual property owners while promoting the good of the community-at-large.

Extraterritorial Jurisdictional Responsibility

The City of Bonner Springs Planning Commission and City Council are responsible for managing the growth and development of the “Loring Service Area” in unincorporated Wyandotte County, located southwest of the city, due to agreements with the Unified Government of Wyandotte County. However, the unincorporated portion of the planning area located in Leavenworth County falls under the jurisdiction of the Leavenworth County Planning Commission and County Commission.

The location of the City of Bonner Springs in three counties and its surrounding unincorporated planning area, which includes portions of Wyandotte and Leavenworth Counties, requires a multi-jurisdictional coordination effort. Future growth and development in Bonner Springs must be responsive to the plans of adjacent municipalities. Growth management must allow the jurisdictions now providing or ultimately providing water, sanitary sewer, public safety, and education services the ability to do so in a cost-effective manner. Development must occur in a manner that results in a logical urban pattern with long-term value rather than short-term gains. Without the long-term vision and coordination between municipalities, development decisions will result in haphazard suburbanization of the city, and impacts on environmentally sensitive areas, and increases traffic congestion.

Overview of the Comprehensive Plan and its Development

Plan Specifics

The City of Bonner Springs is located primarily in western Wyandotte County, with small land areas extending into northern Johnson County and eastern Leavenworth County, Kansas. The City's geographic location is in the vicinity of several regional freeways and highways: I-70 and I-435 Interstates; K-7 and K-32 highways, along with U.S. 24/40.

Figure 1.1, Vicinity Map



US 24/40 Hwy (State Avenue) serves as the northern boundary for the city limits and the planning area, while the city limits and planning area boundary meander on the east, extending as far east as 110th Street. The Wolf Creek drainage basin in Leavenworth County is the western boundary of the planning area, which is based on the city's ability to provide cost effective municipal services in the sub-drainage basin.

Small watersheds are more suitable for long-range planning than other units such as a major river basin or county line. Most land problems are linked with water problems. More than half of the flood damage in the United States occurs in small watersheds. Most of the drainage needs are confined to small watersheds. Many of the problems of erosion, as along watercourses, can be solved only by public action at the watershed level of planning.

The Kansas River is the county line between Wyandotte and Johnson Counties, and serves as the city's southern city limits, except for the Bonner Springs Industrial Park south of the River and east of K-7 Highway. The Bonner Springs Industrial Park and Industrial Park East have limited area for development, and expansion is being considered. An 800-acre pie shaped triangle referred to as the "Loring Service Area" lies in unincorporated Wyandotte County, and is under City of Bonner Springs land use regulatory authority. The area—between the Kansas River and the southern city limits on the north (generally south of Stillwell Road), and the Leavenworth County Line (142nd Street) on the west—is subject to an interlocal agreement between the City and the Unified Government of Wyandotte County for planning, zoning, and subdivision jurisdiction.

The Planning Commission complemented with a community survey set forth the topics of importance, future land uses and how the residents wish the City to grow. The goals, strategies, and action steps developed will require both public and private resources and cooperation in order to achieve them. The following section is intended to provide additional information on common concerns raised regarding a comprehensive plan and specific topics and recommendations discussed in the Plan.

The adoption of the Comprehensive Plan does not affect my property's current zoning or use

The Comprehensive Plan does not suddenly change zoning classifications nor correct potential zoning classification errors, land use or development issue within the City; rather it is designed to guide the community as it makes decisions about the future so that the goals established in the Plan can be reached. The Plan is another tool the City possesses in which to evaluate development and redevelopment opportunities.

The adoption of the Comprehensive Plan does not cause changes to the current zoning ordinance and subdivision regulations

Adoption of the Comprehensive Plan will not change the current zoning and subdivision regulations. However, the Plan does recommend the regulations be changed and updated because planning and development policies and practices have changed.

Recommendations outlined in the Comprehensive Plan be implemented in several ways.

Implementation is the key to a successful comprehensive plan and community participation is the key to successful implementation. To initiate implementation of the Plan the City Council and Planning Commission will meet in joint work sessions to prioritize and delegate tasks. Although the City will utilize the Plan the most and be the primary contributor on many of the tasks, it cannot accomplish the goals alone. Several organizations and agencies such as the school district, homeowner's associations, Mid-America Regional Council and the State of Kansas, along with individual citizens are key components to implementing the plan.

The Plan and its Role

Possessing a future goal and vision is important because the decisions made now will impact the community for decades to come. The intent of the Comprehensive Plan is to establish a vision for the future of Bonner Springs and guide decision making, policies, programs, and projects so that the vision may be realized. It provides a comprehensive, long-term and general policy framework, which will direct the future growth of the City. The Plan strives to ensure Bonner Springs will experience orderly, healthy and harmonious growth that maximizes public benefit while minimizing public cost.

Role of the Planning Commission

The City Planning Commission is composed of not more than nine (9) members appointed by the Mayor and confirmed by the Council Members. Since the city's Zoning Ordinance applies to land which is located outside the corporate limits of the City, two (2) of the members of the Commission must reside outside of the corporate limits of the City and within the unincorporated area subject to the zoning regulations. No other member(s) of the Planning Commission may be a non-resident of the City.

The following are the roles of the Planning Commission in the community building process.

- Adopt a Comprehensive Plan for the physical development of land within the City of Bonner Springs and the surrounding unincorporated planning area, which together are considered to form the Bonner Springs community.
- Serve as an advisory body to the City Council.
- Hold public hearings to obtain public opinion regarding each rezoning, special use permit application and proposed text amendments
- Adopt a recommendation to the City Council on each rezoning and special use permit application and proposed text amendments.
- Approve or disapprove both preliminary plats and final plats.
- Approve or disapprove site plans for new development or redevelopment projects.

Planning Commission should consider Kansas case law, specifically the seven golden criteria, in determining whether the request has merit. These criteria are:

1. Whether the zoning/ use would be consistent with the zoning and uses of nearby properties.
2. Whether the zoning/ use is compatible with the character of the neighborhood.
3. Suitability of the property for uses to which it has been restricted.
4. Extent of detrimental effects to nearby parcels should the rezoning/ permit be approved.
5. Length of time the property has remained vacant as zoned.
6. Relative gain to the public health, safety and welfare as opposed to the hardship imposed upon the landowner by denying the request.
7. Whether the zoning/ use is in keeping with the Comprehensive Plan.

Role of the City Council

The City Council is responsible for enacting and amending the City's Zoning Ordinance and Subdivision Regulations after consideration of the recommendations by the Planning Commission. This responsibility includes amendments to the Zoning Map for the city and the unincorporated area of Wyandotte County in the Loring Service Area. The role of the City Council in the subdivision process is to accept or reject dedications of easements, rights-of-way and the public lands, and approve financial guarantees or financing mechanisms to ensure construction of all public improvements.

The City Council does not have a direct role in regard to the Comprehensive Plan. By statute, The Planning Commission is responsible for the preparation, adoption, and implementation of the Comprehensive Plan. However, Article IV of the City Zoning Ordinance states "*no comprehensive plan shall be effective unless approved by the Governing Body.*"

When recommending action on rezoning of land, special use permits, subdivisions, and text changes to the Zoning Ordinance and Subdivision Regulations, the Planning Commission must consider compatibility and compliance with the Comprehensive Plan. The following are the roles of the City Council in the community planning process.

- Adopt and amend the Comprehensive Plan and all associated plan maps after considering the Planning Commission's recommendation.
- Enact and amend the Zoning Regulations and zoning district map after considering the Planning Commission's recommendation.
- Enact and amend the Subdivision Regulations after considering the Planning Commission's recommendation.
- Approve annexations following the appropriate considerations.
- Approve Special Use Permits after considering the Planning Commission's recommendation.
- Grant waivers to required public improvements and/or public improvement specifications of the Subdivision Regulations as deemed necessary.
- Accept or reject dedications of easements, rights-of-way and public lands on subdivision final plats after the final plat has been approved by the Planning Commission. This responsibility does not include approving subdivision plats.
- Approve engineering plans for construction of publicly funded public improvements.
- Approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.
- Accept public improvements after they have been constructed and are found to have been constructed in accordance with the approved engineering plans.
- Appoint members of the Planning Commission and the Board of Zoning Appeals.

Role of the Board of Zoning Appeals

The City of Bonner Springs Board of Zoning Appeals (BZA) consists of five (5) but not more than seven (7) members appointed by the Mayor with the approval of the City Council. The Board membership includes one member of the Planning Commission and at least one member who is a resident of the area outside the City's limits since zoning regulations have been enacted which affect land outside the corporate limits of the City.

The role of the BZA is primarily a quasi-judicial body rather than an advisory or legislative one. In the case of an appeal, the responsibility of the Board of Zoning Appeals is to rule on the interpretation of the *Zoning Ordinance* whenever there is an ambiguous provision or an alleged error. The Board has the power to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made by the Planning Department in the enforcement of the zoning ordinance regulations.

Role of the Community Development Department

The Community Development Department is charged with implementing the policy decisions of the City Council and the Planning Commission. In addition, the Community Development Department is responsible for performing building inspections, investigating code violations and economic development. This plan recommends that the Community Development Department continue to oversee the different activities, however, they should be separated and additional staff should be provided to focus on each of the critical areas: planning and zoning, building codes and permits, and code enforcement and economic development. This would allow for a more thorough evaluation of issues as they arise.

The costs associated with the Community Development Department are partly offset by the fees collected for applications, permits, and violations. The existing fee structure should be reviewed and compared with other similar communities so that appropriate changes can be made, while keeping the fees competitive with other communities.

The Role of the City Zoning Ordinance

The Zoning Ordinance of the City of Bonner Springs is a legislative tool used to implement the Comprehensive Plan. K.S.A. 12-753 permits the Governing Body to adopt Zoning regulations dividing land into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such uses, as deemed necessary to carry out the purposes of the adopted Comprehensive Plan.

The purpose of a zoning ordinance is to:

1. encourage appropriate uses of land;
2. maintain and stabilize the value of property;
3. reduce fire hazards and improve public safety and safeguard the public health;
4. decrease traffic congestion and its accompanying hazards;
5. prevent undue concentration of population;
6. create a comprehensive and stable pattern of land uses on which to plan for transportation, water supply, sewerage, schools, parks, public utilities, and other facilities; and
7. protect and promote the public health, safety, convenience, comfort and general welfare.

The Basis of Decision Making

In administering the plan and zoning and subdivision regulations, the Bonner Springs Planning Commission follows rules and procedures, as set forth in their commission bylaws. It is crucial that the decisions of the commission are made fairly and that they have the appearance of fairness. The credibility of the Planning Commission will erode if there is an appearance of unfairness or impropriety in members of these public bodies. For this reason, it is important that its code of conduct be followed as closely as possible.

1. **Serve the Public Interest.** The primary obligation of Planning Commission members and planning staff is to serve the public interest.
2. **Support Citizen Participation in Planning.** Because the definition of the public interest is modified continuously; Planning Commission members and planning staff must recognize the right of citizens to seek to influence planning decisions that affect their well-being.
3. **Recognize the Comprehensive and Long-Range Nature of Planning Decisions.** Planning Commission members and planning staff should recognize and give special consideration to the comprehensive and long-range nature of planning decisions: seek to balance and integrate physical (including historical, cultural, and natural), economic, and social characteristics of the community or area affected by those decisions.
4. **Expand Choice and Opportunity for All Persons.** Planning Commission members and planning staff should strive to make decisions which increase choice and opportunity for all persons; recognize a special responsibility to plan for the needs of the disadvantaged population; and urge that policies, institutions, and decisions which restrict choices and opportunities be changed.
5. **Facilities Coordination through the Planning Process.** Planning Commission members and planning staff must encourage coordination of the planning process.
6. **Maintain Public Confidence.** A Planning Commission must conduct itself publicly so as to maintain public confidence in the public planning body, and the official's performance of the public trust.

Community Input

A Comprehensive Plan must be based on the collective desires the community has for its future. If the plan does not reflect these desires, it is irrelevant. To ensure the Plan is representative of the community's vision, a survey was sent to random residents, both within the city limits and within our projected growth area. It was also sent out via our Social Media networks, flyers were posted in over twenty (20) businesses within the city that included a QR scan code that would take citizens to the survey page, website links were provided in our monthly newsletter along with several other means in order to gain residents and non-residents opinions.

The survey gave an opportunity for the citizens to prioritize; among other things, the preferred locations of future commercial and industrial growth, the necessity of parks and trails, the types of developments individuals would like to see occur and investment opportunities. Referencing the recent citizen survey, the existing Comprehensive Plan, a study of the surrounding areas as well as research by the Planning Commission, the Planning Commission developed the updated Comprehensive Plan.

However, the participation of the community cannot end once the Comprehensive Plan is written and adopted. In order to achieve the goals established in the Plan, the community must participate in the implementation stage of the process. Successful development and revitalization is feasible provided community leaders and caring and concerned citizens take action, use the Plan as a guide, adhere to sound judgment, and use thoughtful, intelligent and reasonable observation and decision making.

Overview of the City / Existing Conditions

Background Information

Bonner Springs is one a few cities located within three different counties; we are a rapidly growing suburban community located on the west side of the Kansas City Metropolitan Area with great residential, commercial and industrial development potential.

Bonner Springs has been a working community since its incorporation and prior; as early as 1812 it was reputed to be the first commercial center and permanent settlement in Kansas. The area was explored by Francisco Vazquez de Coronado and used as a camp during the winter of 1541-1542. In 1812 the Chouteau brothers established a temporary settlement and started a trading post named “Four Houses”. In 1830 a local Delaware Indian named Henry Tiblow took charge of a ferry that had previously been established for crossing the Kansas River for trade purposes. “Red John” or John McDaniel owned much of the land that abutted the river and is known as the “founder” of modern-day Bonner Springs; this name though was not original, the town was originally named after Henry Tiblow, whom was McDaniel’s friend.

Bonner Spring’s close proximity to the Kansas City Metro area and easy access to major thoroughfares like I-70, I-435 And Kansas State Highways 7 and 32 have contributed to the area’s steady growth.

Demographics

Demographics are the characteristics of human populations and are one form of measurable social information. They provide a variety of data, including the number of people in the community, the community’s education levels, income levels, and housing stock. By examining local demographic data, it is possible to recognize certain trends and anomalies. This data and trends can help evaluate the existing and future needs of the community.

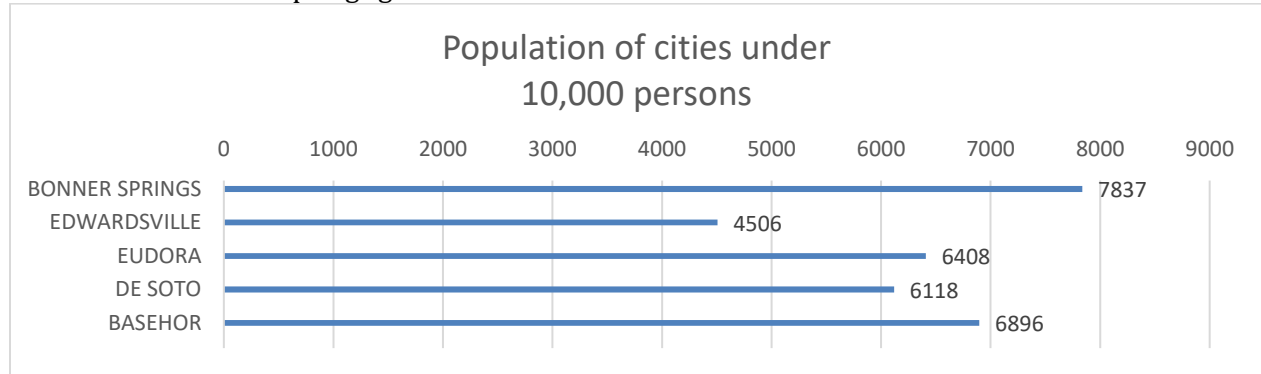
There is a large amount of information available from the United States Census Bureau and many pages could be dedicated to displaying and analyzing demographic data. However, for the City of Bonner Springs, much of this information will have little advantage in developing specific proposals that will prove beneficial to the community. Therefore, this Plan will highlight a limited amount of statistical data concerning population, housing, and economics that may be of interest to the community and may lead to the creation of specific implementation proposals.

The following table provides a comparison of selected demographic data from Bonner Springs with other cities located in or near the Kansas City Metropolitan Area.

DEMOGRAPHICS TABLE														
SUBJECT	BONNER SPRINGS		EDWARDSVILLE		EUDORA		DE SOTO		BASEHOR		LANSING		KANSAS CITY	
2020 Total Poulation	7837		4506		6408		6118		6896		11239		156,607	
2010 Total Population	7314		4340		6136		5720		4613		11265		145,786	
Population Change (2010-2020)	(+) 7.15%		(+) 3.82%		(+) 4.43%		(+) 6.95%		(+) 49.4%		(-) 0.23%		(+) 7.4%	
2020 vs. 2010 POPULATION CHARACTERISTICS														
	2020 vs 2010		2020 vs 2010		2020 vs 2010		2020 vs 2010		2020 vs 2010		2020 vs 2010		2020 vs 2010	
Population Denisty (pop/sq.mi.)	(+) 489.8	454.3	(+) 481.9	471.7	(-) 2105.3	3068	(+) 542.3	506.2	(-) 952.4	1488.1	(-) 905.6	909.2	(+) 1220.6	1168.1
Average Household Size	(+) 2.59	2.55	(+) 3.08	2.55	(+) 2.99	2.84	(+) 2.8	2.72	(+) 2.83	2.81	(+) 2.95	2.87	(+) 2.73	2.7
Median Age ⁽¹⁾	(-) 40.5	35.7	(-) 37.5	36.9	(-) 35.1	31.8	(-) 35.9	35.4	(+) 36.9	37.6	(+) 34.4	36	(-) 33.5	32.9
% Owner Occupied Housing	(+) 72%	66.7%	(-) 81.9%	95.1%	(+) 62.9%	61.7%	(+) 63.6%	57.0%	(-) 74.3%	80.4%	(+) 75.8%	74.2%	(-) 57.5%	58%
% Vacant Housing Units	(+) 3.1%	10.2%	(-) 6.18%	4.9%	(+) 5.9%	6.9%	(+) 4.5%	7.8%	(+) 1.9%	7.4%	(-) 5.5%	4.9%	(+) 11.9%	12.5%
% Strucutres Built Prior to 1999 ⁽²⁾	(+) 79.7%	83.2%	(+) 76.8%	77.1%	(+) 53.9%	66.5%	(-) 80.8%	68.2%	(+) 45.8%	48.2%	(+) 70.8%	87.7%	(+) 89.4%	92%
Median House Value	(+) 179000	\$152,700.00	(+) \$139,300.00	\$132,700.00	(+) \$177,800.00	\$137,500.00	(+) 241,000.00	\$187,900.00	(+) \$237,900.00	\$194,100.00	(+) \$177,600.00	\$172,200.00	(+) \$101,300.00	\$86,800.00
Over 25 w/College Degree	(+) 21.8%	19.5%	(+) 24.6%	20.8%	(-) 31.8%	32.1%	(+) 33.9%	28.9%	(-) 32.6%	36.2%	(+) 38.7%	28.3%	(+) 17.9%	15.8%
Median Household Income	(+) \$68,250.00	\$61,761.00	(-) \$40,086.00	\$53,783.00	(+) \$87,392.00	\$65,081.00	(+) \$60,568.00	\$59,091.00	(-) \$84,906.00	\$91,336.00	(+) \$87,154.00	\$86,635.00	(+) \$46,424.00	\$42,315.00
Per Capita Income	(+) \$29,168.00	\$26,246.00	(+) 29,969.00	\$23,018.00	(+) \$30,340.00	\$28,196.00	(+) \$31,499.00	\$29,909.00	(-) \$36,018.00	\$37,474.00	(+) \$33,724.00	\$28,259.00	(+) \$22,591.00	\$20,283.00
Family Poverty Rate - Past 12 months (% of population)	(-) 8%	7.3%	(-) 5.7%	3.5%	(+) 8.7%	9.9%	(+) 3.2%	17.9%	(-) 8.8%	2.6%	(+) 0.5%	8.2%	(+) 15.5%	20.1%
% Workforce in Manufacturing	(+) 13%	12.4%	(-) 8.2%	9.5%	(+) 12.2%	10.1%	(-) 11.1%	12.1%	(-) 5%	7.5%	(-) 6.9%	7.9%	(+) 13.4%	12.1%
Bold Blue equals positive or increase (+) Bold Red equals negative or decrease (-) 1. An increase in the Median age; while shown as a negative or decrease is not the actual case. It may indicate a long term shift in residency. It may indicate families settling down and staying in one community longer than previous years, it may indicate an increase in affordable housing for the agining population or residences constructed specifically for age related housing, or a community that is 'aging in place', in which specific planning opportunities could and should be utilized. 2. The decrease indicated in the percentage of houseing strucutres built prior to 1999 indicates the increase in new housing stock, it indicates new residential development over the 10 year period utilized														

Population

Over the 10-year span (2010-2020) between Census counts Bonner Springs saw a 7.15% increase in population, resulting in an estimated growth of 523 residents. Bonner Springs has the largest population for the five cities under 10,000 persons used in the Demographics Table comparison, it is near the top in terms of percentage of population growth amongst all cities compared. The City has great highway and Interstate access, a thriving downtown business district and is in close proximity to other commercial areas such as Village West. These factors have, and continue to, contribute to Bonner Springs growth.

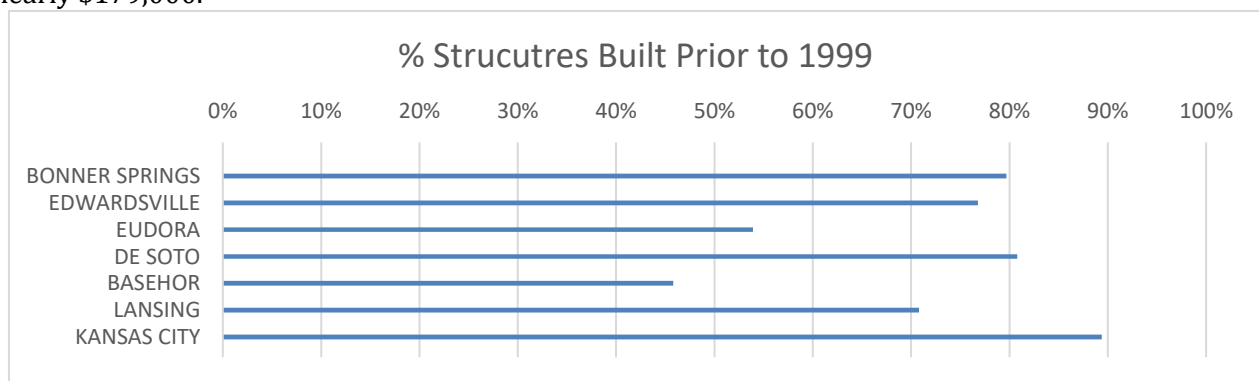


The table above is taken from the demographics table on the previous page and the American Community Survey

Policy Implications Similar to the other smaller communities around the metro region, Bonner Springs is likely to experience continued population growth. An increase in population will place an increased demand on services, infrastructure, and schools, these must be taken into account.

Housing

In general, the seven (7) communities evaluated have similar housing characteristics with above average percentages of owner-occupied homes and low percentages of vacant structures. 72% of Bonner Springs housing stock is owner occupied. Overall, between 45% to 89% of all compared cities' housing structures were built prior to 1999 with Kansas City, Kansas having the majority of older structures. Bonner Springs is at the upper end of this comparison with 79.7% of homes built before 1999. In terms of housing value, Bonner Springs has the third highest median house value at nearly \$179,000.

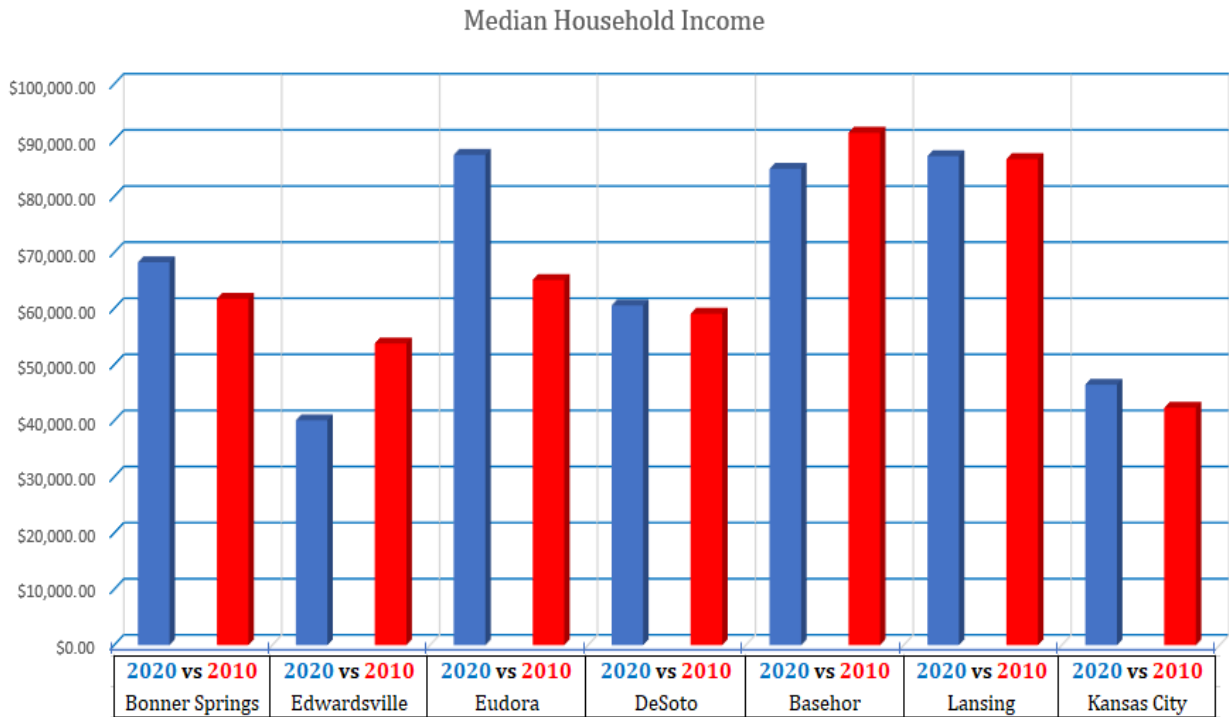


The table above is taken from the demographics table on the previous page and the American Community Survey

Policy Implications It is anticipated that Bonner Springs will continue to grow at a quick pace, which will create a demand for housing. Especially with such a small portion of the existing structures being vacant, new housing construction is a necessity and development should be encouraged. As demand increases, it is likely that housing prices will go up across the community. Generally, this is a good situation, but it is also important to consider what affect this will have on first time home buyers and lower-income households.

Economics / Education

Generally, there is a correlation between educational attainment, income and poverty rates. There seems to be a few examples of this among the communities compared. All of the communities compared have a median household income that averages \$67,825, this is above the Kansas average of \$61,091. Bonner Springs sits at a household income level of \$68,250, a nearly 10% increase from 2010. Bonner Springs has a below average percentage of residents holding post-secondary degrees at 21.8% vs. the average of 28.7% this puts Bonner Springs at the bottom end of these comparisons.



The table above is taken directly from the demographics table on the previous page and the American Ccommunity Survey

Policy Implications

Bonner Springs is fortunate enough to be in close proximity to a variety of employment opportunities due to the closeness of the Kansas City metro area. This is indicated by the 13% of Bonner Springs residents that are members of the manufacturing workforce.

Considering the connection between educational attainment and income levels it will be important for the community to continue to support education.

ECONOMIC DEVELOPMENT

Bonner Springs continually markets itself to draw people to the community, with our many festivals and downtown gatherings, the community and surrounding residents are finding out Bonner Springs is a vibrant destination. Downtown has seen recent investments—by both the public and private sectors—but has opportunities for continued investment. However, the city must continue to promote itself as a unique destination. The city needs to plan for and invest in further land for industrial and business park development.

In order to promote and foster quality community and economic growth, the City has developed an Economic Development Incentive Policy which grants certain financial incentives to new and existing businesses. Included in the Policy are seven (7) specific incentive packages, they are as follows:

Neighborhood Revitalization Property Tax Rebate Plan (NRP) – The Neighborhood Revitalization Plan Property Tax Rebate Programs help promote revitalization of the inner urban area of the city, Lake of the Forest, and northwest area of the city. The programs also promote vitalization of the K-7 commercial corridor, a large area extending north to I-70 from the inner urban area, and the area adjacent to the Kansas Speedway. Set to expire on December 31, 2025

Tax Increment Financing (TIF) – Tax increment financing (TIF) is a real estate redevelopment tool applicable to industrial, commercial, and residential projects. TIF uses the anticipated increases in real estate tax revenues to reimburse the developer for qualified costs or retire bonds sold to finance qualified redevelopment costs. Qualified costs may include: public improvements, site preparation, parking facilities, landscaping and decorative amenities, and land acquisition costs. Buildings or other structures owned or leased by a developer do not qualify.

Industrial Revenue Bonds (IRB) – This is a cost-efficient method that finances up to 100% of the purchase of land and costs to construct and equip new facilities or the costs to acquire, remodel, and expand existing facilities. Industrial Revenue Bonds (IRB) are securities issued by cities, counties, and the Kansas Development Finance Authority. There are tax-exempt and taxable bonds based upon what is financed. Other IRB benefits include eligibility for a property tax exemption for up to 10 years and a sales tax exemption for labor and materials purchased for new facilities.

Transportation Development District (TDD) –

A transportation development district (TDD) may be created to finance certain transportation related projects or infrastructure in connection with a development. Eligible projects may include bridges, streets, interchanges, intersections, signage, traffic signals, parking lots, parking garages, bus stops and stations, airports, docks, lake or river ports, railroad, light rail, mass transit facilities, and land acquisition

Community Improvement District (CID) –

Community Improvement District (CID) financing allows cities / counties to levy special assessments or a sales tax of up to 2% within a CID and to use proceeds of the assessments and/or sales tax to either finance projects within the CID or to pay debt service on Special Obligation (SO) or General Obligation (GO) bonds issued to finance projects within the CID.

Special Benefit District – This type of financing may be used for public streets, sanitary sewers, water mains, storm water, and other public improvements when those improvements confer a special benefit upon property within a defined area. Established special benefit districts levy and collect special assessments upon property in that district and provide for the payment of all or part of the improvement costs from proceeds of such special assessments.

Rural Housing Incentive District (RHID) -

provide reimbursements to developers in building housing in rural communities by financing housing development infrastructure or renovations of buildings or structures built over 25 years ago for residential use in a central business district. There must be an established RHID defined by an adopted City or County resolution. RHID captures the incremental increase in property taxes created by the development project for up to 25 years. RHID is available for any city with a population under 60,000, counties under 80,000, or the City of Topeka.

Small Business Attraction & Incentive Program – For a qualifying business, the city will provide grant funds based upon a certain percentage of their retail sales on goods and/or services of which the Kansas retailer's sales tax is actually paid to the Kansas Department of Revenue. The city will also waive and reimburse certain fees. If a new or existing retail business moves into a vacant tenant space, the business owner may qualify for this incentive program based upon the eligibility requirements and program policies.

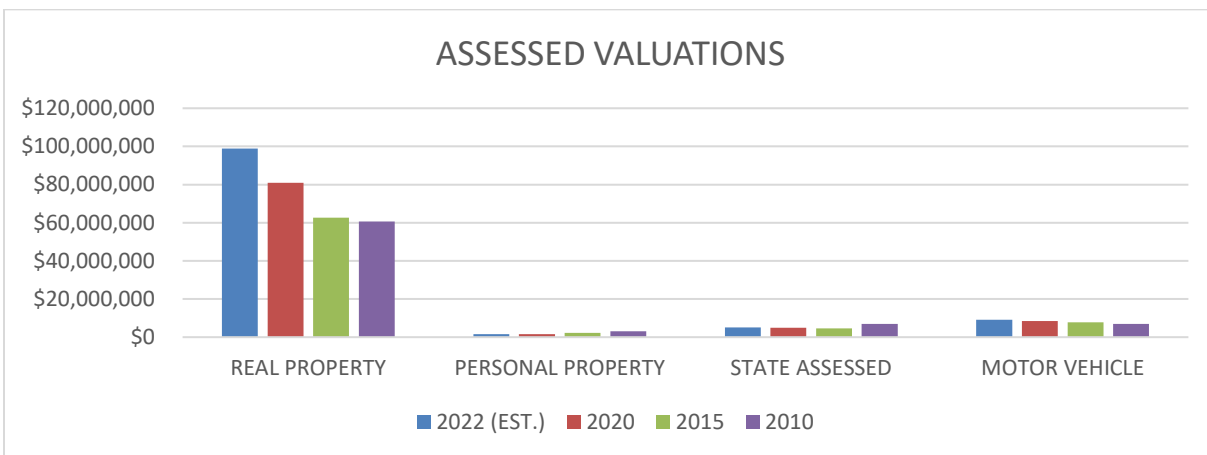
Building permits had seen a steady increase annually between 2001 and 2008. Between 2016 and 2020 the valuations of permits fluctuated with large commercial/industrial projects boosting the construction values of permits above \$30 million. Residential home construction had seen a steady decline over the past ten (10) years but began to climb again slowly, with 2020 having an estimated construction value of \$2,535,000, and an additional \$605,450 in remodels, additions and alterations.

	2021	2020	2019	2018	2017	2016
Residential	4	11	1	4	14	26
Commercial/ Industrial	1	2	6	4	2	2
Additions, Alterations, Remodels, etc.	25	16	201	293	268	22
Total Valuation	\$43,054,344	\$7,355,450	\$31,589,653	\$33,257,315	\$4,392,708	\$6,429,986

Assessed Valuation

The City is located primarily in Wyandotte County, Kansas. However, a small portion of the City (approximately 5 percent of assessed valuation) is located in adjacent Leavenworth and Johnson Counties. The following table gives the total assessed valuation of the City for the years indicated.

YEAR	REAL PROPERTY	PERSONAL PROPERTY	STATE ASSESSED	MOTOR VEHICLE	TOTAL ASSESSED VALUATION
2022 (EST.)	\$98,871,758	\$1,610,196	\$5,043,841	\$9,137,854	\$114,663,649
2020	\$80,899,028	\$1,646,874	\$4,869,437	\$8,390,104	\$95,805,443
2015	\$62,615,821	\$2,234,081	\$4,633,982	\$7,843,876	\$77,327,760
2010	\$60,609,018	\$3,114,864	\$6,900,839	\$6,900,839	\$74,963,447



Estimated Actual Valuation

Based on assessment percentages provided by Kansas Statutes and estimated appraised valuations provided by the Wyandotte, Leavenworth, and Johnson County Clerks' Offices, the following table provides an estimated actual value for all taxable property within the City in the years indicated.

YEAR	RESIDENTIAL REAL ESTATE EQUALIZATION RATIO	ESTIMATED ACTUAL VALUE
2021	N/A	\$673,602,031
2020	10.51%	\$636,777,057
2015	11.2%	\$515,183,894
2010	11.59%	\$485,689,438

Largest Taxpayers

The following table lists the largest taxpayers in the City, and their most recent assessed valuations.

Table 2.1—Assessed Valuations

Taxpayer	Assessed
WAL MART REAL ESTATE BUSINESS TRUST	\$2,195,901
EVERGY KANSAS CENTRAL, INC	\$1,911,424
DEFFENBAUGH INDUSTRIES INC	\$1,726,962
ATMOS ENERGY CORP	\$1,274,088
NEW VENTURE I, LLC	\$1,049,827
TRIANGLE SELF STORAGE LLC	\$859,650
PC REALTY TRUST	\$794,950
INDIVIDUAL	\$756,243
AP INVESTMENTS, INC	\$703,225
CSM BAKERY PRODUCTS N.A.	\$654,471

Sales Tax

The City levies a 1.75% local option sales tax on all applicable goods and services purchased or provided within City limits. The City tax includes a .50% of the City tax was implemented in 1981, another .50% City tax was implemented in 1985, and .25% was implemented in 2017. In October 2003, an additional .25% was added by the City to fund emergency service improvements. This was a 10-year tax which was extended in 2013 for an additional 10 years. In November 2004, an additional .25% was added by the City to fund capital improvements. This is a 10-year tax. Wyandotte County and Leavenworth County currently levy a 1% local option sales tax on all applicable goods and services purchased or provided within the county. These taxes are in addition to the State's 6.5% sales tax. The total sales tax in the Wyandotte County and Leavenworth County portions of the City is 9.25% of cost.

Johnson County currently levies a 1.475% local option sales tax making the total sales tax in the Johnson County portion of the City 9.725%. The State of Kansas is responsible for collection and distribution of all sales taxes. Countywide local option sales taxes are distributed monthly to the County and the cities within the County on a basis of population and relative tax levy. Citywide local option sales taxes are disbursed monthly in full directly to the City. Statewide sales taxes are retained by the State and not distributed to local municipalities. The following table shows the amount of county and city local option sales taxes distributed to the City since 2010.

YEAR	CITY'S PORTION OF COUNTY TAXES	CITY TAX	TOTAL
2021	\$1,415,568	\$4,361,152	\$5,776,720
2020	\$1,202,364	\$3,898,623	\$5,100,987
2015	\$1,084,498	\$3,629,276	\$4,713,774
2010	\$847,747	\$2,919,000	\$3,766,747

Tax Levies

The City may levy taxes in accordance with the requirements of its adopted budget. The County Clerk determines property tax levies based upon the assessed valuations provided by the Appraiser and spreads the levies on the tax rolls. The following data lists the total mill levy of the City for the last five years. One mill equals \$1 of taxes per \$1,000 of assessed valuation.

FUND	2021 levy for 2022 Budget	2020 levy for 2021 Budget	2019 levy for 2020 Budget	2018 levy for 2019 Budget	2017 levy for 2018 Budget
GENERAL	29.398	24.530	24.392	23.650	23.853
LIBRARY	4.477	4.477	4.723	4.824	4.800
BOND & INTEREST	9.017	9.321	9.288	9.849	5.036
TOTAL	42.892	38.328	38.403	38.232	33.689

In 2023 the value of one Mill is currently equal to \$114,664.00

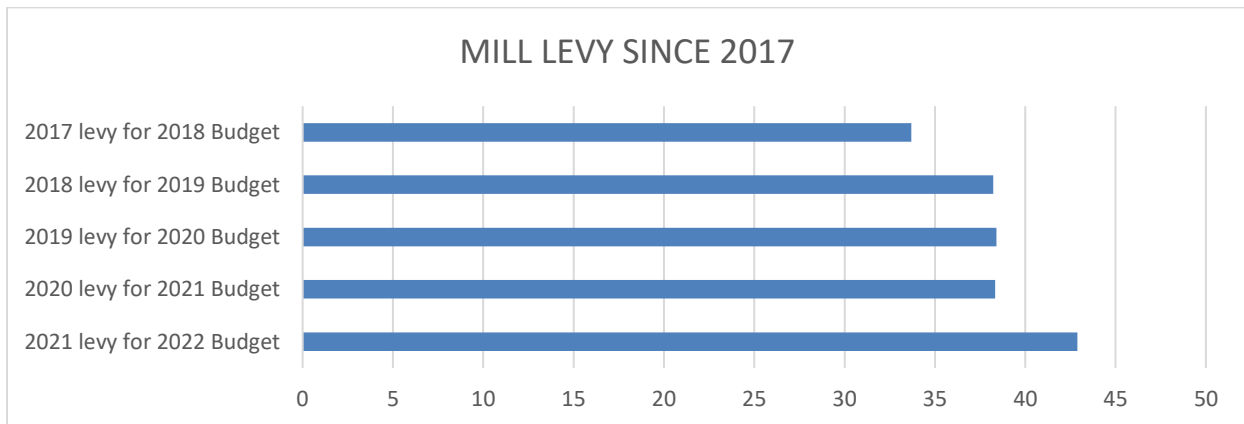
The total Mill Levy rate for Wyandotte County sits at 168.257574

The total Mill Levy rate for the City of Bonner Springs sits at 42.892 (as indicated above)

Impact of Total Mills on an Individual Home

Formula:

First Step:	\$250,000 (value of the home)	x	<u>0.115</u> (Residential %)	=	<u>\$28,750</u> (assessed value)
Second Step:	<u>\$28,750</u> (assessed value)	x	<u>168.258</u> (total mill rate)	/ 1000 =	<u>\$4,837.41</u> (total property taxes due)



Existing Land Use

The way in which land use is distributed throughout a city requires thoughtful decision-making and is not simply a random process. Several factors influence how a piece of property is zoned and used. Economic variables such as market demands, the cost of property, and the cost of construction, as well as, environment factors like soil conditions, topography, and locations of floodplains all influence land use patterns. Although these factors are out of the control of the City there are other influencing factors that the City can control. This includes traffic patterns, the capacity and location of public utilities, the delivery of municipal services and the City's physical appearance. However, these factors are not constant and just as they influence land use, each change in land use impacts them.

Bonner Springs currently has seventeen zoning districts, of which seven are strictly residential land uses, two of those are for mobile home or manufactured home parks/subdivisions, three are business land uses, one is mixed-use, allowing for residential and commercial uses simultaneously and two are industrial uses. The Planned District shall be utilized in conjunction with one or more of the zoning districts, known as the "underlying district(s)". The requirements of the Planned District shall be in addition to the requirements of the underlying district, except that the Planned District may modify some of the regulations of the underlying district in specific situations.

Following are the current zoning districts:

Residential

AG Agricultural District (Loring)
A-1 Agricultural District
R Rural Residential (Loring)
R-S Suburban Residential
R-1 Single Family Residential
R-1A Residential Special District
R-2 Two Family Residential
R-3 Multi-Family Residential
M-P Mobile Home Park District
M-H Mobile Home Subdivision District

Planned Development Districts

P Planned District (See Zoning Ord.)

Business

C-1 Central Business District
C-2 General Business District
C-S Highway Service District

Mixed Uses

MX Mixed Use District

Industrial

I-1 Light Industrial
I-2 Heavy Industrial

The majority of land within the City is zoned either AG (Agricultural District Loring Service District) or A-1 (Agricultural District Bonner Springs city limits). Additionally, there are several large pockets of dense residential located near downtown and north of the city proper. The bulk of the commercial areas are located at major intersections along Kansas Highway 7 or within downtown.

Excluding the rock quarry east of K-7, four large industrial areas exist throughout the City. However, it is important to remember that zoning classification and land use do not always coincide.

In recent years Bonner Springs has experienced significant industrial growth causing an increase in the number of acres used for this land use category. Although there are some vacant and agricultural properties inside the City, much of the growth has, and is occurring, in agriculturally zoned areas throughout the City. Considering growth trends, it is likely this development will persist and additional land will continue to be developed in this manner.

Policy Implications

The City is experiencing growth and several requests for land use changes. These changes will require careful consideration to ensure the proposed land use patterns are most appropriate for the City and the particular area. Bonner Springs should evaluate its anticipated annexation area and the anticipated land use of those areas. To improve clarity and be in-line with current development standards, updates to the zoning code will be necessary.

Within the zoning districts are uses listed as permitted and permitted via Special Use Permit, these uses should be reviewed, updated, revised or deleted on an annual basis.

Transportation

The transportation system is a vital component of the community. It affects almost every aspect of activity within the community either directly or indirectly. The transportation system is highly visible and deficiencies and improvements are readily noticed. The City currently maintains 144 lane miles or 72 miles of streets, but this number is expected to steadily increase due to development.

Community planning and transportation systems are greatly interrelated and interdependent. An adequate transportation network is a key component of new growth. For this reason, development almost always entails the construction of new transportation networks or the upgrading of existing ones. The costs associated with constructing and maintaining roads continues to rise. In 2022 dollars, it costs nearly \$800 per linear foot for new collector level streets and \$1000-\$1200 per linear foot for retrofitting. Considering these figures, it is important for the City to plan well. It is cheaper and more efficient to construct and maintain a community that is compact and well connected because it reduces the miles of streets that must be built, repaired, and maintained. Additionally, a compact and well-connected city can reduce the response times of emergency vehicles.

The City maintains a major street plan (**Ref. Bonner Springs Future Transportation Map pg 23**).

To assist in the planning, design and maintenance of a street network, streets are broken down using a functional classification system. This system identifies different types of roads based on their design and intended function. While no classification system can fit all situations, they do serve as an effective guide in helping the community adopt standards appropriate to its needs.

The City has adopted the Complete Streets Policy as instituted by the Mid-America Regional Council (MARC). These design regulations are intended to provide for an integrated transportation network with infrastructure and design that allows for safe and convenient travel along and across streets for all users, including pedestrians, bicyclists, public transit riders and motorists; along with individuals of all ages and abilities, including children, families, older adults and individuals with disabilities.

A typical classification system identifies four basic types of streets: Expressway/ Major Arterial, Minor arterial, collector, and local. Expressways are most often regional facilities, such as I-70 and K-7, constructed and maintained by the State. For the purpose of this plan, expressways will not be included in the functional classification of streets for the City. The following table provides additional information on the functional classification of streets in Bonner Springs.

	Minor Arterial	Collector	Local
Purpose	Move large volumes of traffic efficiently	Move moderate amounts of traffic	Provide direct access to properties
# of Lanes/ Lane Width	3-4 (12')	2 to 4 (12'-11')	2 (10.5'-12')
Minimum ROW Width	80'	60'-80'	50'
Pavement Width	36'-48'	24' to 48'	28'
Sidewalks	Minimum 5' wide sidewalks on both sides	5' wide both Sides	5' wide one side
Parking	Prohibited	Permitted	Permitted
Average Daily	More than 12,000	1,500 – 12,000	Less than 1,500
Speed (MPH)	40 MPH	30 – 35 MPH	25 MPH

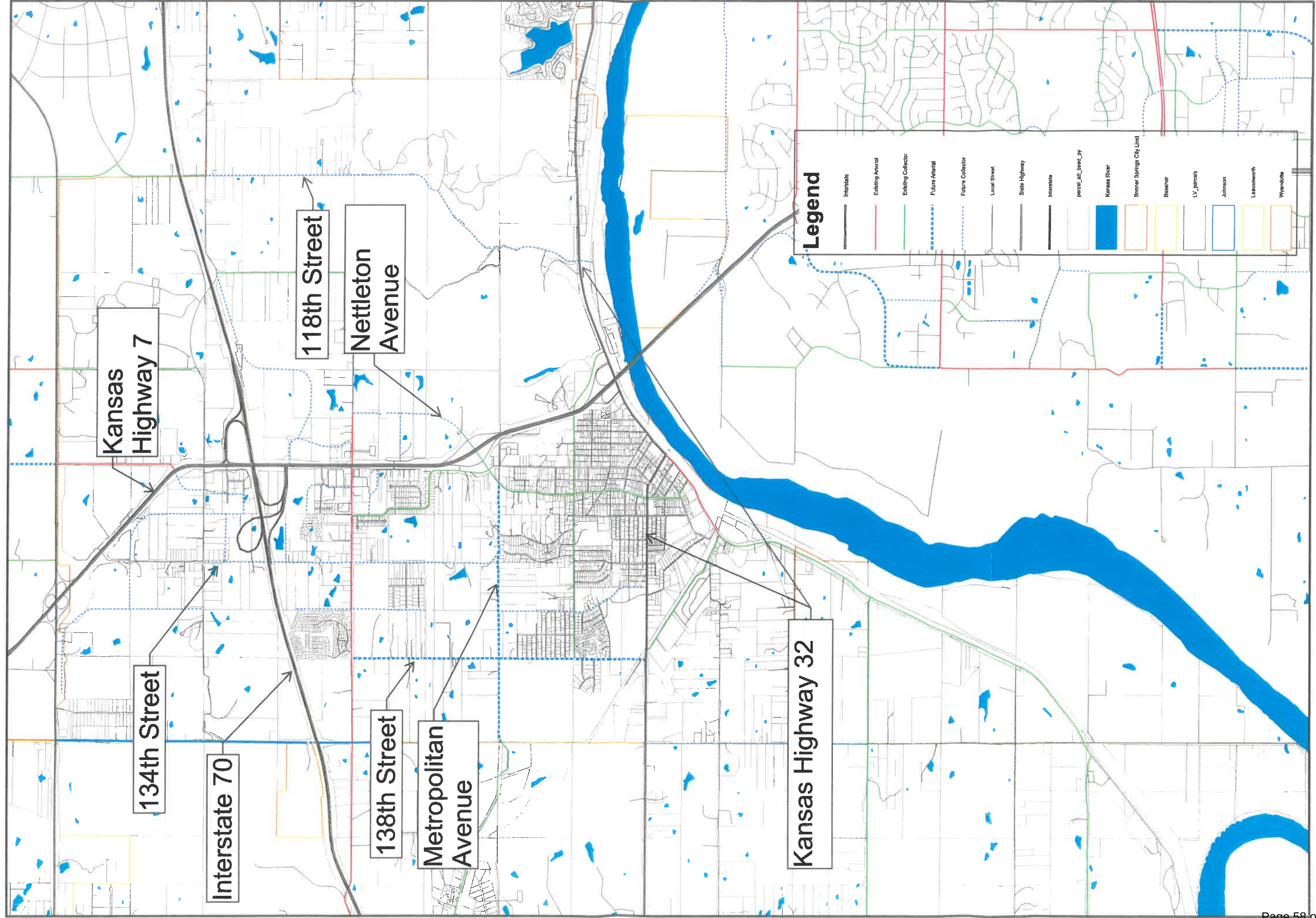
Based on the table above and current conditions, existing streets within Bonner Springs can be placed into an appropriate classification that takes function, land use and traffic volumes into account. Currently Bonner Springs has several major arterial streets located within the city limits; Kansas Highway 7, Kansas Highway 32, U.S. Highway 24/40 and Interstate 70. Minor arterials include portions of Kansas Avenue, portions of 142nd Street and 130th Street. Current or future collector street classifications can be found on streets such as Morse Avenue, Nettleton Avenue, 134th Street, Scheidt Lane and others. The majority of other streets throughout Bonner Springs are classified as local.

The utilization of bicycles as a viable transportation mode has been steadily increasing over the last several years. To accommodate the growing trend, governments at all levels are implementing bicycle programs. The Federal Government has provided funding and guidelines for bike facilities with programs. Cities are becoming more conscious of incorporating trails and sidewalks into their transportation network.

Policy Implications As development and potential annexation continue; the way existing and new roads interface, as well as, design specifications should be examined. Additionally, the City should begin to plan for the incorporation of bicycle transportation systems in new developments and in older neighborhoods.

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BONNER SPRINGS FUTURE TRANSPORTATION MAP



INTRODUCTION – SOILS AND TOPOGRAPHY

This section summarizes natural conditions and man-made improvements that impact Bonner Springs's long-term future. Environmental characteristics and infrastructure in Bonner Springs are the focus of the summary, as they play a significant role in the location and cost of serving development—both existing land uses and “urban systems” and future development. Significant barriers to development in some portions of the city include floodplains and high-water tables, shrink swell soils, soils unsuited for on-site septic systems, and severe slopes.

TOPOGRAPHY**Steep Slopes**

Slopes greater than 15 percent are generally considered a severe limitation for residential development; and greater than 20 percent, barriers to surface infrastructure extensions, such as roads. In the eastern portions of the city, steep slopes occur along the edges of the floodplains and north of the Kansas River in the quarry and campground regions; and west of the city in portions of the Wolf Creek sub basins. (Ref Bonner Springs Development Challenges map at end of this chapter).

Overall, the land within the City limits has a rolling hill topography with significant topographical features moving farther south towards the Kansas River. Bonner Springs is located in nine (9) different watershed drainage areas; thus, providing sanitary sewer service is a vital concern. A considerable amount of land within the community and the future growth area is located in the Wolf Creek basin while the wastewater treatment plant is located nearest the majority of the basins at the southern end of the watershed. This requires a large portion of the City's sewer and potential future portions to be pumped to the wastewater treatment facility.

Soils

Bonner Springs is located in the general soil area of Kansas labeled “deep Loess Drift”. The Soil Survey of the region published by the US Department of Agriculture lists 34 soil series in the three counties. Bonner Springs is further defined into eight (8) general soil associations, with the most widespread being the Sharpsburg-Macksburg association, the Knox-Sibley association, and the Armster-Lagonda-Sharpsburg association. A majority of the soil types in Bonner Springs are unsuited for on-site septic systems due to flooding, soil wetness and slow percolation. Also, local roads may require careful treatment due to the poor quality of the soils. Shrinking and swelling of soils are present in both lowland and upland sites, with uplands being the most prevalent.

Mineral Resources

The geologic formations in Bonner Springs are the Lansing Group and the Kansas City Group. These two groups are generally described as having the potential for production of quarried limestone materials such as riprap, road surface material, and products for the manufacture of cement. In addition, the Kansas City Group contains irregular or thin beds of high sulfur content coal. Neither fossil nor non-fossil mineral resources are actively being extracted in Bonner Springs.

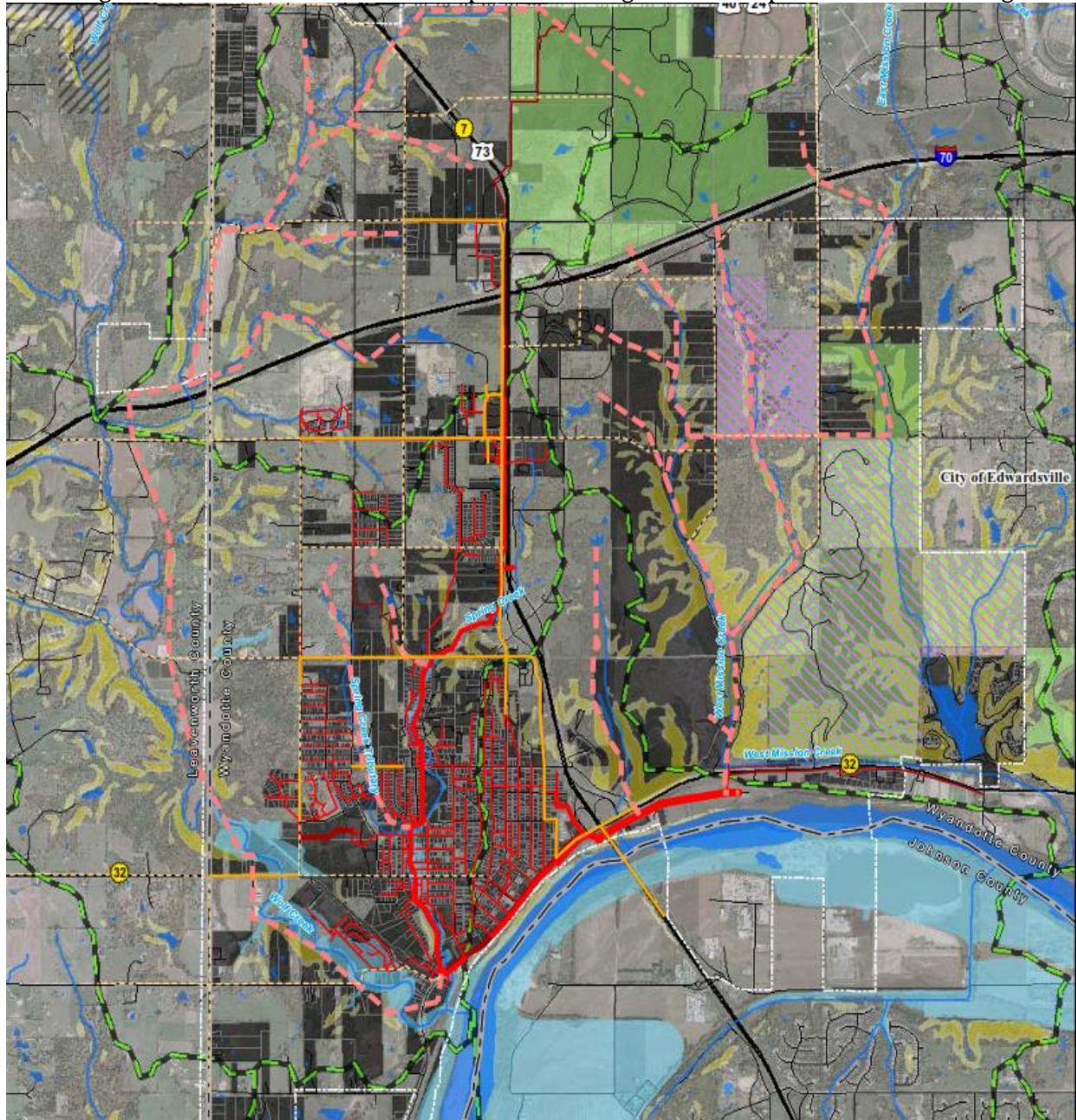
Bedrock

The presence of bedrock near the surface can significantly increase development costs and may make new development prohibitive due to excavation costs. The shallow bedrock in Bonner Springs that may interfere with excavation is mostly soft and rippable with the aid of commonly used construction equipment such as a backhoe.

Ecological Profile / Physical Limitations

The physical characteristics of a community can reveal a lot about its growth patterns, health and vitality. Additionally, understanding the existing physical condition and limitations of the community will offer a better understanding of what issues need to be addressed. Identifying both positive and negative aspects of the community's physical environment will provide valuable insight in developing specific strategies on improving the overall physical image and condition of the community and understanding growth limitations.

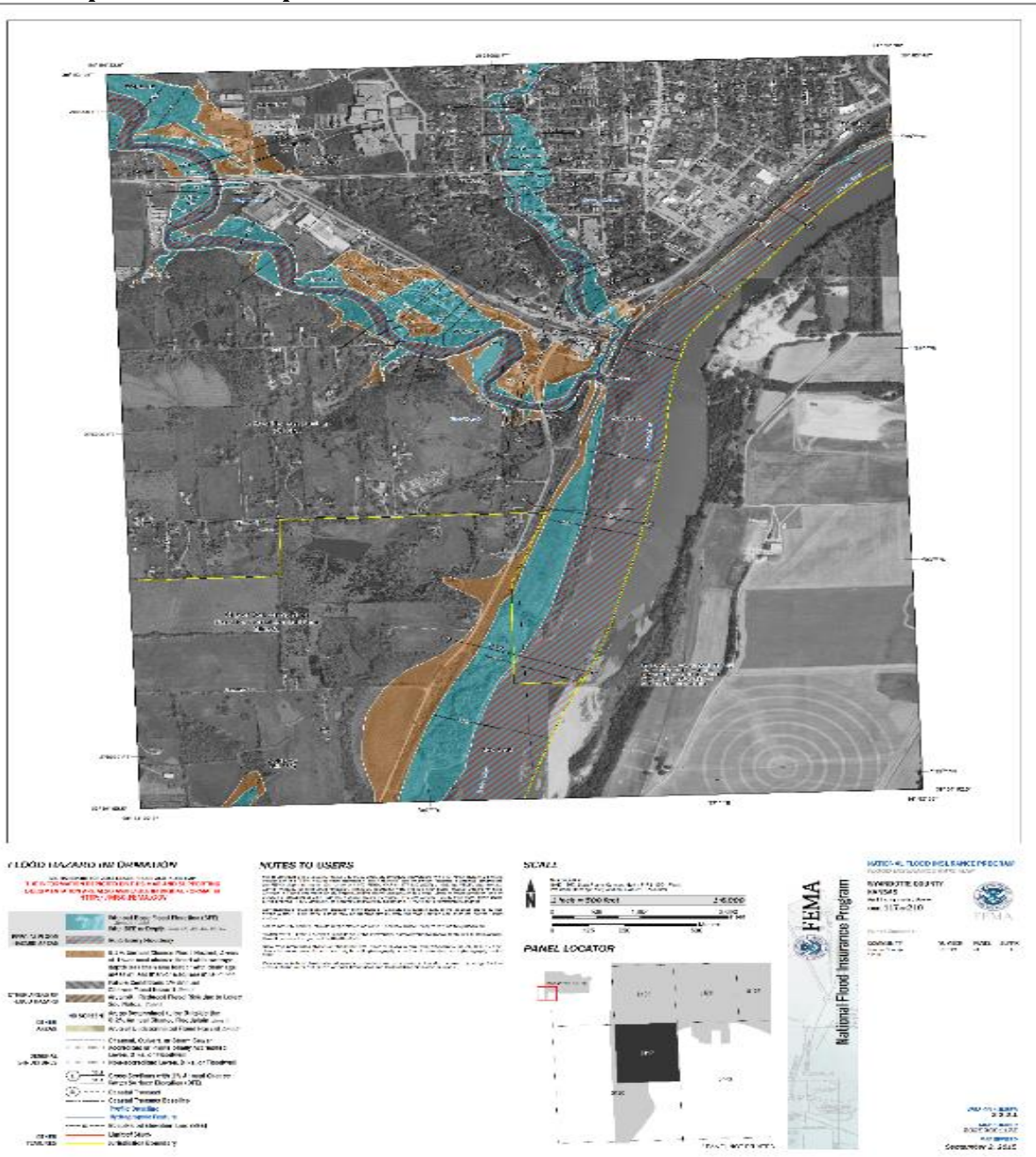
The image below indicates areas of development challenges due to slopes of the surrounding land.



Floodplains

Significant flood prone areas in the City and in unincorporated areas outside Bonner Springs exist in the creeks that flow south to the Kansas Rivers and their tributaries. In the planning area the floodplain boundaries run along the main sub-basins of Wolf Creek, Spring Creek, East Mission Creek and West Mission Creek, and related branches that flow south to the Kansas River. Small watersheds are more suitable for long-range planning than other units such as a major river basin or county line. Most land problems are linked with water problems. More than half of the flood damage in the United States occurs in small watersheds. Most of the drainage needs are confined to small watersheds. Many of the problems of erosion, as along watercourses, can be solved only by public action at the watershed level of planning.

Updated FIRM map of the Wolf Creek basin as it flows into the Kansas River



Surrounding Growth Factors

Much of the land within Bonner Springs is currently used for large tract agricultural and/ or residential purposes or has been left vacant, with large areas of commercial located in downtown and along K-7 Highway. These types of land uses are conducive to growth and will allow Bonner Springs to expand. However, there are factors that will limit the City's expansion. Growth to the east will be restricted by the proximity of incorporated Kansas City, KS, growth to the west will need to occur within Leavenworth County and involve mutual agreements, assistance and an overall combined effort. Other cities may also impact the extent to which the City limits may be extended, however, it will require many years of continuous growth and annexation before Bonner Springs encounters this situation.

Policy Implications Because development within Bonner Springs's city limits is not contiguous the ability to supply all areas of the City with water and sewer services is less efficient. As development continues the way existing and new infrastructure interfaces, as well as, infrastructure design specifications should be examined. Additionally, the City should begin to plan gravity flow sewers throughout the many watersheds located throughout the city.

COMMUNITY FACILITIES

To be truly comprehensive, this Plan must explore the relationship between growth and the services and facilities which must support this growth. If the necessary support facilities are not made available, growth will cease. In particular, the City must monitor its public works and utility services, public safety, and its public building and recreational facilities to properly accommodate new and current citizens and businesses as the community grows.

The City's Capital Improvement Program is adopted annually with each budget. The city is continually budgeting maintenance and reinvestments to bring older systems in line with current needs. For example, there are still many gaps in the city's sidewalk network that need to be repaired and/or constructed. It is difficult for children to walk to school given the limited sidewalk network in the older core area of the community. New infrastructure systems are needed to assist and promote new development. The City is planning for proactive management of growth compared to past decades. There is a general recognition that regional growth is more and more present, and there is a need for strategic planning when providing infrastructure for growth. Again, with the example of sidewalks, the City has been continually replacing dilapidated sidewalk sections and building where there was none on a priority basis, such as on routes to public schools.

City Offices

City Hall is located in the newly renovated "1918" building at 200 E. 3rd Street, one block off our vibrant downtown. The building is occupied by the City Clerk, Utility Billing/Finance Department, Municipal Court, City Administration, Planning & Zoning, Tiblow Transit dispatch, Parks and Recreation Department and the City Council/Municipal Court Chambers. City Hall is adjacent and attached to our Community Center, which houses our Senior Resource Center, several rooms for meetings and a community gymnasium.

Parks and Recreation

The City of Bonner Springs is home to 7 community parks and 2 community buildings. The Community Center is located near the heart of downtown and within walking distance of 2 pocket parks. The Center has 4 rentable rooms for events including a gymnasium, and a separate area for senior activities.

Centennial Park, a small pocket park in the downtown area, is currently used for several different festivals and the farmer's market. It is a landmark for the town as it sports a large yellow caboose and small gazebo.

Kelly Murphy Park is another small pocket park that hosts the band stand drawing thousands of people to enjoy in the City Band's music each year.

Kerry Roberts Memorial Park is nature park that contains an unpaved trail loop, shelter, and swing set.

Lions Park is a 17.5-acre park located in the heart of the city. It contains 3 fully lit baseball fields with concrete dugouts, 3 playgrounds with varying equipment, a concession stand with restroom, two shelters, a trail system that connects to South Park, and a fenced dog park.

North Park is located in a quiet residential area outside of the downtown area and is home to many diverse recreational opportunities. It contains an 18-hole disc golf course, the largest outdoor water park in the county, fishing dock and lake, memorial site, 2 soccer fields, 2 sand volleyball courts, a shelter and playground and soon, additional public restrooms.

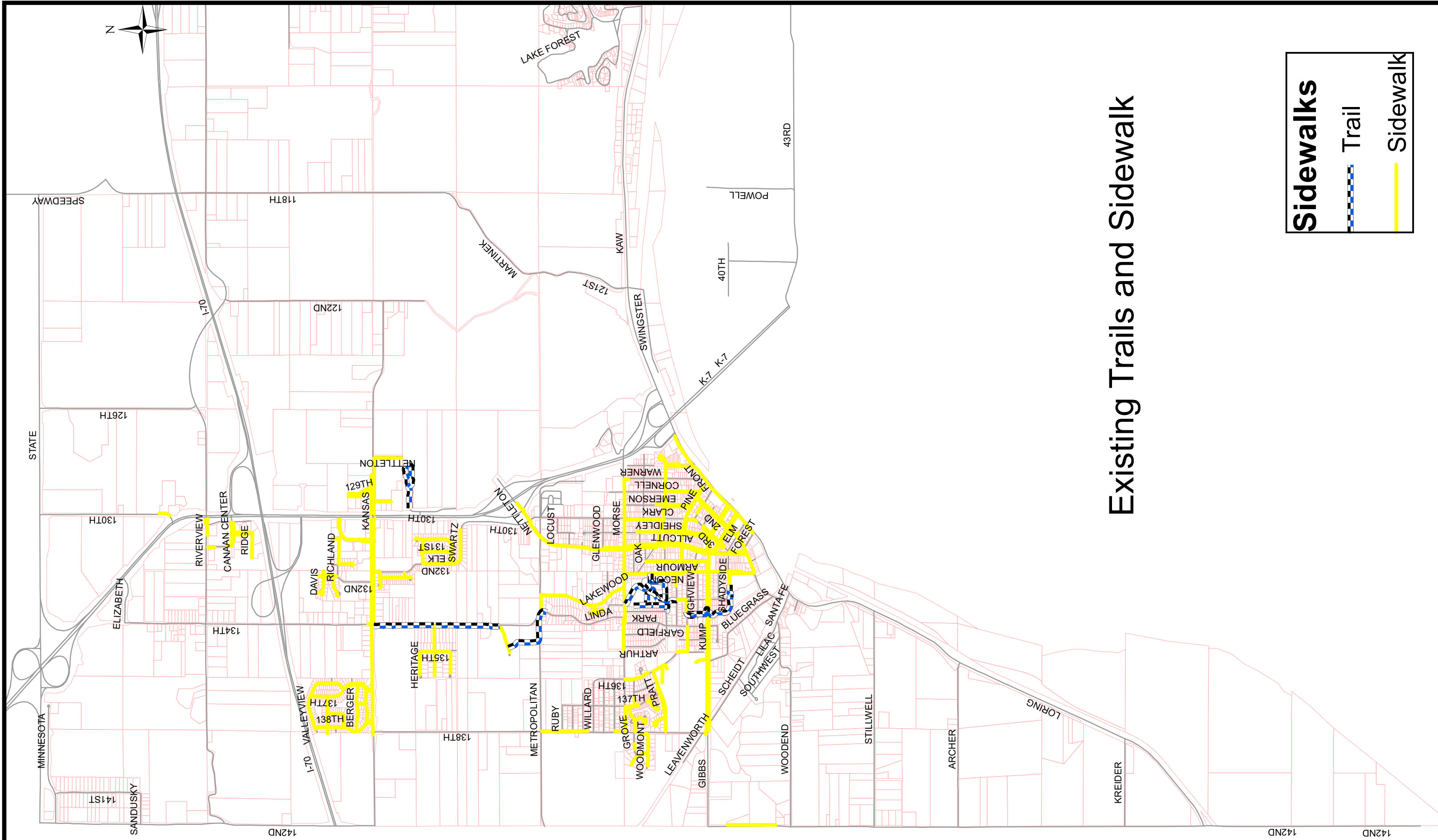
South Park is a neighborhood park that is near the elementary school. It has a skate park, a rentable community building, 12 horseshoe pits, a shelter, and trail connection to Lions Park.

Bonner Springs also plays host to the 250-acre **Wyandotte County park** along with a public golf course - Sunflower Hills.

Center Park is a small pocket park located near the downtown area that will host a fitness court, with the potential for future amenities.

As the community's population continues to grow, the existing number of parks and recreational opportunities will not meet the needs of the citizens. As new residential development occurs, the City must work with developers to provide recreational opportunities in the vicinity.

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Existing Trails and Sidewalk

Sidewalks

Trail

Sidewalk

Library

The Bonner Springs City Library, located at 201 N. Nettleton Avenue, offers a variety of books and programs for children, teens, and adults. Additionally, the library provides DVDs, inter-library loans, public internet access, computers for public use, WIFI, private study rooms, a community room, fax and copy machine services, voter registration, tax forms.

Prior to the onset of COVID-19 and restrictions put in place at that time, the library received an average of 9,000 visitors a month. Since 2019 the number of visitors has declined, over the current year the library has received on average 4,500 visits per month and offers 60,650 items in the collection.

Education

Unified School District 204, Bonner Springs-Edwardsville, serves students and families in a 38 square mile area of Wyandotte County. PreK-12 students attend one of six district attendance centers. The McDaniel Preschool Center located in Bonner Springs, serves the PreK students, while three elementary facilities serve K-5 and are located throughout the district. Students in grades 6, 7, and 8 attend Clark Middle School located in Bonner Springs. Bonner Springs High School, is a 5A school, serving students in grades 9 through 12. In addition, the district offers a Head Start program that promotes the school readiness of infants, toddlers, and preschool-aged children from families with low income. A virtual school option for USD 204 is also offered through Greenbush Virtual Academy.

During the 2022-2023 school year, the total enrollment for all schools was approximately 2,465 pupils. The district also employs 225 professional staff members and 191 support staff.

Electric System

Evergy provides Bonner Springs and surrounding areas with electrical services. The company is adequately prepared to handle increasing demands for the next twenty years as there are currently several substations located near Bonner Springs, which possess expansion capabilities. To ensure Evergy may accommodate growing needs and changing circumstances, the City must engage the provider during the planning stages of development, major road improvements, and right-of-way changes.

Gas System

Bonner Springs natural gas is supplied by Atmos Energy. As development occurs, the company has installed the necessary infrastructure and will continue to provide infrastructure on an as needed basis. To ensure Atmos may accommodate growing needs and changing circumstances, the City must engage the provider during the planning stages of development, major road improvements, and right-of-way changes.

Water System

The Bonner Springs Water Division has been in operation for over 100 years. Our water treatment plant produces an average of 1.15 million gallons per day. The source water is pumped from five wells, located on the north bank of the Kansas River and is filtered to remove iron and manganese and disinfected prior to distribution.

The distribution system consists of over 50 miles of water mains, 3,100 meters, 450 fire hydrants, a pump station, and 2 one-million-gallon storage tanks. Peak water demands in the summer can reach 2 million gallons per day. Main upgrades will be necessary to meet the needs of new development and the city has established long term plans which address this issue.

In 2021 the city began the process of updating our water treatment facility, it is expected to be completed and operational by 2025. This facility will provide clean “soft” water to the citizens of Bonner Springs.

The City will need to address the rural water district issues in Leavenworth County as annexation and development occur in the Wolf Creek basin west of the county line.

Stormwater System

Overall, the City's stormwater system is functioning properly and efficiently with no significant inadequacies in the system. Some areas of town do not possess curb and gutter conveyance systems and still rely on ditch lined roads with culverts being placed at driveway intersections. Although some citizens would like the older portions of town to be retrofitted with curb and gutter, the open ditch drainage system currently in place works properly and improves water quality by providing for natural filtration of the stormwater. All new subdivisions are being constructed with curbs, gutters and underground conveyance systems.

In January 2008, the city adopted new Storm Water Management Program and Utility **(Ref. Appendix C)**. In January 2019, a comprehensive storm water master plan was completed for several of the drainage basins throughout the city. Currently only limited areas have been studied (i.e., Spring Creek basin and the "Clark" area). KC American Public Works Association standards have been adopted for storm water run-off to limit post development runoff to predevelopment conditions. The MARC BMP Manual was also adopted to improve water quality throughout the City and require stormwater treatment for all new developments.

The City is studying options for regional storm water detention to augment individual site by site facilities—a stormwater utility fund was established may be an option to consider as a way to fund regional improvements. The City is considering standards for stream protection (i.e., setbacks and stream buffers);and, how stream buffer areas will be maintained and who will maintain them.

Wastewater System

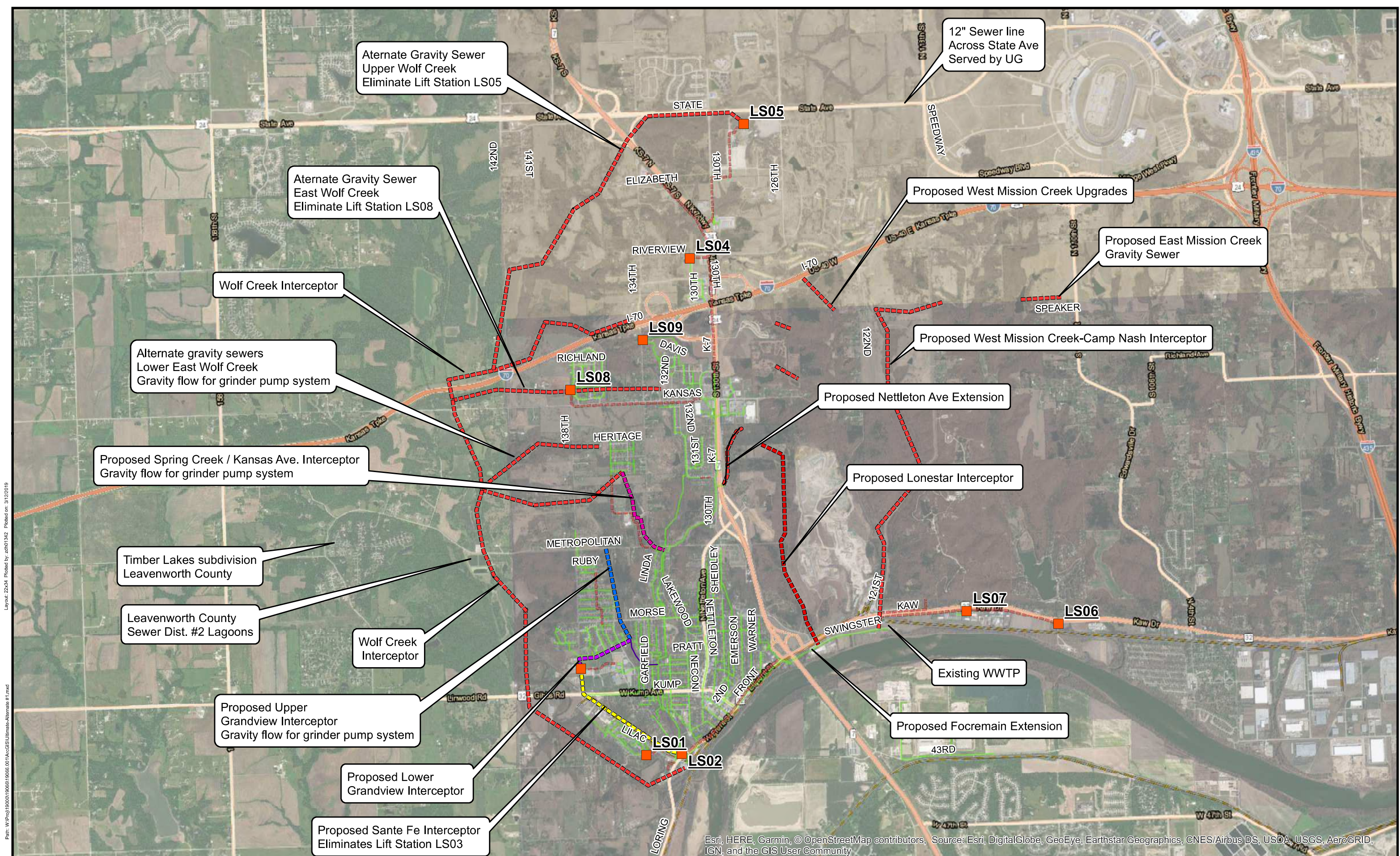
The wastewater system is a critical issue for Bonner Springs, Kansas. The wastewater facility completed an expansion project in 1994, the City's collection system consists of over 36 miles of gravity mains of various sizes, 7 miles of force mains of various sizes, as well as 10 lift stations of various sizes to convey all raw sewage to the facility.

- The wastewater treatment plant has a capacity to treat 1.4 million gpd, and averages about 700,000 gpd. Wet weather peak flows exceed treatment capacity, in which case back up and holding mechanisms are employed.
- Along with the planned Wolf Creek sanitary sewer interceptor the City needs to plan for other major infrastructure needs including water, roads, parks, etc.
- There is only limited capacity remaining in the Spring Creek sewer basin and therefore new developments proposing to pump sanitary sewer from other basins into the Spring Creek basin could consume the remaining capacity to serve future development in the basin.
- The city contains nine (9) distinct watersheds, as new development occurs developers must account for extending services within the watersheds in order for development to occur. The City offers certain incentive packages that can aid in this process.

MAP OF

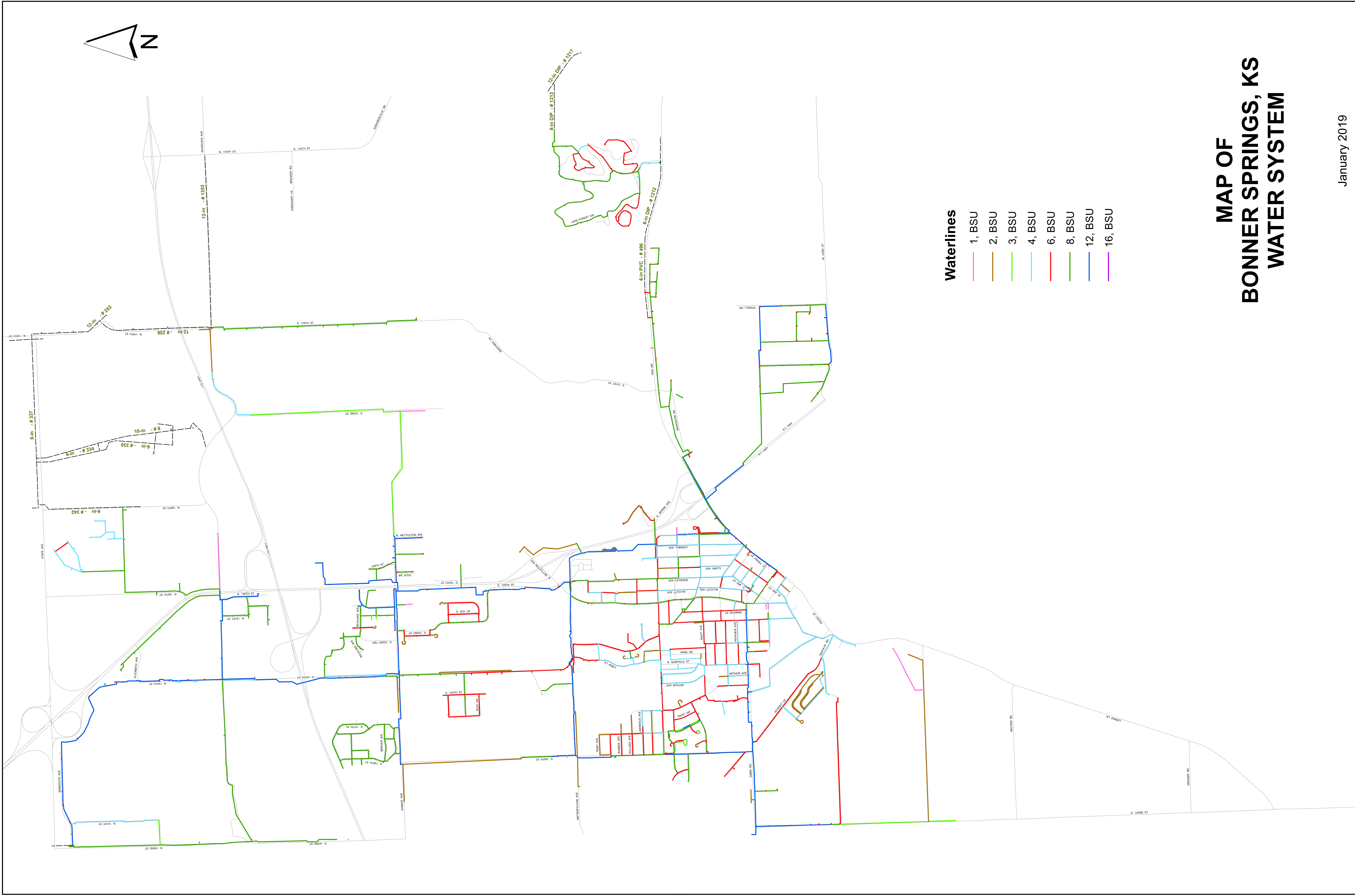


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Last edit on: 3/12/2019	DESIGNED:	Bartlett & West 1200 EXECUTIVE DRIVE - TOPEKA, KANSAS 66615-3850 PHONE 785.272.2252 - FAX 785.272.7349 WWW.BARTWEST.COM	BONNER SPRINGS, KS SEWER MASTER PLAN	Ultimate Development	N 	SHEET GRID INDEX	PROPOSED IMPROVEMENTS GRAVITY SEWERS AND EXISTING WWTP ULTIMATE DEVELOPMENT	PROJ NO: 19066.001	DRAWING NO: A2-4
	DRAWN BY:							CONST: ---	SHEET NO: 72 of 1
	CHECKED BY:							SCALE: 1 inch = 47,881 feet	
	PROJECT ENGR: MNB							DATE: FEBRUARY 2019	



Waterlines

- 1, BSU
- 2, BSU
- 3, BSU
- 4, BSU
- 6, BSU
- 8, BSU
- 12, BSU
- 16, BSU

**MAP OF
BONNER SPRINGS, KS
WATER SYSTEM**

Law Enforcement

The Police department consists of 26 full time staff members, including 23 sworn officers and three civilian positions. In 2020, the Police Department moved into a state-of-the-art Police facility. While population continues to progress incrementally, development and service demands within the community will need to be considered relative to the current sworn work force. The department needs to continue to assess personnel needs, distribution of resources, needs for touchdown locations within the community to better serve developing areas, and acquisition of advancing law enforcement technologies to remain efficient and effective.

Fire Protection and EMS (Emergency Medical Services)

The City of Bonner Springs Department of Fire-EMS delivers the services necessary to minimize the loss of life and property. They are an all-hazard agency that responds to; Fire, Rescue, Wildland, Haz-mat, Natural Disasters as well as providing Paramedic - Advanced Life Support ambulance services. The department takes a proactive role to reduce risk within our community through inspections, investigations, and public education. As of January 15th 2022, the department transitioned to a staffed model ending its incredible volunteer heritage dating back to 1903. This was a necessary transition as our city continues to rapidly expand both in volume and complexity.

Staffing

Daily staffing is comprised of a crew of 4 responders assigned to suppression, and 2 assigned to medic transport. This model helps us ensure Advanced Life Support (Paramedic) capability around the clock. Additionally, all personnel are cross trained in both Fire and EMS to best meet our city's dynamic and growing needs. The administrative staff includes a Fire Chief / EMS Service Director and Fire Marshal. Our shift staffing is made up from a combination of approximately 55 Full-Time and Part-Time (FTE) employees to meet schedule needs. Each of our 3-shifts is led by a full-time shift Captain.

Community Vision and Planning Goals

As the community establishes its vision and goals for the future, the items that need improvement or present challenges to the community are often the focus, while the positive aspects of the community are neglected. However, it is important that the Plan identify the community's assets and incorporate their maintenance and enhancement into the goals and action plans. The following items make Bonner Springs a great place in which to live, work and play.

- Clean/ pollution free
- Family values
- Parks
- Recreational Opportunities
- Learning – education/ great schools
- Neighborhoods
- Community activities
- Vibrant Downtown
- Quality businesses
- Recreation/ youth activities
- Progressive
- Location/ proximity to KC metro area
- Active civic organization and volunteerism
- Police department
- Quality of life
- Fire department
- Sense of community
- Chamber of Commerce
- Religious diversity/ churches
- Excellent opportunity for economic growth

Topics of Importance

Using the valuable public input gained throughout the planning process—this chapter outlines “Goals”, “Objectives”, and “Action Steps” for implementing the Comprehensive Plan’s recommendations. These Goals, Objectives, and Action Steps express how the City Planning Commission and the City Council intend to work with the citizens at large, local and regional stakeholders, and the development community in shaping the city’s growth over the next 20 years—and beyond.

The Goals and Objectives should be used in the decision-making process future land use and development process. The goals are organized by the key topics of interest to the greater Bonner Springs community, as expressed in the public workshops:

- Environmental Management
- Land Use and Development
- Zoning and Physical Image
- Infrastructure
- Streets and Transportation Network
- Parks, Open Space, and Recreation
- Economic Development
- Future Land Uses

The Planning Commission, over the years have analyzed each topic of importance. The Planning Commission developed goals, strategies, and action steps related to each topic. Goals are the vision the community has for that specific topic while the strategies are objectives designed to accomplish the overall goal. Action steps are specific acts intended to achieve the desired objectives. Action steps may have targets for completion in the form of population growth, development, and time.

To determine if the community is working towards and achieving the desired goals, the Comprehensive Plan shall be reviewed in January annually.

Environmental Management

GOAL:

Plan for, utilize and preserve natural resources.

OBJECTIVE: (Environmental Management)

Protect the City’s existing environmental assets and ensure future development in harmony with natural features, the Kansas River, the Wolf Creek basin, and other streams and tributaries.

ACTION STEPS: (Environmental Management)

- A. Continue local environmental planning—and subsequent standard updates—with regional cooperation on storm water management, including education of the public about erosion from water coming from outside the City corporate limits.
- B. Continue to revise and update City standards with new and valuable regulations so that development is designed and continues with “green practices”, and environmental degradation is minimized during construction.
- C. Implement regulations to protect natural systems as a conveyance for stormwater, and to reduce erosion, sedimentation, and flooding. **(Ref. Appendix C)**
- D. Preserve floodplains as greenway biodiversity conservation corridors for permanent open space, parks, and recreation.
- E. Implement buffers in new development to mitigate adverse environmental impacts on the Kansas River, the Wolf Creek basin and related streams, and associated natural resource areas based on the size of the drainage basin.
- F. Implement measures such as Conservation Districts to protect natural resources such as: stream corridors, floodplains, woodlands, steep slopes and other environmentally sensitive features.

Land Use and Development

GOAL:

Provide the opportunity for future urban growth as urban infill and in the planned growth areas of Bonner Springs.

OBJECTIVE: (Land Use and Development)

Manage growth in an orderly manner that creates compact and contiguous development patterns and not leapfrog beyond areas that can be reasonably served by utilities and services.

ACTION STEPS: (Land Use and Development)

- A. Partner with Leavenworth County to establish an Urban Service Area boundary and land use plan in the unincorporated area outside the city limits.
- B. Promote annexation of unincorporated “infill” areas contiguous to the city limits in response to growth.
- C. Continue promoting the Bonner Springs industrial/business park; designate new commercial and industrial park land areas on the Future Land Use map.
- D. Require developments to analyze their impact on public utilities and to make improvements to accommodate the development’s impact.

Annexation

Growth brings a number of benefits to a community; however, it also brings a number of impacts and costs. This makes annexation a vital part of planning for the future of the City because it provides a mechanism to incorporate those areas outside the city limits anticipated for future growth. It also ensures there is adequate land and space for future growth and development.

Annexation does come with a cost, which must be carefully analyzed. The City must evaluate its ability to provide an adequate level of services to the annexed area. Additionally, the City needs to promote a development pattern that represents the sustainable use of land, energy and other resources by encouraging orderly, contiguous growth and minimizing single-use or low-density, dispersed development. Annexation is an important topic for Bonner Springs as the City grows.

OBJECTIVE: (Development and Natural Resources)

Minimize the loss of natural resources due to urbanization.

ACTION STEPS: (Development and Natural Resources)

- A. Locate new developments in areas which are free of environmental hazards or problems relating to soil, slope, bedrock and water table.
- B. Limit development in the 100-year floodplain to recreational uses, green space and parks.
- C. Design and construct new development to retain the natural and visual character derived from topography, woodlands, streams, and riparian corridors.
- D. Implement practices in new developments that increase storm water infiltration and adequately treat storm water runoff from a site before discharge.

GOAL:

Provide the opportunity for future urban growth as urban infill and in the planned growth areas of Bonner Springs.

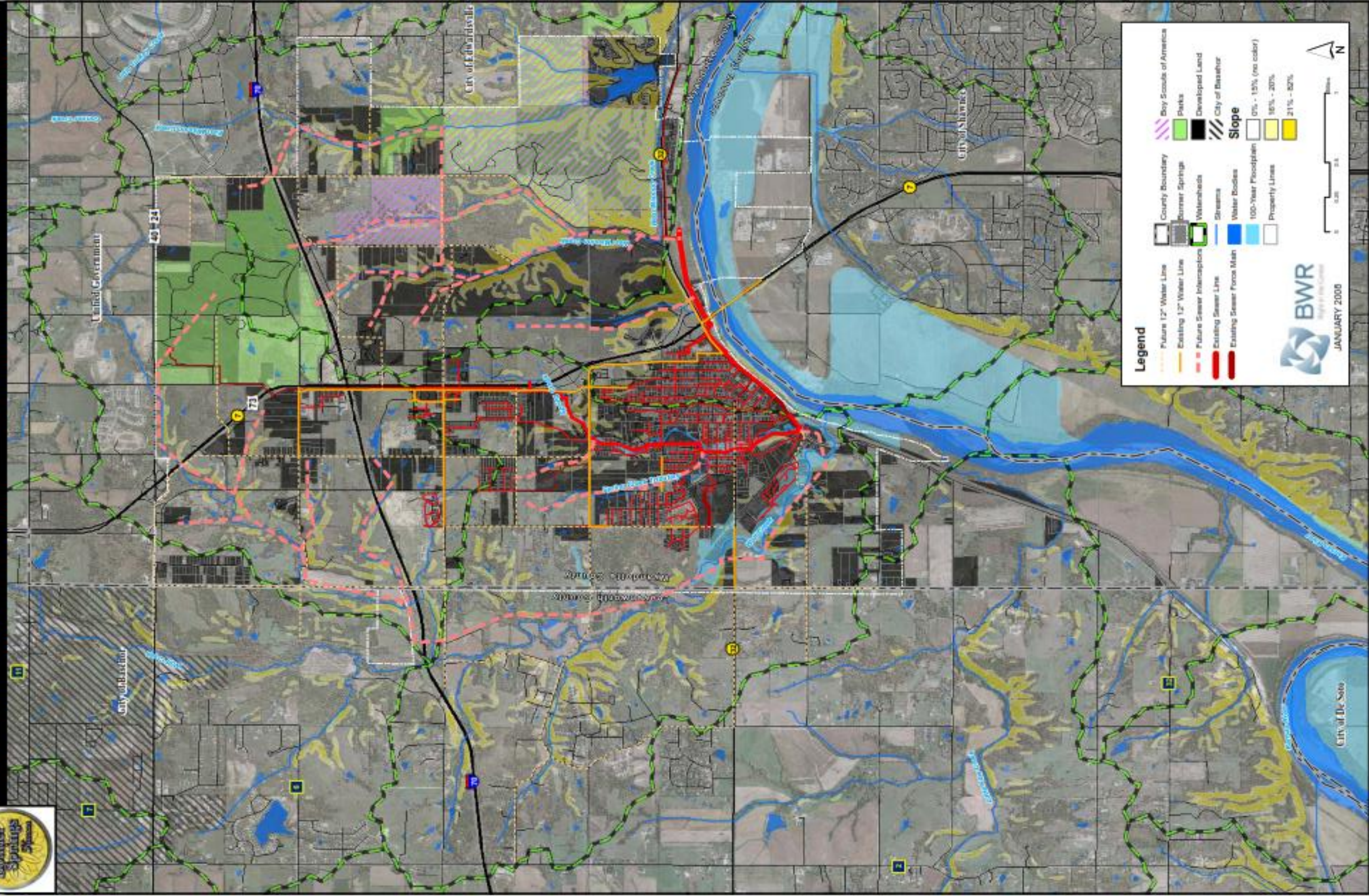
OBJECTIVE:

Manage growth in an orderly manner that creates compact and contiguous development patterns and not leapfrog beyond areas that can be reasonably served by utilities and services.

ACTION STEPS:

- A. Promote annexation of unincorporated “infill” areas contiguous to the city limits
In response to growth.
- B. Continue promoting vacant land within the City limits.
- C. Require developments to analyze their impact on public infrastructure and to make improvements to accommodate the development’s impact.
- D. Provide a variety of high-quality locations for industrial and business development.
- E. Have proactive communication with property owners.
- F. Incorporate annexation costs with the Capital Improvement Program.

CITY OF BONNER SPRINGS DEVELOPMENT CHALLENGES MAP



Zoning and Physical Image

Zoning is the legal tool for regulating growth, land use and design and development specifications. Additionally, zoning regulations are a key to implementing the goals of the comprehensive plan and the City's physical image. The physical image of the community entails the perception people have of the physical assets of the City. Improving the physical image has a wide variety of benefits to the community including improved property values, enhanced economic development, increased tourism, and community pride.

GOAL: Maintain City regulations and policies which encourage a strong vibrant growing community.

OBJECTIVE:

Provide zoning regulations which are up-to-date and reflect the goals of the community

ACTION STEPS:

- A. Review the Zoning Ordinance and Subdivision Regulations annually.
- B. Review the permitted and permitted via special use – uses annually and make additions and adjustments when necessary.
- C. Consider zoning for the long term and beyond the City limits.
- D. Tie zoning to the Future Land Use Map and Comprehensive Plan.

OBJECTIVE:

Possess commercial and industrial developments that have an attractive design.

ACTION STEPS:

- A. Require more traditional type developments that have personality and unique character.
- B. Blend new development to existing development.
- C. Follow Architectural Design Standards for building design throughout the City.

OBJECTIVE:

Encourage a variety of residential developments and styles that incorporate sufficient open space and provide housing for all.

ACTION STEPS:

- A. Utilize different architecture to reduce “cookie cutter” homes and break up monotony and create diversity.
- B. Implement New Urbanist ideas for residential development. New Urbanism promotes the creation of diverse, walkable, compact places with an emphasis on quality of life. These types of development are often referred as traditional developments because they incorporate traditional design elements such as grid pattern streets, alleyway, recessed garages, front porches and amenities (parks, schools, stores) located within walking distance.
- C. Identify areas for multi-family development within the Future Land Use Map
- D. Use the Future Land Use Map and Zoning Regulations to better blend new development areas with existing developments.

Measures:

Because physical image entails people's perception, it is recommended that community surveys be utilized to determine citizens' attitudes towards the physical image of the City.

Zoning Districts

Bonner Springs currently has seventeen zoning districts, of which eight are strictly residential land uses, two of those are for mobile home or manufactured home parks/subdivisions, two for agricultural uses, which also allow for single family dwellings, three are retail-oriented land uses, one is mixed-use, allowing for residential and commercial simultaneously and two are industrial uses.

The Planned District shall be utilized in conjunction with one or more of the zoning districts, known as the "underlying district(s)". The requirements of the Planned District shall be in addition to the requirements of the underlying district, except that the Planned District may modify some of the regulations of the underlying district in specific situations.

The current zoning districts are as follows:

<u>Residential</u>		<u>Business</u>	
AG	Agricultural District (Loring)	C-1	Central Business District
A-1	Agricultural District	C-2	General Business District
R	Rural Residential (Loring)	C-S	Highway Service District
R-S	Suburban Residential		
R-1	Single Family Residential		
R-1A	Residential Special District		
R-2	Two Family Residential	MX	<u>Mixed Uses</u> Mixed Use District
R-3	Multi-Family Residential		
M-P	Mobile Home Park District		<u>Industrial</u>
M-H	Mobile Home Subdivision District	I-1	Light Industrial
		I-2	Heavy Industrial
<u>Planned Development Districts</u>			
P	Planned Districts (all)		

Public Works Specifications

Low maintenance and longevity of developments are also vital to the community's livability. Public works specifications will ensure streets, sewer systems, and water systems are built to a uniform standard. In order to facilitate this process, it is recommended that the City review and update specifications as needed or annually.

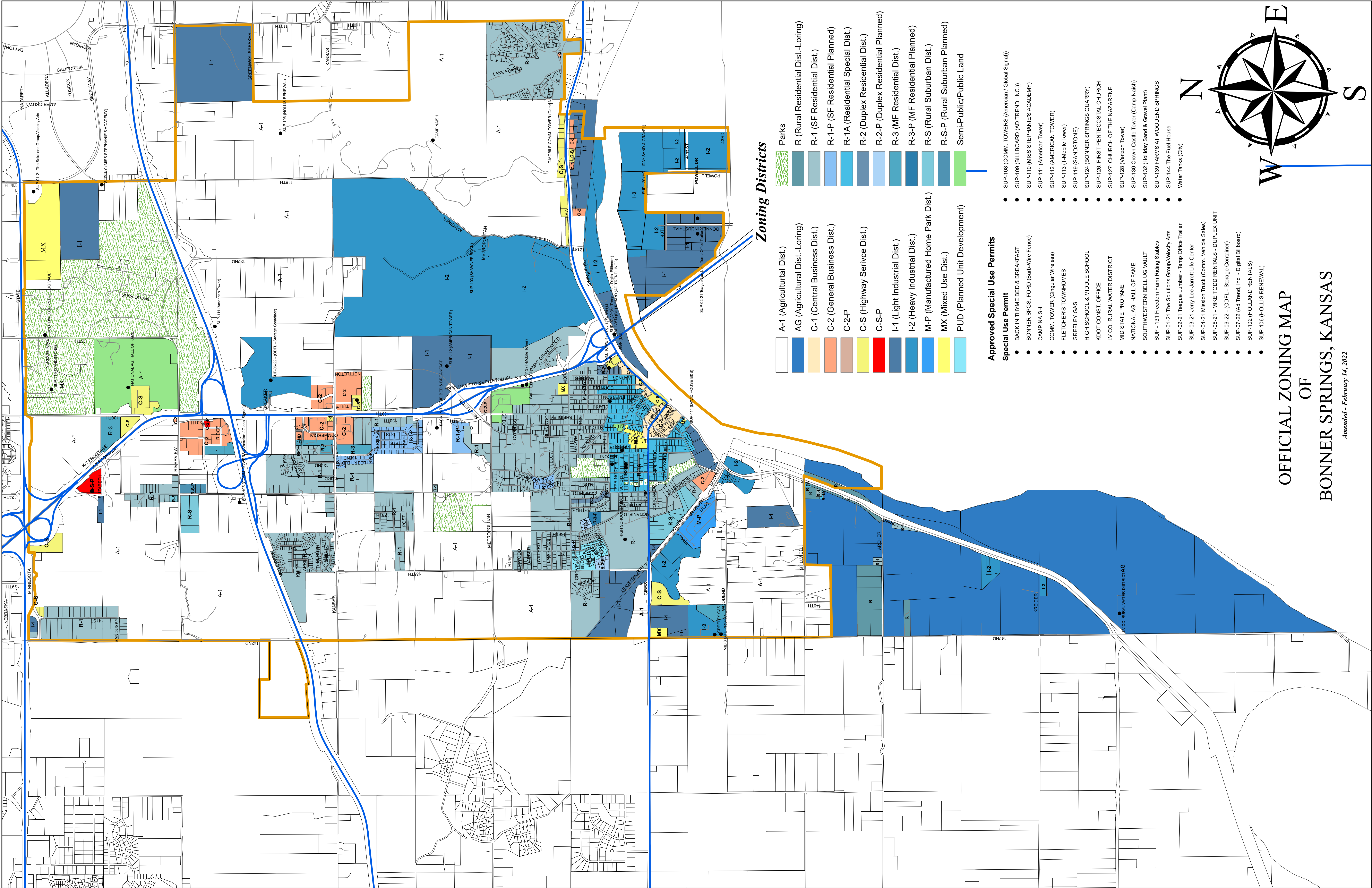
Corridor Studies

The Kansas Department of Transportation has created a K-7 Corridor Plan. This plan and study will have an impact on Bonner Springs. The City will need to be actively engaged in the implementation of the K-7 Corridor Plan as it will impact many aspects of the highway such as traffic flow, access management, and physical image. Additionally, the K-32 Highway Corridor study, the Tri-City Multi-modal Redevelopment Plan outlines the long-term transportation and redevelopment vision for the 8-mile corridor, spanning from N. 57th Street on the east to westernmost limits of Bonner Springs. Both of these plans should and will play a role in the decision-making process for development along both roadways.

- <https://www.ksdot.gov/Assets/wwwksdotorg/bureaus/burtransplan/pdf/K7/K-7CorridorMgmtPlan.pdf>
- <https://www.bonnerrsprings.org/DocumentCenter/View/2363/K-32-Tri-City-Multimodal-Redevelopment-Plan-Draft-83116?bidId=>

Citizen Survey

In early 2022 a survey was utilized to collect data on where residents within the city and surrounding growth area would like certain types of land uses placed. Following the inserted current Zoning Map are 2 additional maps indicating the preferred locations of Commercial and Industrial uses as gathered from the survey results. These survey results are also provided in Appendix B.



Zoning Districts

- A-1 (Agricultural Dist.)
- AG (Agricultural Dist.-Loring)
- C-1 (Central Business Dist.)
- C-2 (General Business Dist.)
- C-2-P
- C-S (Highway Service Dist.)
- C-S-P
- I-1 (Light Industrial Dist.)
- I-2 (Heavy Industrial Dist.)
- M-P (Manufactured Home Park Dist.)
- MX (Mixed Use Dist.)
- PUD (Planned Unit Development)
- Parks
- R (Rural Residential Dist.-Loring)
- R-1 (SF Residential Dist.)
- R-1-P (SF Residential Planned)
- R-1A (Residential Special Dist.)
- R-2 (Duplex Residential Dist.)
- R-2-P (Duplex Residential Planned)
- R-3 (MF Residential Dist.)
- R-3-P (MF Residential Planned)
- R-S (Rural Suburban Dist.)
- R-S-P (Rural Suburban Planned)
- Semi-Public/Public Land

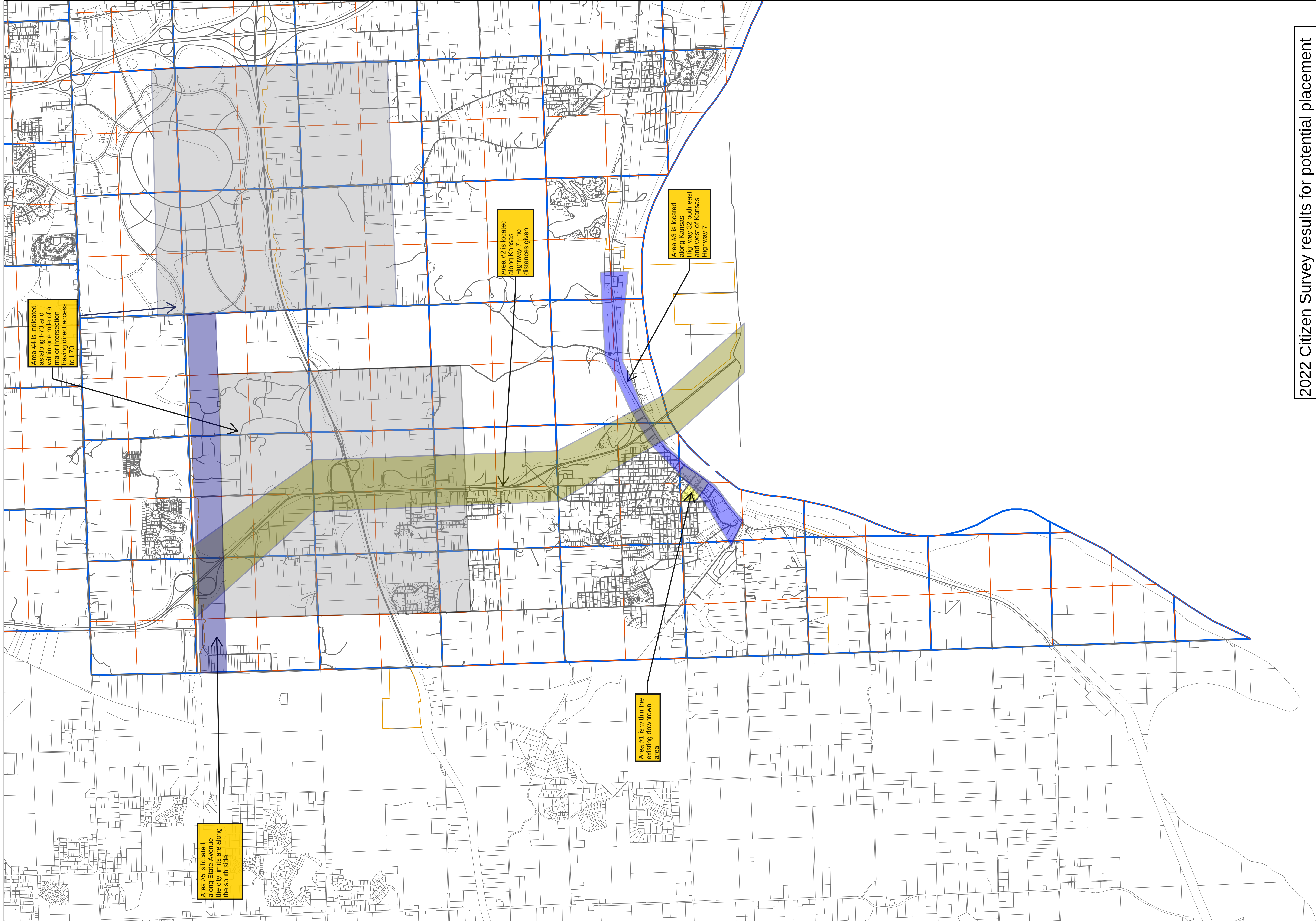
Approved Special Use Permits

Special Use Permit

- BACK IN THYME BED & BREAKFAST
- BONNER SPGS. FORD (Barb-Wire Fence)
- CAMP NASH
- COMM. TOWER (Circular Wireless)
- FLETCHERS TOWNHOMES
- GREELEY GAS
- HIGH SCHOOL & MIDDLE SCHOOL
- KOOT CONST. OFFICE
- LV CO. RURAL WATER DISTRICT
- MID STATE PROPANE
- NATIONAL AG. HALL OF FAME
- SOUTHWESTERN BELL UG VAULT
- SUP - 131 Freedom Farm Riding Stables
- SUP-01-21 The Solutions Group/Velocity Arts
- SUP-02-21 Teague Lumber - Temp Office Trailer
- SUP-03-21 Jerry Lee Jarrett Life Center
- SUP-04-21 Mission Truck (Comm. Vehicle Sales)
- SUP-05-21 - MIKE TODD RENTALS - DUPLEX UNIT
- SUP-06-22 - (ODFL - Storage Container)
- SUP-07-22 (Ad Trend, Inc. - Digital Billboard)
- SUP-102 (HOLLAND RENTALS)
- SUP-106 (HOLLIS RENEWAL)
- SUP-108 (COMM. TOWERS (American / Global Signal))
- SUP-109 (BILLBOARD (AD TREND, INC.))
- SUP-110 (MISS STEPHANIE'S ACADEMY)
- SUP-111 (American Tower)
- SUP-112 (AMERICAN TOWER)
- SUP-113 (T-Mobile Tower)
- SUP-119 (SANDSTONE)
- SUP-124 (BONNER SPRINGS QUARRY)
- SUP-126: FIRST PENTECOSTAL CHURCH
- SUP-127: CHURCH OF THE NAZARENE
- SUP-128 (Verizon Tower)
- SUP-130 Crown Castle tower (Camp Naish)
- SUP-132 (Holiday Sand & Gravel Plant)
- SUP-139 FARMS AT WOODEND SPRINGS
- SUP-144 The Fuel House
- Water Tanks (City)

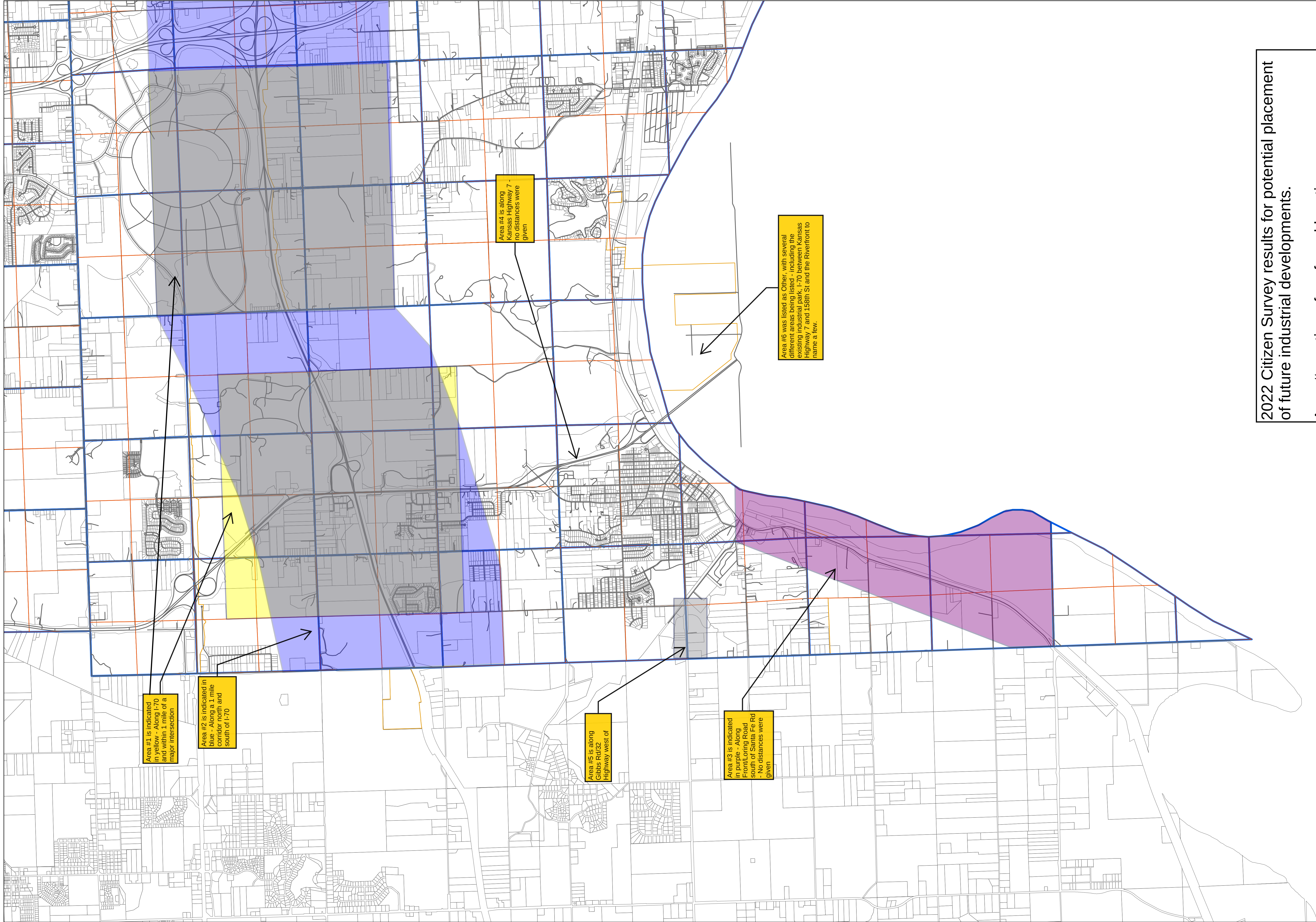
OFFICIAL ZONING MAP
OF
BONNER SPRINGS, KANSAS

Amended - February 14, 2022



2022 Citizen Survey results for potential placement of future commercial developments.

Area # = rating of preferred location



2022 Citizen Survey results for potential placement of future industrial developments.

Area # = rating of preferred location

Infrastructure

A City's infrastructure helps define the community and is important to the planning process. The street network provides for the community's internal movement and connects it to places beyond its boundaries. The location and pattern of roads, sewer lines, water lines and electric lines will influence the pattern of growth within the community. Additionally, infrastructure such as parks, pedestrian amenities, and recreational areas help establish the quality of life in the community. The goals established in this Plan directly affect future infrastructure improvements because it helps create a priority list. By having the community's goals for growth and development outlined, local officials can ensure they are allocating money for infrastructure improvements that the community believes are important.

GOAL: INFRASTRUCTURE

Provide enhanced infrastructure systems throughout the city.

OBJECTIVE: (Infrastructure—Municipal Utilities)

Encourage city/county coordination and cooperation regarding municipal infrastructure extension into growth area to maximize resources, supply, facilities and distribution of utility services.

ACTION STEPS:

- A. Initiate wastewater improvements into Bonner Springs growth areas.
- B. Encourage watershed protection and regional storm water management in rural portions of the designated "Urban Service Areas."

OBJECTIVE: (Infrastructure—Finance)

Provide funding for adequate capital facilities throughout the city, for both new construction and to address deferred maintenance.

ACTION STEPS:

- A. Implement a dedicated funding mechanism for infrastructure improvements (i.e., a new Transportation Impact Fee) as has been adopted for a citywide stormwater management program and utility fee.
- B. Develop development / growth financing systems based on a consistently applied formula.
- C. Consider regional storm water detention options when available; rather than individual site by site facilities—the stormwater utility fund should be considered as an option to fund these regional improvements.

Streets/ Transportation

Transportation is a vital component of the community and affects almost every aspect of activity within the community. Community planning and transportation are greatly interrelated and interdependent. Development is often contingent upon an adequate transportation system, which generally requires construction of new roadways or repair of existing ones. To ensure the transportation network is developed in a manner that will adequately handle the City's traffic and be conducive to efficient maintenance, it is important for the community to develop transportation goals and a Major Streets Plan.

OBJECTIVE: (Infrastructure—Major Streets)

Provide a major street system which allows safe and efficient travel citywide.

ACTION STEPS:

- A. Balance investment between both existing and new areas of the community.
- B. Require new development to provide road right-of-way for the ultimate development of the area.
- C. Manage direct access onto major thoroughfares by implementing an access management plan, limiting the number of curb cuts, and by the use of reverse frontage roads for adjacent commercial and residential land uses.
- D. Space curb cuts on major thoroughfare roads in such a manner so not to impede traffic.
- E. Prohibit residential curb cuts (driveways) onto arterial streets.
- F. Evaluate the impact of new development to determine Transportation Impact Fees (**Ref. Appendix C**), including: Woodend, Stilwell, and Riverview west of K7; KDOT plans for 136th Street; and Kansas Avenue east of Hwy 7; Kump Street; Metropolitan; and 138th Street.
- G. Require new developments to fund infrastructure improvements, both on-site and a proportionate share of off-site improvements, that primarily serve property owners of that subdivision (i.e., deceleration lanes, drainage structures, etc.)
- H. Provide pedestrian accommodations along all roadways, including major roadways. Amenities such as sidewalks, bike lanes and multi-use paths should be considered.

OBJECTIVE: (Infrastructure—Traffic Management)

Minimize traffic congestion throughout the city through transportation system capacity enhancements.

ACTION STEPS:

- A. Develop a capital improvement program (CIP) for major streets, based on future land use trends and traffic counts as the basis for prioritizing future road improvements.
- B. Present the comprehensive plan—and the Transportation Plan plans for future improvements—to KDOT for better communication between the city and state funding agency.
- C. Require more than one street entrance/exit for new residential developments when economically feasible and possible.

- D. The arrangement of streets in new subdivisions should make provisions for the continuation of the principal existing streets in adjoining additions (or their proper projection where adjoining property is not subdivided) insofar as they may be necessary for convenient movement of traffic, effective fire protection, and efficient provision of utilities.

OBJECTIVE: (Infrastructure—Construction and Extension)

Provide adequate municipal facilities in response to growth.

ACTION STEPS:

- A. Extend new streets from existing system as shown on the Future Transportation Map
- B. Extend sidewalks and walking paths from Spring Creek to Bluegrass Drive to a trail by the river, use of the Kaw Valley Right-of-Way. Loop towards Edwardsville to Kansas Avenue or to Wolf Creek flat land.
- C. Address the rural water district issues in Leavenworth County as annexation and development occurs in the Wolf Creek basin west of the county line.
- D. Ensure quality construction to reduce maintenance costs.

ACTION STEPS:

- A. Review proposed streets in terms of compactness and connectedness to increase maintenance efficiency.
- B. Review design standards and specifications for roadway construction and update as needed.

OBJECTIVE: (Infrastructure – Pedestrian Realm)

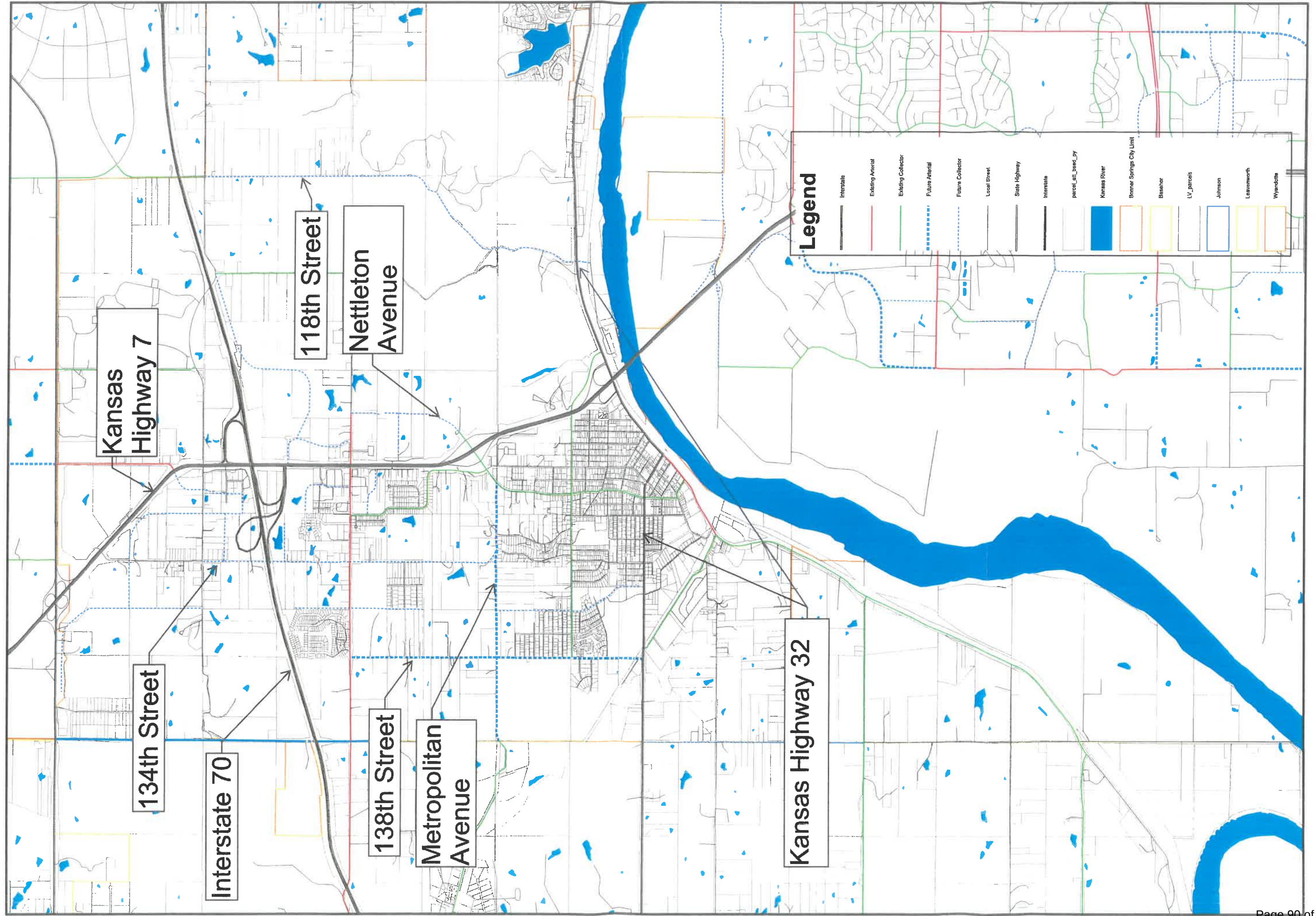
Provide appropriate facilities to accommodate pedestrian traffic.

ACTION STEPS:

- A. Review transportation plans in relation to the Parks Plan to ensure pedestrian and bicycle connections.
- B. Utilize the sidewalk gap survey by prioritizing areas of improvements.
- C. Partner with the School District on submitting applications to Safe Routes to School Program and other programs for sidewalk improvements.
- D. Implement the use of Multi-Use Pathways along arterial roadways in which portions of the city trail plan closely follow to allow for pedestrian and cycling traffic.

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BONNER SPRINGS FUTURE TRANSPORTATION MAP



Parks and Recreation

GOAL: PARKS, OPEN SPACE, AND RECREATION

Provide parks, open space, and recreation uses to preserve natural resources, and for the use and enjoyment by residents and visitors. While Bonner Springs has done well to preserve and acquire land for parks and recreational spaces; more are needed. Trail connections and extensions should be highly sought.

Per the 2022 Citizen Survey results, citizens support construction investments toward sidewalks, bike lanes and trails.

OBJECTIVE: (Parks, Open Space, and Recreation)

Develop a Trail Master Plan that links parks and residential areas together.

ACTION STEPS:

- A. Require developers to dedicate land for trails where necessary for connections and extensions.
- B. Ensure that street plans include pedestrian connections.
- C. Join with the Mid-America Regional Council (MARC) and Leavenworth County to plan for a regional trail along the abandoned railroad right of way from the potential Kansas River park area to 138th at K-32 Highway, west and north, with a small pocket park at northern end of Whispering Woods near the Wyandotte and Leavenworth County lines.

OBJECTIVE: (Parks, Open Space, and Recreation)

Promote and expand parks and recreation into under-served areas of the city.

ACTION STEPS:

- A. Coordinate with the updated Parks Master Plan and plan for improvement of future park locations for land acquisition.
- B. Study how to connect more to the Kansas River, including linear park linkages to Johnson County systems.
- C. Consideration should be given to multi-service sporting area

OBJECTIVE: (Parks, Open Space Connectivity)

Expand the city and county trails systems.

ACTION STEPS:

- A. Create and implement a Trail Master Plan to coincide with the existing Parks Master Plan
- B. Identify connection points and trail extensions that would provide connectivity between all parks and public open spaces.
- C. Pursue land and easement donation / dedications for trails and bike lanes, and secure land or easements from landowners and new developments.
- D. Incorporate trails into the design and construction of new developments.

The following page is left blank intentionally, it will serve as a placeholder for a future trail and park map.

Future Trail and Park Map

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Economic Development

GOAL: (Economic Development)

Encourage development in the City of Bonner Springs in an orderly and efficient pattern, providing services for growth in a fiscally responsible manner.

OBJECTIVE: (Economic Development) Insure adequate developable land and sound capital improvement planning through controlled growth and annexation.

ACTION STEPS:

- A. Annually review growth patterns and make necessary revisions to the Comprehensive Plan and Capital Improvement Program as necessary.
- B. Promote office-commercial to the north, specialties downtown, locate industry near key Interstate and Highway intersections.
- C. Plan for expansion of municipal services to target growth areas and extend municipal services only upon annexation.
- D. Encourage new urban development to locate in areas where municipal services and public facilities are already present or where service can easily be extended.

OBJECTIVE: (Economic Development)

Attract commerce to the City.

ACTION STEPS:

- A. Continue the marketing strategy to attract visitors to Bonner Springs business districts and the downtown; coordinate with regional events to bring people to town.
- B. Continue to promote existing businesses – especially within the downtown district.
- C. Create a search committee to actively search for new businesses.
- D. Promote retail-commercial along K-7 Highway and at new KTA interchange at I-70.
- E. Promote new developments: hotel and hospital development.
- F. Incorporate aesthetic enhancements similar to those in the downtown to other community spaces, such as similar decorative lighting, banners, directional signage, benches, trash receptacles, street trees, and landscaping.

OBJECTIVE: (Business Park and Industrial Development)

Promote continued development of business areas for long term office and employment growth

ACTION STEPS:

- A. Create a marketing strategy to attract new businesses, including a unique niche for the west metropolitan region.
- B. Identify, plan for and extend utilities to an area for a large, new business park that would accommodate light industrial, office users and manufacturing companies.
 - i. Recruit employers to fill the park that provide 'living wages' (pay wages that are above federal or state minimum wage levels)
 - ii. Encourage tax incentive programs.

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Future Land Uses/ Future Land Use Map

With continued growth the City must make decisions on expansion, new developments and zoning. A key factor in the decision-making process, especially regarding zoning, is conformance with the Comprehensive Plan and Future Land Use Map. The Future Land Use Map identifies locations where different land uses may occur during the next 10 to 20 years and where the City would support the development of these uses. The Future Land Use Map is not intended to provide specific land use designations for individual parcels. Instead, it establishes broad guidelines for land use patterns and should be applied in combination with the goals, guiding principles, and policies contained in the Comprehensive Plan document. The Future Land Use Map shows general land use categories - residential, mixed use, commercial, industrial, parks and public - while the Comprehensive Plan explains the types of developments that may occur within each land use designation.

A large portion of the current Future Land Use Map is left as ‘vacant/agricultural’ use, while agriculture land is a valuable asset to communities, it must be noted that not all areas designated as ‘vacant/agricultural’ should remain that way. The vast majority of future development depends solely on the ability to provide gravity sanitary sewer service through large mains and interceptors.

The Future Land Use Map is a tool in which the City, its citizens, potential developers and others; utilize in visualizing a direction in which the city and surrounding areas to should develop. Without a clear direction on future land uses; those looking to develop land within the city begin to piece-meal the land. The Future Land Use Map should make the best effort to designate all parcels within the city limits and the future growth boundary area as having a specific long-term use.

Agricultural

Locations within the city limits; or within the Future Growth Area; that are not easily serviced by current or future gravity sanitary sewer mains, should be viewed as remaining an agricultural land use. This category consists of land principally in use for agricultural production and may be used for farming, crops, pasture, agribusiness ventures such as growing and marketing of products, and a limited number of rural residences. This zone may include woodland, agricultural lands, and grasslands. Such areas are intended to remain undeveloped until logical expansion of the urban area occurs. This category serves as a holding zone to preserve land from premature development that would negatively affect the area while preserving the agricultural uses in the immediate area. While single family residential living is allowed within these use categories, they should anticipate using on-site private sewage disposal systems to support those residences located within these use areas.

Agricultural land is a valuable asset to a community, much of the Loring Service Area; that is under the Planning Authority of Bonner Springs, is currently utilized in this manner. While all areas within the city limits are located within specific watersheds, the Loring area’s watershed does not border the city limits and in fact, falls away from the City proper, this makes sanitary sewer serviceability difficult and expensive, as all sanitary sewer within that area would need to be pumped to other areas of the City via lift station or multiple lift stations.

Residential

While large areas within the core of Bonner Springs are designated as residential, easily serviceable areas of the outlying “vacant/agricultural” area should be looked at to support residential living. Although the Map generally shows this as one classification, there are eight different types of residential development: Rural Residential, Suburban Residential, Single Family Residential,

Residential Special District, Duplex Residential, Multi-Family Residential, Manufactured Home Park District and Manufactured Home Subdivision. The type of residential development appropriate for a specific area will depend on several factors including, but not limited to, surrounding land uses, transportation systems and availability of services. The following information describes each type of residential development and will assist in determining the appropriate location for each type and in evaluating development proposals.

RURAL RESIDENTIAL DISTRICT (R) – Loring Service Area:

The purpose of this district is to provide for very low density single-family residential development within the Loring Service Area, including those uses which reinforce residential neighborhoods at a density less than that of the R-S District. This zoning district applies to the Loring Service Area only as defined in Article V, General Provisions, Section 1, Jurisdictional Area. Lot sizes and layouts for Rural Residential developments are largely dependent upon topographical constraints. In many cases, large portions of the lot remain in an undisturbed state, reinforcing the rural character of this development pattern. Due to their location in the Loring Service Area, individual sewage treatment systems, and either individual water wells or rural water districts, may serve the homes. Homes typically occur on tracts larger than 5 acres in size, but in some cases, tracts may exceed 10 acres in size. Rural Residential development is typically located at the fringe of urban development and near existing rural/ suburban residential subdivisions. Rural residential sites are generally located in outlying agricultural areas, areas where the terrain offers rolling hillside sites, and areas with more terrain relief, such as near rivers. In some cases, they serve as a transition between more intense urban neighborhoods and natural features to be protected. Cluster development patterns should be utilized as a means of preserving scenic views and providing open space for the common use and enjoyment of residents. The use of cluster development patterns as a means of preserving cohesive blocks of agricultural land is also encouraged.

Access road and driveway configurations should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. Access management policies should be established along rural highways and highway corridors leading into the community to reduce the number of uncontrolled access points and improve safety.

SUBURBAN RESIDENTIAL DISTRICTS (R-S):

The purpose of this district is to provide for low density single-family residential development within the city limits, including those uses which reinforce residential neighborhoods. This category is also appropriate for planned public and semi-public uses which are generally considered compatible with residential uses. 2 to 4 units per acre. The intent of this districts is to create a transition between large lot single family tracts to traditional smaller lot Single Family Residential (R-1) and Two-Family Residential (R-2) development patterns. Low Density Residential neighborhoods are typically located away from major shopping centers and major thoroughfares, such as Highway 24, 7 and 32; however, they still remain connected to these services with convenient access and interconnected roadway systems.

SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1):

The purpose of this district is to provide for single-family residential development at a higher density than the "R-S" and "R" Districts, including those uses which support and encourage residential neighborhoods. Single Family Residential is considered Low Density Residential consisting mainly of single-family detached dwellings. This category is also appropriate for planned public and semi-public uses which are generally considered compatible with residential

uses. The intent of this district is to create a transition between Suburban Residential (R-S) and Two-Family Residential (R-2) development patterns. Low Density Residential neighborhoods are typically located away from major shopping centers and major thoroughfares, such as Highway 24, 7 and 32; however, they still remain connected to these services with convenient access and interconnected roadway systems. Low Density Residential neighborhoods are within walking distance to community facilities and services that will be utilized by residents of the neighborhood, including schools, parks, and other community facilities. Where topographically feasible, neighborhoods should be bounded by parks, public areas or collector streets with accessible connection to work, shopping and leisure activities.

To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged in all new development.

RESIDENTIAL SPECIAL DISTRICT (R-1A)

The purpose of this district is to provide for single-family residential development as well as appropriate multiple-family residential development at a higher density than the "R-S" or "R-1" Districts, including those uses which support and encourage residential neighborhoods. The majority of this use category encompasses the original areas of Bonner Springs and is meant to combine different living arrangements within areas previously developed. Multi-family dwellings are allowed by Special Use permit within this use area and dependent on the surrounding block(s).

TWO-FAMILY RESIDENTIAL DISTRICT(R-2):

Two-Family Residential District is considered Moderate Density Residential consisting of smaller lot single-family detached and attached dwellings and duplexes. This category is also appropriate for planned public and semi-public uses which are generally considered compatible with residential uses. 4.0 to 6.0 units per acre. The intent of this district is to create a transition between Single Family Residential (R-1) and Multi-Family Residential (R-3) development patterns.

MULTI-FAMILY RESIDENTIAL DISTRICT (R-3):

Multi-Family Residential District is considered High Density Residential consisting of multi-family dwellings. More than 6 units and up to 18 units per acre. The intent of this district is to create a transition between Two-Family Residential District (R-2) and Commercial District development patterns. In developed areas of the City, the scale and density of individual structures should be limited as necessary to maintain harmony with the surrounding area. However, retirement homes, rest homes, adult congregate living facilities and similar uses also may be appropriate in this category at higher densities and higher unit counts given that the impact of these types of dwellings units is often far less than a "standard" residential development. Multi-Family Residential Districts should be located close to arterial and collector streets. The neighborhoods should possess direct connections to work, shopping, and leisure activities, but settings where the only access provided consists of local streets passing through lower density neighborhoods should be avoided. To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged. Larger buildings shall be designed with a variety of wall planes and roof forms to create visual interest. Projects should be compatible with the established mass and scale of other buildings along the block.

MANUFACTURED HOME PARKS AND MANUFACTURED HOME SUBDIVISION DISTRICTS (M-P AND MH)

The intent of this district is to provide for medium density manufactured home parks which are compatible with the character of the surrounding neighborhood in which it is located. Manufactured home developments are residential uses and shall be located in areas where services

and amenities found in conventional residential areas are available. The intent of this district is to allow for manufactured homes not on permanent foundations.

The intent of the MH District is to permit manufactured homes on permanent foundations where a lot or a group of lots is owned by the manufactured home owner.

These categories are also appropriate for planned public and semi-public uses which are generally considered compatible with residential uses.

Mixed Use

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

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

Mixed use areas should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

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

Infill and redevelopment shall be designed in a manner that is sensitive to and reflects the character of the surrounding neighborhood. Important design considerations include building scale, mass, roof form, height, and orientation, parking location, lot coverage, architectural character, and landscape elements.

As in the existing downtown Bonner Springs area, conversion of upper floors above retail storefronts to office or residential uses is strongly encouraged to reinforce the variety and vitality of the downtown environment. The provision of outdoor dining and seating areas along the sidewalk edge is strongly encouraged, particularly in the city center area, to create activity along the street and increase the overall vitality of the area.

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

provided along arterial streets to limit the number of curb-cuts and maintain traffic carrying capacity and safety.

Commercial

Currently, a small number of commercial areas provide the residents with goods and services. Commercial developments must be located and designed to balance market opportunities with access and location. In addition, the location and design of commercial areas must be incorporated into surrounding areas, rather than altering the character of surrounding neighborhoods. The intersection of Kansas Avenue and Kansas Highway 7 along with downtown continue to remain the primary hubs of commercial activity for the City of Bonner Springs. Future commercial activity will increase along Kansas Highway's 7 and 32 and U.S. 24/40. Several major intersections are designated as commercial in order to provide opportunities for neighborhood commercial development. The exact location and size of these commercial areas will be contingent upon development. Commercial proposals shall be evaluated based on several factors including the compatibility with the surrounding neighborhood, the impact on the area, and the following guidelines.

COMMERCIAL- GENERAL GUIDELINES FOR ALL CATEGORIES

The scale, purpose, location, and intensity of a commercial development will determine whether it is designated as Central Business District, General Business District, Highway Service District or Mixed Use; all new commercial and mixed-use buildings must adhere to the adopted Architectural Design Standards.

Commercial centers should be distributed throughout the community to provide ease of access for all residents and minimize the need for cross-town vehicle trips.

Commercial services should be concentrated and contained within planned activity centers, or nodes, throughout the community. Development of distinct commercial nodes will help preserve the residential character of many of the major street corridors throughout the community and help prevent the negative impacts caused by multiple access points along a corridor. Commercial activities, when grouped in cohesive centers or nodes, result in more viable areas compared to scattered or isolated single use commercial sites. Activity centers, or nodes, provide a variety of services in a concentrated location to promote "one-stop shopping" and minimize the need for multiple vehicle trips. Each center has a limited number of vehicle access points to minimize impacts on surrounding uses and maintain an efficient traffic flow to and from the site. Uses are typically clustered on larger sites near the intersection of two major streets rather than being developed in linear, "strip" configurations along major street corridors. Linear development patterns, particularly when parcels provide a single use and are developed independently, can require multiple access points and lead to disruption of traffic flow on adjacent streets. Although lot sizes and/or configurations in some areas may warrant the use of a more linear development pattern, it is generally discouraged.

New development and redevelopment should include a mix of uses of different types and sizes of commercial uses, creating a diversity of activity and avoiding large, single-use buildings and dominating parking areas.

The physical design of commercial development areas shall promote a high-quality environment, as expressed by site layout, building materials and design, landscaping, parking area design, and pedestrian-oriented facilities.

CENTRAL BUSINESS DISTRICT (C-1)

The Central Business District is intended to provide a range of services, including supermarkets, restaurants, movie rentals, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services and business and professional offices, for residential areas. The Bonner Springs Central Business District is currently limited to the existing downtown. Smaller, limited use centers may be fully integrated into the surrounding neighborhood and be accessed primarily by pedestrian or bicycle; while larger centers, such as downtown, will function more independently, providing ample parking and numerous stores.

Central Business District areas shall be designed to be compatible with and sensitive to surrounding residences. Building materials and architectural detailing should be compatible with and reflect the character of the surrounding neighborhood. Building heights and scale should be similar to surrounding residences.

Main entrances and driveways should be integrated with the surrounding street network to provide clear connections between uses for vehicles, pedestrians, and bicycles. Clear, direct pedestrian connections shall be provided between uses within the center and to the surrounding neighborhood.

Large, uninterrupted expanses of parking should be avoided. Parking areas shall be divided into smaller “blocks” by landscaping and walkways. To the extent possible, parking blocks shall be distributed between the front and sides of buildings, or the front and rear, rather than placed solely in front of the building.

Attractive transitions should be provided between the area and surrounding residences, while not limiting access between the area and the neighborhood for all modes of travel. Transitions can be accomplished by stepping down the height of taller structures to meet residences, providing landscape buffers or screening. It is vital to use creative design to avoid simply “walling” off residential areas from neighborhood centers.

GENERAL BUSINESS DISTRICT (CP-2)

General Business District Centers provide a mix of retail and commercial services in a concentrated and unified setting that serves the local community and may also provide a limited draw for the surrounding region. These centers are typically anchored by a larger national chain, between 120,000 and 250,000 square feet, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods. Centers may also be anchored by smaller uses, such as a grocery store, and may include a variety of smaller, complementary uses, such as restaurants, specialty stores (such as books, furniture, computers, audio, office supplies, or clothing stores), professional offices and health services. The concentrated, unified design of a community commercial center allows it to meet a variety of community needs in a “one-stop shop” setting, minimizing the need for multiple vehicle trips to various commercial areas around the community.

General Business District Centers should be located at the intersection of one or more major arterial streets, specifically along Kansas Highway 7, 32 and U.S. 24/40. They may be located adjacent to higher density residential neighborhoods and may occur along major highway corridors. Large footprint retail buildings (often known as “big-box” stores) shall only be permitted in areas of the City where adequate access and services can be provided.

Typically, a site of between 3 and 30 acres is required.

General Business District Centers shall be required to meet a level of architectural detailing, compatibility of scale with surrounding areas, pedestrian and bicycle access, and mitigation of negative visual impacts such as large building walls, parking areas, and service and loading areas. While these requirements apply to all General Business District development, they are particularly important to consider for larger footprint retail buildings, or “big box” stores.

Community commercial services should be concentrated and contained within planned activity centers, or nodes. Within each activity center or node, complementary uses should be clustered within walking distance of each other to facilitate efficient, “one-stop shopping”, and minimize the need to drive between multiple areas of the center. Large footprint retail buildings or “big-box” stores should be incorporated as part of an activity center or node along with complementary uses. Isolated single store developments are discouraged.

Uninterrupted expanses of parking should be avoided. Parking areas should be broken into smaller blocks divided by landscaping and pedestrian walkways. Parking areas should be distributed between the front and sides of buildings, or front and rear, rather than solely in front of buildings to the extent possible.

Clear, direct pedestrian connections should be provided through parking areas to building entrances and to surrounding neighborhoods or streets. Integrate main entrances or driveways with the surrounding street network to provide clear connections between uses for vehicles, pedestrians, and bicycles.

Industrial

The Industrial designation is intended to provide locations for manufacturing, warehousing and distribution, indoor, and screened outdoor storage, and a wide range of other industrial services and operations.

Because of their potential environmental impacts, industrial uses should generally be located away from population centers or must be adequately buffered. Traffic generated by industrial uses should not pass-through residential areas. Sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Railroad access is also beneficial to certain types of industrial uses. Light industrial uses can typically be located in areas that also contain some highway-oriented commercial uses, and might benefit from close proximity and better access to their local customer base. Storage, loading, and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses) and along all public streets. Such screening shall incorporate features such as trees, plantings and berms.

Public/ Institutional and Open Space

Public/ Institutional and open space uses may exist in any of the other land use categories provided they are compatible with and have a minimal impact on the surrounding neighborhood. Public or institutional uses involve an array of public facilities such as schools, government offices, community centers, fire stations, libraries, hospitals, cemeteries, and places of worship. It also entails facilities needed for essential public services such as electrical substations, water, and wastewater facilities.

Open space uses include numerous kinds of recreational and conservation uses, ranging from ball fields and tot lots to preserved natural areas along stream corridors. Both public and open space uses play an important role in the community and should be incorporated into neighborhoods as development occurs.

Public/Institutional Land Uses and Open Space Summary Table			
Land Use Category	Range of Density/Size	Uses	Characteristics/Notes
Public	N/A	Primary: Schools, government offices, community centers, fire stations, libraries, hospitals, cemeteries, places of worship and facilities needed for essential public services such as electrical substations, and water and wastewater facilities. Secondary: N/A	➤ Provided by the City, County, special districts, or by a quasi-public organization. ➤ Public uses are appropriate in every district provided they are compatible with the surrounding neighborhood.
Parks and Recreation	Varies, from as small as 1 acre to as large as 20 acres.	Primary: Neighborhood, scenic, and community parks, trails, and recreational facilities. Secondary: N/A	➤ Provides active and passive recreational opportunities. ➤ Generally provided by public agencies, but private facilities, such as privately operated golf courses, are also included.
Flood Hazard and Ecologically Sensitive Areas	N/A	Primary: Agricultural uses or passive or active recreational uses with minimal infrastructure requirements, such as trails, parks, or open space. Protection of key wildlife habitat, wetlands, floodways, riparian areas, and native woodlands. (May or may not have public access, depending on environmental sensitivity of the area). Also includes areas of steep slope located on private or public lands. Secondary: N/A	➤ Development within these areas will not be permitted. ➤ A higher level of scrutiny will be placed upon development proposals adjacent to these areas to minimize impacts upon them. ➤ Areas may or may not be publicly owned. ➤ Areas identified by the Federal Emergency Management Agency as floodplain or floodway.

Future Land Use Map Introduction

The Future Land Use Map depicts several different categories, of them are residential, city, civic, or privately owned, the majority of privately owned properties are owned by religious organizations. Other classifications include commercial and planned/mixed use, the planned and mixed-use designations are to be developed with commercial properties fronting major roadways and descending in density from commercial to single family residential. The intent of Planned and/or Mixed-Use Developments is to provide for a city within a city, with small to medium retailers provided for quick pedestrian travel and to provide residents with a variety of retail options.

The following map will indicate 10 distinct land uses, below are those uses and their descriptions:

Agricultural – typical residential density of 1 unit per 20 acres

This category consists of land principally in use for agricultural production and may be used for farming, livestock, crops, pasture, agribusiness ventures such as growing and marketing of products, and a limited number of rural residences. This zone may include woodland, agricultural lands, and grasslands. Such areas are intended to remain undeveloped until logical expansion of the urban area occurs. This category serves as a holding zone to preserve land from premature development that would negatively affect the area while preserving the agricultural uses in the immediate area.

Low-Density Residential – typical residential density of 2 to 4 dwelling units per acre

This category is appropriate for single-family detached dwellings. It may also include planned public and semi-public uses considered compatible with residential uses, such as schools, religious institutions, and civic uses. This district may be modified as a ‘Planned’ district through the City Zoning Ordinance.

Medium Density Residential – typical residential density of 4 to 6 dwellings per acre

This category includes attached residential dwellings such as two-family, three-family, townhomes, areas. Such uses may serve as a transition to areas of higher intensity development and should provide additional open space, amenities, and quality design in accordance with common planning principles and the duly adopted Architectural Design Guidelines for Multi-Family, Commercial and Industrial Zoning Districts. This district may be modified as a ‘Planned’ district through the City Zoning Ordinance.

High Density Residential – typical residential density of 6 to 18 dwelling units per acre

This category includes townhomes, apartments and condominium areas. Such uses should provide additional open space, amenities, and quality design in accordance with common planning principles and the duly adopted Architectural Design Guidelines for Multi-Family, Commercial and Industrial Zoning Districts. This district may be modified as a ‘Planned’ district through the City Zoning Ordinance.

Commercial

This category includes a broad variety of office, retail, and general business service uses whether located in centers or in stand-alone buildings. Uses are generally larger in scale and are more automotive-oriented in nature. **Downtown** is indicated as “Commercial” on the map and is subject to overlay district policies that promote a mixture of office, retail-commercial, institutional, civic, and medium to higher density residential uses intermixed through compatible site planning and building design consistent with the historic fabric of this area. A variety of these land uses should be comingled at specific locations to promote diversity and a successful pedestrian environment. Given close proximity to residential neighborhoods ringing the downtown, all development projects should be well-planned and designed to ensure a high level of compatibility with surrounding development. Non-residential uses should be limited to compact, main-street / pedestrian-oriented services, rather than large-scale or free-standing automotive-oriented uses.

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 MX districts. They should be reviewed for land use compatibility against the City's common planning principals and duly adopted Architectural Design Guidelines for Multi-family, Commercial and Industrial Zoning Districts. 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.

Parks/Common Areas -

Areas of predominately active and passive parks, open space, recreation, environmentally sensitive areas, or any other lands reserved for permanent open space purposes. Land identified as preferred or acceptable areas for public parks tend to be more formal in nature.

Public/Semi-Public -

This category consists of public or semi-public uses such as schools, religious institutions, post offices, hospitals, fire stations, libraries, cemeteries, governmental uses, and other civic uses.

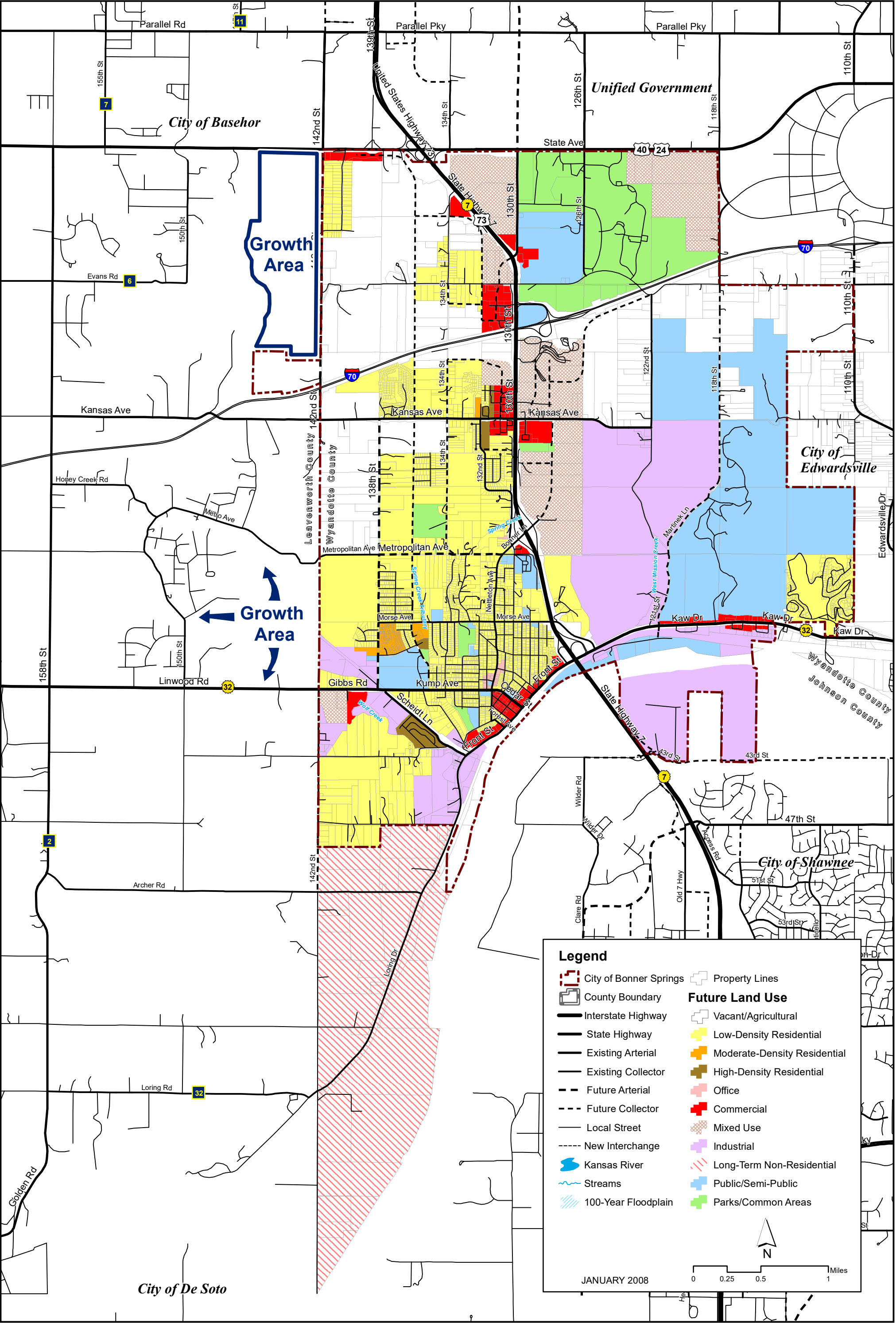
Future Growth Area –

This category indicates the surrounding land areas that due to watersheds and flow directions could be provided sanitary sewer service via gravity flow, from Bonner Springs and eventually be incorporated in to the City. This is generally an area located northwest of the current city limits and lying within Leavenworth and Wyandotte counties. This area though is located within one large watershed – the Wolf Creek Watershed, this is one of the largest watersheds in the area. This watershed extends from Parallel Road in Wyandotte County, south through eastern Basehor continuing south through Bonner Springs and ending at the Kansas River. As indicated on the Future Land Use Map, Bonner Springs would anticipate extending services and its city limits in the future, the map defines this anticipated area of growth.

The following map depicts the City of Bonner Springs anticipated Future Growth Area, along with the associated future land uses within the incorporated city limits. This map will be adopted as the Future Land Use Map (FLUM) of Bonner Springs. It will be utilized to guide development to areas that will best be served by existing and future infrastructure, along with addressing the needs and wants of the citizens, while keeping the guiding principles of the Comprehensive Plan in mind;

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CITY OF BONNER SPRINGS
FUTURE LAND USE MAP



APPENDIX A

Demographics Tables

The following information was gathered from a combination of the 2020 United States Census as well as the 2021 American Community Survey (ACS 5-year estimates).

As of July 14, 2023 the American Fact Finder, Community Facts, has estimated the population of the City of Bonner Springs at 7858 residents.

Table Number and Information Included

	Profile of General Population and Housing Characteristics
DP02	Selected Social Characteristics in the United States
DP03	Selected Economic Characteristics
DP04	Selected Housing Characteristics
DP05	ACS Demographic and Housing Estimates

7/14/2023

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Profile of General Demographic Characteristics: 2020				
	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Total population	7,846	±26	7,846	(X)
SEX AND AGE				
Male	3,520	±283	44.90%	±3.6
Female	4,326	±279	55.10%	±3.6
Under 5 years	472	±182	6.00%	±2.3
5 to 9 years	667	±153	8.50%	±1.9
10 to 14 years	659	±180	8.40%	±2.3
15 to 19 years	563	±175	7.20%	±2.2
20 to 24 years	226	±92	2.90%	±1.2
25 to 34 years	838	±188	10.70%	±2.4
35 to 44 years	965	±160	12.30%	±2.1
45 to 54 years	842	±183	10.70%	±2.3
55 to 59 years	645	±204	8.20%	±2.6
60 to 64 years	498	±175	6.30%	±2.2
65 to 74 years	1,014	±350	12.90%	±4.5
75 to 84 years	330	±108	4.20%	±1.4
85 years and over	127	±71	1.60%	±0.9
<i>Median age (years)</i>	40.5	±3.3	(X)	(X)
18 years and over	5,564	±283	5,564	(X)
Male	2,401	±223	43.20%	±3.0
Female	3,163	±209	56.80%	±3.0
65 years and over	1,471	±342	1,471	(X)
Male	584	±167	39.70%	±5.9
Female	887	±218	60.30%	±5.9
Total housing units	3,159	±199	(X)	(X)
RELATIONSHIP				
<i>Total population</i>	7,846	±26	7,846	(X)
Population in households	7,798	±68	7,798	(X)
Householder	3,060	±192	39.20%	±2.5
Spouse	1,690	±207	21.70%	±2.6
Unmarried partner	136	±87	1.70%	±1.1
Child	2,345	±298	30.10%	±3.8
Other relatives	381	±199	4.90%	±2.5
Other nonrelatives	186	±97	2.40%	±1.2

	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE				
Total households	3,060	±192	3,060	(X)
Married-couple household	1,769	±229	57.80%	±6.8
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Cohabiting couple household	148	±95	4.80%	±3.1
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Male householder, no spouse/partner present	265	±113	8.70%	±3.4
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Householder living alone	192	±102	6.30%	±3.1
65 years and over	75	±53	2.50%	±1.7
Female householder, no spouse/partner present	878	±180	28.70%	±5.8
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Householder living alone	548	±153	17.90%	±4.8
65 years and over	299	±106	9.80%	±3.4
Households with one or more people under 18 years	1,029	±117	33.60%	±5.0
Households with one or more people 65 years and over	1,052	±210	34.40%	±5.9
Average household size	2.55	±0.16	(X)	(X)
Average family size	3.06	±0.24	(X)	(X)
HOUSING TENURE				
Occupied housing units	3,060	±192	3,060	(X)
Owner-occupied	2,202	±250	72.00%	±5.7
Renter-occupied	858	±168	28.00%	±5.7
Average household size of owner-occupied unit	2.57	±0.21	(X)	(X)
Average household size of renter-occupied unit	2.5	±0.40	(X)	(X)
This table is derived from many other ACS Tables. Tables utilized in this general demographics table are:				
ACSDP5Y2020.DP02-2022				
ACSDP5Y2020.DP05-2022				
ACSDP5Y2020.DP04-2022				

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.
Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates
Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.
For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)
The Hispanic origin and race codes were updated in 2020. For more information on the Hispanic origin and race code changes, please visit the American Community Survey Technical Documentation website.
The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

Table: ACSDP5Y2020.DP02

SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES				United States[®] Census Bureau
	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE				
Total households	3,060	±192	3,060	(X)
Married-couple household	1,769	±229	57.80%	±6.8
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Cohabiting couple household	148	±95	4.80%	±3.1
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Male householder, no spouse/partner present	265	±113	8.70%	±3.4
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Householder living alone	192	±102	6.30%	±3.1
65 years and over	75	±53	2.50%	±1.7
Female householder, no spouse/partner present	878	±180	28.70%	±5.8
With children of the householder under 18 years	(X)	(X)	(X)	(X)
Householder living alone	548	±153	17.90%	±4.8
65 years and over	299	±106	9.80%	±3.4
Households with one or more people under 18 years	1,029	±117	33.60%	±5.0
Households with one or more people 65 years and over	1,052	±210	34.40%	±5.9
Average household size	2.55	±0.16	(X)	(X)
Average family size	3.06	±0.24	(X)	(X)

Table: ACSDP5Y2020.DP02

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
RELATIONSHIP				
Population in households	7,798	±68	7,798	(X)
Householder	3,060	±192	39.20%	±2.5
Spouse	1,690	±207	21.70%	±2.6
Unmarried partner	136	±87	1.70%	±1.1
Child	2,345	±298	30.10%	±3.8
Other relatives	381	±199	4.90%	±2.5
Other nonrelatives	186	±97	2.40%	±1.2
MARITAL STATUS				
Males 15 years and over	2,649	±245	2,649	(X)
Never married	632	±180	23.90%	±5.9
Now married, except separated	1,639	±205	61.90%	±6.6
Separated	20	±32	0.80%	±1.2
Widowed	60	±45	2.30%	±1.7
Divorced	298	±128	11.20%	±4.6
Females 15 years and over	3,399	±239	3,399	(X)
Never married	706	±211	20.80%	±5.6
Now married, except separated	1,887	±242	55.50%	±7.1
Separated	10	±15	0.30%	±0.4
Widowed	329	±115	9.70%	±3.3
Divorced	467	±142	13.70%	±4.0
GRANDPARENTS				
Number of grandparents living with own grandchildren under 18 years	161	±84	161	(X)
Grandparents responsible for grandchildren	51	±47	31.70%	±22.5
Years responsible for grandchildren				
Less than 1 year	14	±23	8.70%	±12.6
1 or 2 years	0	±15	0.00%	±15.6
3 or 4 years	22	±34	13.70%	±19.3
5 or more years	15	±23	9.30%	±15.1
Number of grandparents responsible for own grandchildren under 18 years	51	±47	51	(X)
Who are female	34	±31	66.70%	±22.3
Who are married	51	±47	100.00%	±38.2

Table: ACSDP5Y2020.DP02

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	2,159	±254	2,159	(X)
Nursery school, preschool	163	±98	7.50%	±4.6
Kindergarten	146	±89	6.80%	±4.1
Elementary school (grades 1-8)	1,036	±166	48.00%	±7.0
High school (grades 9-12)	522	±172	24.20%	±6.8
College or graduate school	292	±113	13.50%	±4.6
EDUCATIONAL ATTAINMENT				
Population 25 years and over	5,259	±308	5,259	(X)
Less than 9th grade	160	±81	3.00%	±1.6
9th to 12th grade, no diploma	419	±168	8.00%	±3.1
High school graduate (includes equivalency)	2,045	±351	38.90%	±5.5
Some college, no degree	1,148	±167	21.80%	±3.4
Associate's degree	342	±111	6.50%	±2.1
Bachelor's degree	780	±180	14.80%	±3.4
Graduate or professional degree	365	±105	6.90%	±2.1
High school graduate or higher	4,680	±321	89.00%	±3.3
Bachelor's degree or higher	1,145	±197	21.80%	±3.8
VETERAN STATUS				
Civilian population 18 years and over	5,564	±283	5,564	(X)
Civilian veterans	321	±131	5.80%	±2.3
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION				
Total Civilian Noninstitutionalized Population	7,802	±68	7,802	(X)
With a disability	1,024	±237	13.10%	±3.0
Under 18 years	2,282	±287	2,282	(X)
With a disability	159	±126	7.00%	±5.2
18 to 64 years	4,083	±326	4,083	(X)
With a disability	424	±124	10.40%	±3.0
65 years and over	1,437	±338	1,437	(X)
With a disability	441	±136	30.70%	±10.9
RESIDENCE 1 YEAR AGO				
Population 1 year and over	7,796	±46	7,796	(X)
Same house	6,615	±452	84.90%	±5.8
Different house (in the U.S. or abroad)	1,181	±448	15.10%	±5.8
Different house in the U.S.	1,021	±421	13.10%	±5.4
Same county	253	±179	3.20%	±2.3
Different county	768	±377	9.90%	±4.8
Same state	705	±365	9.00%	±4.7
Different state	63	±51	0.80%	±0.7
Abroad	160	±215	2.10%	±2.8

Table: ACSDP5Y2020.DP02

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
PLACE OF BIRTH				
Total population	7,846	±26	7,846	(X)
Native	7,567	±233	96.40%	±3.0
Born in United States	7,466	±240	95.20%	±3.1
State of residence	5,220	±380	66.50%	±4.8
Different state	2,246	±355	28.60%	±4.5
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	101	±83	1.30%	±1.1
Foreign born	279	±235	3.60%	±3.0
U.S. CITIZENSHIP STATUS				
Foreign-born population	279	±235	279	(X)
Naturalized U.S. citizen	31	±27	11.10%	±17.7
Not a U.S. citizen	248	±237	88.90%	±17.7
YEAR OF ENTRY				
Population born outside the United States	380	±243	380	(X)
Native	101	±83	101	(X)
Entered 2010 or later	14	±24	13.90%	±21.3
Entered before 2010	87	±75	86.10%	±21.3
Foreign born	279	±235	279	(X)
Entered 2010 or later	148	±206	53.00%	±43.4
Entered before 2010	131	±107	47.00%	±43.4
WORLD REGION OF BIRTH OF FOREIGN BORN				
Foreign-born population, excluding population born at sea	279	±235	279	(X)
Europe	0	±15	0.00%	±9.4
Asia	15	±18	5.40%	±10.5
Africa	5	±8	1.80%	±3.3
Oceania	0	±15	0.00%	±9.4
Latin America	259	±238	92.80%	±12.5
Northern America	0	±15	0.00%	±9.4
LANGUAGE SPOKEN AT HOME				
Population 5 years and over	7,374	±174	7,374	(X)
English only	7,058	±236	95.70%	±2.3
Language other than English	316	±167	4.30%	±2.3
Speak English less than "very well"	235	±147	3.20%	±2.0
Spanish	254	±160	3.40%	±2.2
Speak English less than "very well"	183	±143	2.50%	±1.9
Other Indo-European languages	43	±50	0.60%	±0.7
Speak English less than "very well"	33	±41	0.40%	±0.6
Asian and Pacific Islander languages	19	±20	0.30%	±0.3
Speak English less than "very well"	19	±20	0.30%	±0.3
Other languages	0	±15	0.00%	±0.4
Speak English less than "very well"	0	±15	0.00%	±0.4

Table: ACSDP5Y2020.DP02

		Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
ANCESTRY					
Total population	7,846	±26	7,846	(X)	
American	420	±158	5.40%	±2.0	
Arab	0	±15	0.00%	±0.3	
Czech	59	±71	0.80%	±0.9	
Danish	65	±66	0.80%	±0.8	
Dutch	38	±41	0.50%	±0.5	
English	769	±245	9.80%	±3.1	
French (except Basque)	96	±51	1.20%	±0.7	
French Canadian	45	±56	0.60%	±0.7	
German	1,719	±369	21.90%	±4.7	
Greek	14	±22	0.20%	±0.3	
Hungarian	20	±24	0.30%	±0.3	
Irish	704	±283	9.00%	±3.6	
Italian	91	±89	1.20%	±1.1	
Lithuanian	0	±15	0.00%	±0.3	
Norwegian	111	±73	1.40%	±0.9	
Polish	118	±116	1.50%	±1.5	
Portuguese	0	±15	0.00%	±0.3	
Russian	47	±51	0.60%	±0.6	
Scotch-Irish	33	±25	0.40%	±0.3	
Scottish	290	±134	3.70%	±1.7	
Slovak	19	±22	0.20%	±0.3	
Subsaharan African	149	±211	1.90%	±2.7	
Swedish	236	±142	3.00%	±1.8	
Swiss	28	±24	0.40%	±0.3	
Ukrainian	0	±15	0.00%	±0.3	
Welsh	61	±55	0.80%	±0.7	
West Indian (excluding Hispanic origin groups)	0	±15	0.00%	±0.3	
COMPUTERS AND INTERNET USE					
Total households	3,060	±192	3,060	(X)	
With a computer	2,878	±204	94.10%	±2.8	
With a broadband Internet subscription	2,688	±228	87.80%	±3.8	
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section. Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables. Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for Russian represents the number of people who listed Russian as either their first or second ancestry. This table lists only the largest ancestry groups; see the Detailed Tables for more categories. Race and Hispanic origin groups are not included in this table because official data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).					

Table: ACSDP5Y2020.DP02

Data for year of entry of the native population reflect the year of entry into the U.S. by people who were born in Puerto Rico or U.S. Island Areas or born outside the U.S. to a U.S. citizen parent and who subsequently moved to the U.S.
Methodological changes to citizenship edits may have affected citizenship data for those born in American Samoa. Users should be aware of these changes when using 2018 data or multi-year data containing data from 2018. For more information, see: American Samoa Citizenship User Note.
The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.
Data about computer and Internet use were collected by asking respondents to select "Yes" or "No" to each type of computer and each type of Internet subscription. Therefore, respondents were able to select more than one type of computer and more than one type of Internet subscription.
The category "with a broadband Internet subscription" refers to those who said "Yes" to at least one of the following types of Internet subscriptions: Broadband such as cable, fiber optic, or DSL; a cellular data plan; satellite; a fixed wireless subscription; or other non-dial up subscription types.
An Internet "subscription" refers to a type of service that someone pays for to access the Internet such as a cellular data plan, broadband such as cable, fiber optic or DSL, or other type of service. This will normally refer to a service that someone is billed for directly for Internet alone or sometimes as part of a bundle.
With a computer includes those who said "Yes" to at least one of the following types of computers: Desktop or laptop; smartphone; tablet or other portable wireless computer; or some other type of computer.
In 2016, changes were made to the computer and Internet use questions, involving the wording as well as the response options. A crosswalk was used to map pre-2016 data to the post-2016 categories, enabling creation of 5-year data. For more detailed information about the 2016 changes, see the 2016 American Community Survey Content Test Report for Computer and Internet Use located at https://www.census.gov/library/working-papers/2017/acs/2017_Lewis_01.html or the user note regarding changes in the 2016 questions located at https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes/2017-03.html . For more detailed information about the crosswalk, see the user note regarding the crosswalk located at https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes.html .
The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

SELECTED ECONOMIC CHARACTERISTICS							
	Bonner Springs city, Kansas				United States[®] Census Bureau		
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
EMPLOYMENT STATUS							
Population 16 years and over	5,884	±249	5,884	(X)			
In labor force	3,948	±293	67.10%	±4.4			
Civilian labor force	3,948	±293	67.10%	±4.4			
Employed	3,794	±287	64.50%	±4.3			
Unemployed	154	±90	2.60%	±1.5			
Armed Forces	0	±15	0.00%	±0.5			
Not in labor force	1,936	±278	32.90%	±4.4			
Civilian labor force	3,948	±293	3,948	(X)			
Unemployment Rate	(X)	(X)	3.90%	±2.3			
Females 16 years and over	3,319	±215	3,319	(X)			
In labor force	2,140	±244	64.50%	±6.4			
Civilian labor force	2,140	±244	64.50%	±6.4			
Employed	2,135	±246	64.30%	±6.5			
Own children of the householder under 6 years	600	±198	600	(X)			
All parents in family in labor force	293	±146	48.80%	±20.1			
Own children of the householder 6 to 17 years	1,551	±241	1,551	(X)			
All parents in family in labor force	1,296	±223	83.60%	±9.1			
COMMUTING TO WORK							
Workers 16 years and over	3,668	±298	3,668	(X)			
Car, truck, or van -- drove alone	3,024	±293	82.40%	±5.4			
Car, truck, or van -- carpooled	330	±158	9.00%	±4.2			
Public transportation (excluding taxicab)	0	±15	0.00%	±0.7			
Walked	23	±29	0.60%	±0.8			
Other means	14	±18	0.40%	±0.5			
Worked from home	277	±143	7.60%	±3.8			
Mean travel time to work (minutes)	22	±2.8	(X)	(X)			
OCCUPATION							
Civilian employed population 16 years and over	3,794	±287	3,794	(X)			
Management, business, science, and arts occupations	1,351	±254	35.60%	±6.4			
Service occupations	861	±225	22.70%	±5.5			
Sales and office occupations	706	±183	18.60%	±4.5			
Natural resources, construction, and maintenance occupations	251	±95	6.60%	±2.5			
Production, transportation, and material moving occupations	625	±166	16.50%	±4.4			

	Bonner Springs city, Kansas				United States[®] Census Bureau		
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
INDUSTRY							
Civilian employed population 16 years and over	3,794	±287	3,794	(X)			
Agriculture, forestry, fishing and hunting, and mining	61	±64	1.60%	±1.7			
Construction	286	±116	7.50%	±3.1			
Manufacturing	493	±139	13.00%	±3.6			
Wholesale trade	244	±222	6.40%	±5.7			
Retail trade	224	±109	5.90%	±2.9			
Transportation and warehousing, and utilities	198	±93	5.20%	±2.4			
Information	46	±64	1.20%	±1.7			
Finance and insurance, and real estate and rental and leasing	235	±117	6.20%	±3.0			
Professional, scientific, and management, and administrative and waste management services	400	±114	10.50%	±2.8			
Educational services, and health care and social assistance	848	±188	22.40%	±4.8			
Arts, entertainment, and recreation, and accommodation and food services	255	±119	6.70%	±3.1			
Other services, except public administration	183	±89	4.80%	±2.3			
Public administration	321	±107	8.50%	±2.8			
CLASS OF WORKER							
Civilian employed population 16 years and over	3,794	±287	3,794	(X)			
Private wage and salary workers	2,858	±292	75.30%	±4.8			
Government workers	812	±183	21.40%	±4.5			
Self-employed in own not incorporated business workers	124	±76	3.30%	±2.0			
Unpaid family workers	0	±15	0.00%	±0.7			
INCOME AND BENEFITS (IN 2020 INFLATION-ADJUSTED DOLLARS)							
Total households	3,060	±192	3,060	(X)			
Less than \$10,000	66	±43	2.20%	±1.4			
\$10,000 to \$14,999	153	±76	5.00%	±2.4			
\$15,000 to \$24,999	238	±104	7.80%	±3.5			
\$25,000 to \$34,999	215	±102	7.00%	±3.3			
\$35,000 to \$49,999	376	±120	12.30%	±4.0			
\$50,000 to \$74,999	649	±152	21.20%	±5.0			
\$75,000 to \$99,999	605	±229	19.80%	±6.9			
\$100,000 to \$149,999	555	±138	18.10%	±4.6			
\$150,000 to \$199,999	152	±86	5.00%	±2.8			
\$200,000 or more	51	±23	1.70%	±0.8			

	Bonner Springs city, Kansas						
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
Median household income (dollars)	68,250	±6,872	(X)	(X)			
Mean household income (dollars)	74,884	±5,007	(X)	(X)			
With earnings	2,539	±219	83.00%	±4.0			
Mean earnings (dollars)	71,948	±6,760	(X)	(X)			
With Social Security	1,011	±209	33.00%	±6.0			
Mean Social Security income (dollars)	22,833	±2,725	(X)	(X)			
With retirement income	820	±235	26.80%	±6.9			
Mean retirement income (dollars)	18,375	±5,762	(X)	(X)			
With Supplemental Security Income	190	±88	6.20%	±3.0			
Mean Supplemental Security Income (dollars)	11,145	±2,526	(X)	(X)			
With cash public assistance income	43	±34	1.40%	±1.1			
Mean cash public assistance income (dollars)	4,153	±1,935	(X)	(X)			
With Food Stamp/SNAP benefits in the past 12 months	183	±97	6.00%	±3.3			
Families	2,148	±205	2,148	(X)			
Less than \$10,000	5	±8	0.20%	±0.4			
\$10,000 to \$14,999	49	±35	2.30%	±1.6			
\$15,000 to \$24,999	83	±69	3.90%	±3.3			
\$25,000 to \$34,999	100	±74	4.70%	±3.4			
\$35,000 to \$49,999	283	±114	13.20%	±5.4			
\$50,000 to \$74,999	506	±148	23.60%	±7.0			
\$75,000 to \$99,999	480	±224	22.30%	±9.2			
\$100,000 to \$149,999	474	±129	22.10%	±6.2			
\$150,000 to \$199,999	117	±64	5.40%	±3.1			
\$200,000 or more	51	±23	2.40%	±1.1			
Median family income (dollars)	76,739	±8,487	(X)	(X)			
Mean family income (dollars)	85,143	±6,100	(X)	(X)			
Per capita income (dollars)	29,168	±2,503	(X)	(X)			
Nonfamily households	912	±213	912	(X)			
Median nonfamily income (dollars)	35,789	±16,760	(X)	(X)			
Mean nonfamily income (dollars)	48,644	±10,603	(X)	(X)			
Median earnings for workers (dollars)	43,194	±7,382	(X)	(X)			
Median earnings for male full-time, year-round workers (dollars)	61,452	±5,865	(X)	(X)			
Median earnings for female full-time, year-round workers (dollars)	45,156	±3,222	(X)	(X)			

	Bonner Springs city, Kansas				United States [®] Census Bureau		
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
HEALTH INSURANCE COVERAGE							
Civilian noninstitutionalized population	7,802	±68	7,802	(X)			
With health insurance coverage	7,244	±294	92.80%	±3.7			
With private health insurance	5,541	±384	71.00%	±4.9			
With public coverage	3,037	±438	38.90%	±5.6			
No health insurance coverage	558	±287	7.20%	±3.7			
Civilian noninstitutionalized population under 19 years	2,333	±288	2,333	(X)			
No health insurance coverage	139	±151	6.00%	±6.3			
Civilian noninstitutionalized population 19 to 64 years	4,032	±325	4,032	(X)			
In labor force:	3,268	±296	3,268	(X)			
Employed:	3,169	±287	3,169	(X)			
With health insurance coverage	2,884	±310	91.00%	±4.8			
With private health insurance	2,619	±298	82.60%	±6.1			
With public coverage	417	±188	13.20%	±5.7			
No health insurance coverage	285	±151	9.00%	±4.8			
Unemployed:	99	±69	99	(X)			
With health insurance coverage	79	±58	79.80%	±28.2			
With private health insurance	79	±58	79.80%	±28.2			
With public coverage	0	±15	0.00%	±23.9			
No health insurance coverage	20	±32	20.20%	±28.2			
Not in labor force:	764	±192	764	(X)			
With health insurance coverage	650	±189	85.10%	±10.2			
With private health insurance	517	±170	67.70%	±13.0			
With public coverage	204	±103	26.70%	±12.9			
No health insurance coverage	114	±78	14.90%	±10.2			

	Bonner Springs city, Kansas						
Label	Estimate	Margin of Error	Percent	Percent Margin of Error			
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL							
All families	(X)	(X)	8.00%	±4.4			
With related children of the householder under 18 years	(X)	(X)	13.60%	±8.6			
With related children of the householder under 5 years only	(X)	(X)	16.50%	±18.4			
Married couple families	(X)	(X)	4.50%	±3.9			
With related children of the householder under 18 years	(X)	(X)	9.20%	±8.6			
With related children of the householder under 5 years only	(X)	(X)	12.20%	±18.5			
Families with female householder, no spouse present	(X)	(X)	26.20%	±21.1			
With related children of the householder under 18 years	(X)	(X)	27.50%	±24.7			
With related children of the householder under 5 years only	(X)	(X)	100.00%	±100.0			
All people	(X)	(X)	11.20%	±5.2			
Under 18 years	(X)	(X)	18.10%	±11.6			
Related children of the householder under 18 years	(X)	(X)	18.10%	±11.6			
Related children of the householder under 5 years	(X)	(X)	12.10%	±12.5			
Related children of the householder 5 to 17 years	(X)	(X)	19.70%	±13.9			
18 years and over	(X)	(X)	8.40%	±3.2			
18 to 64 years	(X)	(X)	9.60%	±3.9			
65 years and over	(X)	(X)	4.90%	±3.5			
People in families	(X)	(X)	10.00%	±5.8			
Unrelated individuals 15 years and over	(X)	(X)	17.70%	±7.2			
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section. Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables. Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance. Workers include members of the Armed Forces and civilians who were at work last week. Industry titles and their 4-digit codes are based on the North American Industry Classification System (NAICS). The Census industry codes for 2018 and later years are based on the 2017 revision of the NAICS. To allow for the creation of multiyear tables, industry data in the multiyear files (prior to data year 2018) were recoded to the 2017 Census industry codes. We recommend using caution when comparing data coded using 2017 Census industry codes with data coded using Census industry codes prior to data year 2018. For more information on the Census industry code changes, please visit our website at https://www.census.gov/topics/employment/industry-occupation/guidance/code-lists.html. Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. Select geographies of 2008 data comparable to the 2009 and later tables are available at https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.							

	Bonner Springs city, Kansas				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.					
2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.					
Between 2018 and 2019 the American Community Survey retirement income question changed. These changes resulted in an increase in both the number of households reporting retirement income and higher aggregate retirement income at the national level. For more information see Changes to the Retirement Income Question .					
The categories for relationship to householder were revised in 2019. For more information see Revisions to the Relationship to Household item.					
Occupation titles and their 4-digit codes are based on the Standard Occupational Classification (SOC). The Census occupation codes for 2018 and later years are based on the 2018 revision of the SOC. To allow for the creation of the multiyear tables, occupation data in the multiyear files (prior to data year 2018) were recoded to the 2018 Census occupation codes. We recommend using caution when comparing data coded using 2018 Census occupation codes with data coded using Census occupation codes prior to data year 2018. For more information on the Census occupation code changes, please visit our website at https://www.census.gov/topics/employment/industry-occupation/guidance/code-lists.html .					
In 2019, methodological changes were made to the class of worker question. These changes involved modifications to the question wording, the category wording, and the visual format of the categories on the questionnaire. The format for the class of worker categories are now listed under the headings "Private Sector Employee," "Government Employee," and "Self-Employed or Other." Additionally, the category of Active Duty was added as one of the response categories under the "Government Employee" section for the mail questionnaire. For more detailed information about the 2019 changes, see the 2016 American Community Survey Content Test Report for Class of Worker located at http://www.census.gov/library/working-papers/2017/acs/2017_Martinez_01.html .					
Beginning in data year 2019, respondents to the Weeks Worked question provided an integer value for the number of weeks worked. For data years 2008 through 2018, respondents selected a category corresponding to the number of weeks worked.					
The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.					
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.					
Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.					

SELECTED HOUSING CHARACTERISTICS					United States[®] Census Bureau	
	Bonner Springs city, Kansas					
Label	Estimate	Margin of Error	Percent	Percent Margin of Error		
HOUSING OCCUPANCY						
Total housing units	3,159	±199	3,159	(X)		
Occupied housing units	3,060	±192	96.90%	±2.6		
Vacant housing units	99	±82	3.10%	±2.6		
Homeowner vacancy rate	0	±1.2	(X)	(X)		
Rental vacancy rate	0	±3.2	(X)	(X)		
UNITS IN STRUCTURE						
Total housing units	3,159	±199	3,159	(X)		
1-unit, detached	2,566	±231	81.20%	±4.8		
1-unit, attached	105	±85	3.30%	±2.7		
2 units	32	±23	1.00%	±0.7		
3 or 4 units	112	±61	3.50%	±1.9		
5 to 9 units	82	±58	2.60%	±1.8		
10 to 19 units	16	±18	0.50%	±0.6		
20 or more units	130	±65	4.10%	±2.1		
Mobile home	116	±65	3.70%	±2.1		
Boat, RV, van, etc.	0	±15	0.00%	±0.9		
YEAR STRUCTURE BUILT						
Total housing units	3,159	±199	3,159	(X)		
Built 2014 or later	148	±85	4.70%	±2.8		
Built 2010 to 2013	95	±56	3.00%	±1.8		
Built 2000 to 2009	401	±142	12.70%	±4.4		
Built 1990 to 1999	202	±61	6.40%	±2.0		
Built 1980 to 1989	288	±121	9.10%	±3.9		
Built 1970 to 1979	615	±237	19.50%	±7.0		
Built 1960 to 1969	302	±90	9.60%	±3.0		
Built 1950 to 1959	490	±135	15.50%	±4.3		
Built 1940 to 1949	109	±76	3.50%	±2.4		
Built 1939 or earlier	509	±144	16.10%	±4.2		
ROOMS						
Total housing units	3,159	±199	3,159	(X)		
1 room	27	±43	0.90%	±1.4		
2 rooms	70	±57	2.20%	±1.8		
3 rooms	80	±61	2.50%	±1.9		
4 rooms	369	±125	11.70%	±3.9		
5 rooms	766	±173	24.20%	±5.2		
6 rooms	731	±157	23.10%	±5.0		
7 rooms	521	±232	16.50%	±7.0		
8 rooms	226	±84	7.20%	±2.7		
9 rooms or more	369	±115	11.70%	±3.8		
Median rooms	5.9	±0.3	(X)	(X)		

	Bonner Springs city, Kansas				United States[®] Census Bureau	
Label	Estimate	Margin of Error	Percent	Percent Margin of Error		
BEDROOMS						
Total housing units	3,159	±199	3,159	(X)		
No bedroom	36	±45	1.10%	±1.4		
1 bedroom	161	±82	5.10%	±2.6		
2 bedrooms	640	±173	20.30%	±5.0		
3 bedrooms	1,846	±208	58.40%	±5.1		
4 bedrooms	423	±108	13.40%	±3.6		
5 or more bedrooms	53	±39	1.70%	±1.2		
HOUSING TENURE						
Occupied housing units	3,060	±192	3,060	(X)		
Owner-occupied	2,202	±250	72.00%	±5.7		
Renter-occupied	858	±168	28.00%	±5.7		
Average household size of owner-occupied unit	2.57	±0.21	(X)	(X)		
Average household size of renter-occupied unit	2.5	±0.40	(X)	(X)		
YEAR HOUSEHOLDER MOVED INTO UNIT						
Occupied housing units	3,060	±192	3,060	(X)		
Moved in 2019 or later	125	±94	4.10%	±3.2		
Moved in 2015 to 2018	754	±182	24.60%	±6.2		
Moved in 2010 to 2014	518	±139	16.90%	±4.6		
Moved in 2000 to 2009	715	±168	23.40%	±5.2		
Moved in 1990 to 1999	243	±100	7.90%	±3.3		
Moved in 1989 and earlier	705	±272	23.00%	±8.1		
VEHICLES AVAILABLE						
Occupied housing units	3,060	±192	3,060	(X)		
No vehicles available	144	±90	4.70%	±2.9		
1 vehicle available	773	±183	25.30%	±5.9		
2 vehicles available	1,349	±289	44.10%	±8.3		
3 or more vehicles available	794	±176	25.90%	±6.0		
HOUSE HEATING FUEL						
Occupied housing units	3,060	±192	3,060	(X)		
Utility gas	2,587	±232	84.50%	±4.4		
Bottled, tank, or LP gas	16	±14	0.50%	±0.5		
Electricity	411	±132	13.40%	±4.3		
Fuel oil, kerosene, etc.	0	±15	0.00%	±0.9		
Coal or coke	0	±15	0.00%	±0.9		
Wood	19	±23	0.60%	±0.7		
Solar energy	0	±15	0.00%	±0.9		
Other fuel	0	±15	0.00%	±0.9		
No fuel used	27	±42	0.90%	±1.4		
SELECTED CHARACTERISTICS						
Occupied housing units	3,060	±192	3,060	(X)		
Lacking complete plumbing facilities	23	±29	0.80%	±1.0		
Lacking complete kitchen facilities	10	±17	0.30%	±0.6		
No telephone service available	30	±33	1.00%	±1.1		
OCCUPANTS PER ROOM						
Occupied housing units	3,060	±192	3,060	(X)		
1.00 or less	3,060	±192	100.00%	±0.9		
1.01 to 1.50	0	±15	0.00%	±0.9		
1.51 or more	0	±15	0.00%	±0.9		
VALUE						
Owner-occupied units	2,202	±250	2,202	(X)		
Less than \$50,000	85	±60	3.90%	±2.6		
\$50,000 to \$99,999	254	±101	11.50%	±4.5		
\$100,000 to \$149,999	461	±126	20.90%	±5.9		
\$150,000 to \$199,999	530	±138	24.10%	±6.5		
\$200,000 to \$299,999	733	±237	33.30%	±8.4		
\$300,000 to \$499,999	109	±47	5.00%	±2.3		

	Bonner Springs city, Kansas					
Label	Estimate	Margin of Error	Percent	Percent Margin of Error		
\$500,000 to \$999,999	19	±21	0.90%	±1.0		
\$1,000,000 or more	11	±16	0.50%	±0.7		
Median (dollars)	179,000	±14,070	(X)	(X)		
MORTGAGE STATUS						
Owner-occupied units	2,202	±250	2,202	(X)		
Housing units with a mortgage	1,381	±249	62.70%	±7.0		
Housing units without a mortgage	821	±156	37.30%	±7.0		
SELECTED MONTHLY OWNER COSTS (SMOC)						
Housing units with a mortgage	1,381	±249	1,381	(X)		
Less than \$500	0	±15	0.00%	±2.0		
\$500 to \$999	194	±86	14.00%	±6.6		
\$1,000 to \$1,499	501	±125	36.30%	±9.5		
\$1,500 to \$1,999	527	±266	38.20%	±14.6		
\$2,000 to \$2,499	114	±51	8.30%	±4.3		
\$2,500 to \$2,999	13	±15	0.90%	±1.2		
\$3,000 or more	32	±30	2.30%	±2.3		
Median (dollars)	1,497	±106	(X)	(X)		
Housing units without a mortgage	821	±156	821	(X)		
Less than \$250	51	±58	6.20%	±7.3		
\$250 to \$399	151	±90	18.40%	±10.0		
\$400 to \$599	199	±65	24.20%	±7.9		
\$600 to \$799	322	±120	39.20%	±9.7		
\$800 to \$999	69	±41	8.40%	±5.0		
\$1,000 or more	29	±21	3.50%	±2.6		
Median (dollars)	604	±59	(X)	(X)		

Bonner Springs city, Kansas					United States [®] Census Bureau	
Label	Estimate	Margin of Error	Percent	Percent Margin of Error		
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)						
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,381	±249	1,381	(X)		
Less than 20.0 percent	735	±152	53.20%	±11.3		
20.0 to 24.9 percent	356	±224	25.80%	±13.3		
25.0 to 29.9 percent	115	±68	8.30%	±5.0		
30.0 to 34.9 percent	28	±26	2.00%	±1.9		
35.0 percent or more	147	±65	10.60%	±5.1		
Not computed	0	±15	(X)	(X)		
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	810	±154	810	(X)		
Less than 10.0 percent	232	±84	28.60%	±10.5		
10.0 to 14.9 percent	305	±112	37.70%	±10.3		
15.0 to 19.9 percent	68	±40	8.40%	±4.7		
20.0 to 24.9 percent	85	±64	10.50%	±7.4		
25.0 to 29.9 percent	29	±27	3.60%	±3.4		
30.0 to 34.9 percent	21	±25	2.60%	±3.0		
35.0 percent or more	70	±47	8.60%	±5.9		
Not computed	11	±18	(X)	(X)		
GROSS RENT						
Occupied units paying rent	803	±165	803	(X)		
Less than \$500	133	±74	16.60%	±8.8		
\$500 to \$999	355	±119	44.20%	±13.4		
\$1,000 to \$1,499	286	±118	35.60%	±12.1		
\$1,500 to \$1,999	29	±40	3.60%	±4.9		
\$2,000 to \$2,499	0	±15	0.00%	±3.4		
\$2,500 to \$2,999	0	±15	0.00%	±3.4		
\$3,000 or more	0	±15	0.00%	±3.4		
Median (dollars)	954	±43	(X)	(X)		
No rent paid	55	±56	(X)	(X)		
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)						
Occupied units paying rent (excluding units where GRAPI cannot be computed)	803	±165	803	(X)		
Less than 15.0 percent	96	±71	12.00%	±8.5		
15.0 to 19.9 percent	189	±100	23.50%	±11.3		
20.0 to 24.9 percent	42	±45	5.20%	±5.7		
25.0 to 29.9 percent	185	±108	23.00%	±12.3		
30.0 to 34.9 percent	95	±74	11.80%	±9.0		
35.0 percent or more	196	±85	24.40%	±9.7		
Not computed	55	±56	(X)	(X)		
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.						
Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.						
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.						
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates						

Bonner Springs city, Kansas					
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.					
Households not paying cash rent are excluded from the calculation of median gross rent.					
Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2016 and 2019. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.					
The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.					
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.					
Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.					

ACS DEMOGRAPHIC AND HOUSING ESTIMATES				United States[®] Census Bureau
	Bonner Springs city, Kansas			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	7,846	±26	7,846	(X)
Male	3,520	±283	44.90%	±3.6
Female	4,326	±279	55.10%	±3.6
Sex ratio (males per 100 females)	81.4	±11.9	(X)	(X)
Under 5 years	472	±182	6.00%	±2.3
5 to 9 years	667	±153	8.50%	±1.9
10 to 14 years	659	±180	8.40%	±2.3
15 to 19 years	563	±175	7.20%	±2.2
20 to 24 years	226	±92	2.90%	±1.2
25 to 34 years	838	±188	10.70%	±2.4
35 to 44 years	965	±160	12.30%	±2.1
45 to 54 years	842	±183	10.70%	±2.3
55 to 59 years	645	±204	8.20%	±2.6
60 to 64 years	498	±175	6.30%	±2.2
65 to 74 years	1,014	±350	12.90%	±4.5
75 to 84 years	330	±108	4.20%	±1.4
85 years and over	127	±71	1.60%	±0.9
Median age (years)	40.5	±3.3	(X)	(X)
Under 18 years	2,282	±287	29.10%	±3.6
16 years and over	5,884	±249	75.00%	±3.2
18 years and over	5,564	±283	70.90%	±3.6
21 years and over	5,432	±288	69.20%	±3.7
62 years and over	1,699	±350	21.70%	±4.5
65 years and over	1,471	±342	18.70%	±4.4
18 years and over	5,564	±283	5,564	(X)
Male	2,401	±223	43.20%	±3.0
Female	3,163	±209	56.80%	±3.0
Sex ratio (males per 100 females)	75.9	±9.3	(X)	(X)
65 years and over	1,471	±342	1,471	(X)
Male	584	±167	39.70%	±5.9
Female	887	±218	60.30%	±5.9
Sex ratio (males per 100 females)	65.8	±16.7	(X)	(X)
RACE				
Total population	7,846	±26	7,846	(X)
One race	7,462	±171	95.10%	±2.1
Two or more races	384	±167	4.90%	±2.1
One race	7,462	±171	95.10%	±2.1
White	6,400	±408	81.60%	±5.2
Black or African American	789	±380	10.10%	±4.8
American Indian and Alaska Native	55	±42	0.70%	±0.5
Cherokee tribal grouping	23	±29	0.30%	±0.4
Chippewa tribal grouping	0	±15	0.00%	±0.3
Navajo tribal grouping	0	±15	0.00%	±0.3
Sioux tribal grouping	0	±15	0.00%	±0.3
Asian	15	±18	0.20%	±0.2
Asian Indian	0	±15	0.00%	±0.3
Chinese	0	±15	0.00%	±0.3
Filipino	0	±15	0.00%	±0.3

	Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Japanese	0	±15	0.00%	±0.3
Korean	0	±15	0.00%	±0.3
Vietnamese	8	±12	0.10%	±0.1
Other Asian	7	±13	0.10%	±0.2
Native Hawaiian and Other Pacific Islander	0	±15	0.00%	±0.3
Native Hawaiian	0	±15	0.00%	±0.3
Chamorro	0	±15	0.00%	±0.3
Samoan	0	±15	0.00%	±0.3
Other Pacific Islander	0	±15	0.00%	±0.3
Some other race	203	±210	2.60%	±2.7
Two or more races	384	±167	4.90%	±2.1
White and Black or African American	149	±103	1.90%	±1.3
White and American Indian and Alaska Native	43	±36	0.50%	±0.5
White and Asian	5	±9	0.10%	±0.1
Black or African American and American Indian and Alaska Native	0	±15	0.00%	±0.3
Race alone or in combination with one or more other races				
Total population	7,846	±26	7,846	(X)
White	6,784	±400	86.50%	±5.1
Black or African American	938	±388	12.00%	±4.9
American Indian and Alaska Native	98	±60	1.20%	±0.8
Asian	20	±25	0.30%	±0.3
Native Hawaiian and Other Pacific Islander	0	±15	0.00%	±0.3
Some other race	390	±257	5.00%	±3.3
HISPANIC OR LATINO AND RACE				
Total population	7,846	±26	7,846	(X)
Hispanic or Latino (of any race)	839	±323	10.70%	±4.1
Mexican	682	±311	8.70%	±4.0
Puerto Rican	130	±203	1.70%	±2.6
Cuban	16	±26	0.20%	±0.3
Other Hispanic or Latino	11	±16	0.10%	±0.2
Not Hispanic or Latino	7,007	±320	89.30%	±4.1
White alone	6,089	±407	77.60%	±5.2
Black or African American alone	663	±322	8.50%	±4.1
American Indian and Alaska Native alone	43	±38	0.50%	±0.5
Asian alone	15	±18	0.20%	±0.2
Native Hawaiian and Other Pacific Islander alone	0	±15	0.00%	±0.3
Some other race alone	0	±15	0.00%	±0.3
Two or more races	197	±109	2.50%	±1.4

		Bonner Springs city, Kansas			United States [®] Census Bureau
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
Two races including Some other race	0	±15	0.00%	±0.3	
Two races excluding Some other race, and Three or more races	197	±109	2.50%	±1.4	
Total housing units	3,159	±199	(X)	(X)	
CITIZEN, VOTING AGE POPULATION					
Citizen, 18 and over population	5,412	±324	5,412	(X)	
Male	2,315	±219	42.80%	±2.9	
Female	3,097	±228	57.20%	±2.9	
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties. Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section. Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables. For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format) The Hispanic origin and race codes were updated in 2020. For more information on the Hispanic origin and race code changes, please visit the American Community Survey Technical Documentation website. The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities. Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization. Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.					

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APPENDIX B

2022 Citizen Survey

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Constant Contact Survey Results

Campaign Name: Citizen Survey - Land Use

Survey Starts: 304

Survey Submits: 77

Export Date: 09/14/2022 05:51 PM

MULTIPLE CHOICE

Do you live within the City limits of Bonner Springs?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			66	85%
No			11	14%
Total Responses			77	100%

MULTIPLE CHOICE

Do you own or rent your residence?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Rent			15	19%
Own			62	80%
Total Responses			77	100%

MULTIPLE CHOICE

How long have you lived in the city of Bonner Springs or the surrounding area?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Less than one year			3	3%
1-5 years			12	15%
6-10 years			10	12%
11-20 years			20	25%
More than 20 years			32	41%
Total Responses			77	100%

MULTIPLE CHOICE

Please choose the age range that you are within:

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Under 18			0	0%
18-24			1	1%
25-34			11	14%
35-44			23	29%
45-54			9	11%
55-64			13	16%
Over 65			18	23%
Total Responses			77	100%

Page 1 of 17

CHECKBOXES

What are the most important reasons you and your family choose to live in the City of Bonner Springs or the surrounding area? (check all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Recreational opportunities			7	9%
Cost of housing			32	41%
Close to work			31	40%
Family and friends			36	46%
Quality of neighborhoods			23	29%
Proximity to necessities (i.e. stores, medical services, etc.)			28	36%
Community activities			9	11%
Small town/historic community			34	44%
Total Responses			77	100%

CHECKBOXES

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

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Diversity of housing options			14	18%
Affordability of housing			20	25%
More pedestrian facilities (i.e. sidewalks and trails)			45	58%
Expand retail options			40	51%
Improved roads			35	45%
Increase employment opportunities			16	20%
Improved educational opportunities			18	23%
Total Responses			77	100%

CHECKBOXES

What types of development would you most like to see in Bonner Springs? (check all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Small businesses that serve the needs of the community			46	59%
Health care providers			21	27%
Multifamily residential development (apartments, row homes, senior housing)			17	22%
Mixed use development (residential and commercial/light industrial uses within the same area)			17	22%
Entertainment (i.e. restaurants, theaters, nightlife)			48	62%
Industrial – Warehousing			3	3%
Industrial - Manufacturing			3	3%
Recreational opportunities			40	51%
Commercial – Retail/Service			23	29%
Single family residential development			32	41%
Redevelopment/continued development of downtown			42	54%
Total Responses			77	100%

NUMERIC SCALE

Single family residential development large lot (1+ acres)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			3	3%
2			8	10%
3			25	32%
4			10	12%
5 (Strongly Encourage)			31	40%
Mean	3.75			
Median	4.00			
Total Responses			77	100%

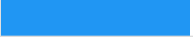
NUMERIC SCALE

Single family residential development (clustered/traditional subdivision)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			9	11%
2			6	7%
3			25	32%
4			24	31%
5 (Strongly Encourage)			13	16%
Mean	3.34			
Median	3.00			
Total Responses			77	100%

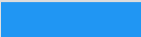
NUMERIC SCALE

Multifamily Residential development (multiple units attached-apartments-rowhomes)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			21	27%
2			18	23%
3			21	27%
4			11	14%
5 (Strongly Encourage)			6	7%
Mean	2.52			
Median	2.00			
Total Responses			77	100%

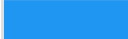
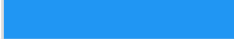
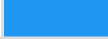
NUMERIC SCALE

Multifamily Townhouses/ Condominiums (multiple units - owned)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			16	20%
2			16	20%
3			21	27%
4			17	22%
5 (Strongly Encourage)			7	9%
Mean	2.78			
Median	3.00			
Total Responses			77	100%

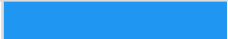
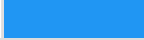
NUMERIC SCALE

Multifamily duplex development (2 unit attached)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			18	23%
2			14	18%
3			26	33%
4			12	15%
5 (Strongly Encourage)			7	9%
Mean	2.69			
Median	3.00			
Total Responses			77	100%

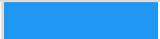
NUMERIC SCALE

Senior/Assisted

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			3	3%
2			9	11%
3			25	32%
4			24	31%
5 (Strongly Encourage)			16	20%
Mean	3.53			
Median	4.00			
Total Responses			77	100%

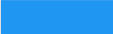
NUMERIC SCALE

Affordable housing

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			11	14%
2			11	14%
3			18	23%
4			17	22%
5 (Strongly Encourage)			20	25%
Mean	3.31			
Median	3.00			
Total Responses			77	100%

NUMERIC SCALE

Office/Business parks

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			11	14%
2			13	16%
3			36	46%
4			13	16%
5 (Strongly Encourage)			4	5%
Mean	2.82			
Median	3.00			
Total Responses			77	100%

NUMERIC SCALE

Organic agriculture

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			6	7%
2			10	12%
3			30	38%
4			17	22%
5 (Strongly Encourage)			14	18%
Mean	3.30			
Median	3.00			
Total Responses			77	100%

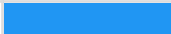
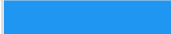
NUMERIC SCALE

Conventional agriculture

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			7	9%
2			15	19%
3			32	41%
4			16	20%
5 (Strongly Encourage)			7	9%
Mean	3.01			
Median	3.00			
Total Responses			77	100%

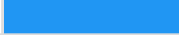
NUMERIC SCALE

Public Green Space/Parks

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			1	1%
2			0	0%
3			19	24%
4			19	24%
5 (Strongly Encourage)			38	49%
Mean	4.21			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Commercial development

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			8	10%
2			8	10%
3			31	40%
4			20	25%
5 (Strongly Encourage)			10	12%
Mean	3.21			
Median	3.00			
Total Responses			77	100%

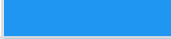
NUMERIC SCALE

Light Industrial development (warehousing-shipping/receiving)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			24	31%
2			29	37%
3			19	24%
4			3	3%
5 (Strongly Encourage)			2	2%
Mean	2.09			
Median	2.00			
Total Responses			77	100%

NUMERIC SCALE

Heavy Industrial development (manufacturing)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			42	54%
2			19	24%
3			12	15%
4			3	3%
5 (Strongly Encourage)			1	1%
Mean	1.73			
Median	1.00			
Total Responses			77	100%

NUMERIC SCALE

Sidewalks

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			2	2%
2			4	5%
3			15	19%
4			13	16%
5 (Strongly Encourage)			43	55%
Mean	4.18			
Median	5.00			
Total Responses			77	100%

NUMERIC SCALE

Bike paths/lanes

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			4	5%
2			5	6%
3			20	25%
4			14	18%
5 (Strongly Encourage)			34	44%
Mean	3.90			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Protection of natural areas/open space

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			0	0%
2			5	6%
3			15	19%
4			15	19%
5 (Strongly Encourage)			42	54%
Mean	4.22			
Median	5.00			
Total Responses			77	100%

NUMERIC SCALE

Floodplain/environmental preservation

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			0	0%
2			2	2%
3			17	22%
4			28	36%
5 (Strongly Encourage)			30	38%
Mean	4.12			
Median	4.00			
Total Responses			77	100%

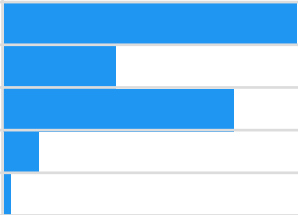
NUMERIC SCALE

Agricultural land preservation

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			2	2%
2			6	7%
3			23	29%
4			28	36%
5 (Strongly Encourage)			18	23%
Mean	3.70			
Median	4.00			
Total Responses			77	100%

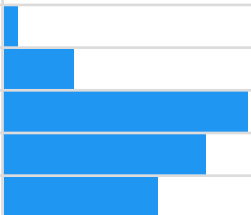
NUMERIC SCALE

Industrial development

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			33	42%
2			13	16%
3			26	33%
4			4	5%
5 (Strongly Encourage)			1	1%
Mean	2.05			
Median	2.00			
Total Responses			77	100%

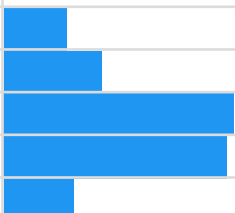
NUMERIC SCALE

Residential development

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			2	2%
2			8	10%
3			27	35%
4			23	29%
5 (Strongly Encourage)			17	22%
Mean	3.58			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Commercial development

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			7	9%
2			11	14%
3			26	33%
4			25	32%
5 (Strongly Encourage)			8	10%
Mean	3.21			
Median	3.00			
Total Responses			77	100%

NUMERIC SCALE

Recreational opportunities/facilities

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			0	0%
2			3	3%
3			21	27%
4			23	29%
5 (Strongly Encourage)			30	38%
Mean	4.04			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Connectivity through public transportation

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			2	2%
2			10	12%
3			17	22%
4			28	36%
5 (Strongly Encourage)			20	25%
Mean	3.70			
Median	4.00			
Total Responses			77	100%

NUMERIC SCALE

Connectivity through pedestrian/bicycle access

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Discourage)			1	1%
2			8	10%
3			22	28%
4			23	29%
5 (Strongly Encourage)			23	29%
Mean	3.77			
Median	4.00			
Total Responses			77	100%

RANK ORDER

In thinking of recent industrial development within Bonner Springs, where do you feel is the appropriate location for such development? (Please rank 1-6 with 1 being the preferred location)

Answer Choice	Average Rank	Ranked 1	Ranked 2	Ranked 3	Ranked 4	Ranked 5	Ranked 6
Along Interstate 70 and within one mile of major intersections with direct on/off access	2.18	39 (50%)	15 (19%)	8 (10%)	5 (6%)	5 (6%)	5 (6%)
Along a one mile corridor north and/or south of Interstate 70	2.91	8 (10%)	31 (40%)	15 (19%)	8 (10%)	13 (16%)	2 (2%)
Along Kansas Highway 7	3.79	3 (3%)	6 (7%)	23 (29%)	22 (28%)	18 (23%)	5 (6%)
Along Kansas Highway 32/Gibbs Road (west of Scheidt Lane, Bonner Springs High School)	3.86	7 (9%)	10 (12%)	13 (16%)	18 (23%)	15 (19%)	14 (18%)
Along Front/Loring Road south of Santa Fe Road	3.60	9 (11%)	13 (16%)	10 (12%)	18 (23%)	22 (28%)	5 (6%)
Other	4.66	11 (14%)	2 (2%)	8 (10%)	6 (7%)	4 (5%)	46 (59%)
Total Responses	77						

OPEN QUESTION

Please state your preferred "Other" location:

Unknown, but anywhere not on Loring Rd.

NA

NA

I70 between k7 and 158th

N/A

n/a
Don't really want more industrial in town because of the noise pollution.

Riverfront

Any open space along a major road, AWAY from schools, housing and family areas.

Industrial park south of Kaw river

Not sure

N/A

...

77 Response(s)

RANK ORDER

In thinking of recent commercial development within Bonner Springs, where do you feel is the appropriate location for such development? (Please rank 1-6 with 1 being the preferred location)

Answer Choice	Average Rank	Ranked 1	Ranked 2	Ranked 3	Ranked 4	Ranked 5	Ranked 6
Along Interstate 70 and within one mile of major intersections with direct on/off access	3.34	14 (18%)	14 (18%)	11 (14%)	14 (18%)	18 (23%)	6 (7%)
Within the existing downtown retail area	2.26	28 (36%)	23 (29%)	15 (19%)	3 (3%)	5 (6%)	3 (3%)
Along Kansas Highway 7	2.91	18 (23%)	11 (14%)	24 (31%)	12 (15%)	8 (10%)	4 (5%)
Along Kansas Highway 32 (east and west of Kansas Highway 7/Front Street)	3.22	8 (10%)	16 (20%)	17 (22%)	24 (31%)	11 (14%)	1 (1%)
Along State Avenue	3.75	7 (9%)	9 (11%)	9 (11%)	23 (29%)	29 (37%)	0 (0%)
Other	5.52	2 (2%)	4 (5%)	1 (1%)	1 (1%)	6 (7%)	63 (81%)
Total Responses	77						

OPEN QUESTION

Please state your preferred "Other" location:

N/A
NA
NA
--
N/A
n/a
Riverfront
open spaces near homes for easy accesses to services and shopping.
None
Not sure
N/A
...
77 Response(s)

MULTIPLE CHOICE

In regards to future development and expansion of services (sanitary sewer, water, streets, public services i.e. police, fire and EMS), what are your general views?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Development within the city is bound to occur			14	18%
Development within the city should not occur			0	0%
Development within the city is good, I'd like more options for retail, employment, recreation and residential living			51	66%
Development within the city is bad, I'd like to maintain a more rural nature in Bonner Springs and am fine with the amenities provided currently			12	15%
Total Responses			77	100%

MULTIPLE CHOICE

Kansas State Statutes allow for cities to anticipate and plan for growth within three (3) miles of their city limits, this does not constitute annexation; forced or otherwise, what it does, is provide cities the opportunity to plan for this anticipated growth and provide a mechanism and orderly pattern in which growth should follow, in general what are your views towards this practice?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Growth should be kept within the confines of the City Limits			7	9%
Growth of cities is bound to happen, planning for this orderly growth is a good thing			65	84%
Cities should stop growing, development is a bad thing			1	1%
Growth should occur naturally and take its own course with no planning			4	5%
Total Responses			77	100%

CHECKBOXES

In regards to parks and outdoor recreational opportunities (check all that apply):

Answer Choice	0%	100%	Number of Responses	Responses Ratio
I would like to see more trails within Bonner Springs to provide for outdoor healthy activities			48	62%
I would like to see a regional trail system that would connect Bonner Springs, Edwardsville, Kansas City and parts of Rural Leavenworth County			36	46%
I would like to see a riverfront park within Bonner Springs			61	79%
I would like to have additional parks and trail connections to those parks			42	54%
Bonner Springs currently has enough parks and trails, no more need constructed			5	6%
Other			7	9%
Total Responses			77	100%

OPEN QUESTION

If you responded "Other" above please specify:

cool park with river front park. Our amazing friendly police dept on bicycles as ambassadors along w/deterring. But also friendly for all ages, calisthenics like Venice beach, or throughout trails more advanced than lions park. Concessions at soccer!

New water system should be done. Bonner water is the worse aspect of Bonner Springs.

The riverfront is our biggest missed opportunity and could transform k-32 and downtown.

A riverfront park should be a high priority for Bonner Springs Parks and Rec. I'd also like to see a permanent place for the farmers' market downtown such as a pavilion or other structure with restrooms.

A ball park complex to allow for outside tournaments to generate tax revenue would be great (along the flatpart of K-32?). Also a notable investment in our parks to bring them up the standard set by the new City Hall and Police Station.

Definitely a River front park.

Develop the riverfront!

With the railroad and cliffs a safe riverfront park north of the river would be an overly expensive tax burden. Partner with Shawnee for an awesome park on that side of the river. It would allow for a better park if the cities jointly funded it

Would love to see some pocket parks in neighborhoods that have amenities the other City parks do not have such as a garden, splash pad, nature learning, etc.

Below has the option for bike to work listed twice, second should be bike for exercise.

10 Response(s)

MULTIPLE CHOICE

Do you own a vehicle?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			75	97%
No			2	2%
Total Responses			77	100%

CHECKBOXES

Do you bike or walk to and from work or for exercise?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Walk for exercise			46	73%
Walk to work			8	12%
Bike for exercise			22	34%
Bike to work			5	7%
Total Responses			63	100%

MULTIPLE CHOICE

Do you utilize public transit options offered within the region – Tiblow Transit, RideKC or others?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			5	6%
No			72	93%
Total Responses			77	100%

MULTIPLE CHOICE

Have you ever utilized a ride-share service such as Uber, Lyft or Ztrip?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			40	51%
No			37	48%
Total Responses			77	100%

MULTIPLE CHOICE

Would you consider carpooling if a centrally located area to park and ride was available?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			27	35%
No			50	64%
Total Responses			77	100%

OPEN QUESTION

Thank you for your valued input

We need a new, larger Post Office for the future

I lived in the city for many years but no longer do

Please clean the ditch on N. 134th Street, water runs down the road not the ditch

More retail options near Walmart would bring people to Bonner Springs. Target, Michaels, Party City, Home Depot are a few I have to travel to another city for. Those west & north of us would come here instead of having to go to Kck,Lansing or Lawrenc

You're welcome

K7 needs to have overpasses built at all intersections in the city. I avoid K7 and Kansas Ave because it is a traffic nightmare and instead go to Shawnee (K7 and Johnson Dr) because it is quick & easy to get on/off K7 and to the businesses I need to

Develop the riverfront, then develop the riverfront, all while working towards developing the riverfront!!

Would love to see more investment into our parks and sidewalks. Trails between the surrounding areas would be wonderful to have as well.

The question about walking/biking to work requires an answer but none apply.

23 Response(s)

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APPENDIX C

Public Finance Options and Recommendations

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APPENDIX C: Public Finance Options and Recommendations

C.1 Guiding Policies

The Bonner Springs Comprehensive Plan advocates the use of new public financing options for public improvements for creating high quality environments to live, work, shop, and play. Future land use and development decisions, including subdivision plans and plats, site planning, infill development, and capital improvement programming should be planned with these new financing options in mind. The following Guiding Policies and Recommendations are submitted, reinforced by the goals and objectives of the Plan and the action steps for implementation.

C.2 Community Finance Policies to Date

In order to promote and foster quality community and economic growth, the City of Bonner Springs has developed over time an Economic Development Incentive Policy which grants certain financial incentives to new and existing businesses. Included in the Policy are property tax rebates such as the Neighborhood Revitalization Property Tax Rebate Plan, property tax increment allocated to designated projects with tax increment financing (TIF), and property tax exemption with industrial revenue bonds (IRBs). In January 2007 the City adopted a Transportation Development District Policy (TDD). A TDD serves to fund, promote, plan, design, construct, improve maintain or operate one or more “projects” relative to the transportation needs of the area.

C.3 New Citywide Policies

The City adopted a new Storm Water Management Program and Utility in January of 2008. The City maintains a system of storm and surface water management facilities including inlets, conduits, manholes, channels, ditches, drainage easements, retention and detention basins, infiltration facilities, and other components as well as natural waterways. The Storm Water system in the City listed its purpose as follows:

- The City needs regular maintenance and improvements.
- All developed property in the City either uses or benefits from the maintenance of the Storm Water system.
- The costs of improving, maintaining, operating, and monitoring the Storm Water system should be allocated, to the extent practicable, to all developed properties proportionate to their impacts.
- Management of the Storm Water system to protect the public health, safety, and welfare requires adequate revenues and it is in the interest of the public to finance stormwater management adequately with a user fee system that is reasonable and equitable.
- The Storm Water Management Program will also initiate innovative and proactive approaches to Storm Water management within the City.
- The Storm Water Utility Fee imposed by this ordinance is neither a tax nor a special assessment, but a charge (in the nature of tolls, fees or rents) for services rendered or available.

The city established both a Storm Water Management Program and a Storm Water Utility with the power to undertake the following activities to administer the Storm Water Management Program:

- (A) To advise the Governing Body on matters relating to the Storm Water Management Program and to make recommendations to the Governing Body concerning the adoption of ordinances, resolutions, policies and regulations in furtherance of the objectives of the Storm Water Management Program.

(B) The acquisition by gift, purchase or eminent domain of real and personal property, easements thereon and/or interests therein, necessary to construct, operate, and maintain Storm Water control facilities.

(C) To undertake the engineering and design, debt service and related financing expenses, construction costs for new facilities, and enlargement or improvement of existing facilities, operation and maintenance of the Storm Water system.

(D) Regulate, establish standards, review and inspect land use or property owner activities when such activities have the potential to affect the quantity, timing, velocity, erosive forces, quality, environmental value or other characteristics of Storm Water which would flow into the Storm Water Management System or in any way effect the implementation of the Storm Water Management Program.

(E) Monitoring, surveillance, and inspection of Storm Water control devices.

(F) Water quality monitoring and water quality programs.

(G) Retrofitting developed areas for pollution control.

(H) Inspection and enforcement activities.

(I) Analyze the cost of services and benefits provided by the Storm Water Utility and the structure of fees, service charges, credits, and other revenues on a regular basis and make recommendations to the Governing Body regarding the same.

(J) To undertake expenditures as required to implement these activities, including costs of Capital Improvements, Operations and Maintenance and other costs as may be required.

(K) Other activities which are reasonably required.

C.4 Major Street Improvements Impact Fee

The City of Bonner Springs has demonstrated its capacity to move forward with innovative financing mechanisms as incentives for public improvements, in cooperation with the private sector. The new a Storm Water Management Program and a Storm Water Utility is just the most recent example. In 2008 the comprehensive plan engagement determined that the primary infrastructure improvement for which financing will be needed in the immediate future is a major street improvements program. Success in forming a stormwater utility, and the lag in the City's major street program makes the Major Street Improvements Impact Fee critical at this time. Therefore, the comprehensive plan suggest implementation focus on major street financing strategies immediately.

The major street financing strategy defines the best approach for Bonner Springs in financing arterial and collector street improvements. The strategy identifies the primary funding mechanisms to be adopted, the responsible parties of those funding mechanisms, and the primary areas of the City that are targeted for major street improvements. The intention of the strategy is to provide financing of major street improvements while promoting growth and development of specific areas of the City and allowing flexibility in adapting those financing mechanisms.

Major Street Financing Strategy

Existing major street funding mechanisms will remain, including sales tax. Upon review of the available financing opportunities, the City may still be supporting financing of major street improvements with developer contributions in certain cases. Adoption of a road impact fee will be the primary source of financing major street improvements in Bonner Springs, however.

The road impact fee will be based on traffic impact studies and the impact the proposed development will have on the major street system within designated "Transportation Impact Zones" (TIZ). The City will develop specific criteria that will trigger the assessment of a road impact fee. A working definition of impact fees is: an exaction (or tax, or dedication of money or other goods) to the public for an off-site public improvement necessitated in part by the developer who pays the fee. The amount of payment is based on the impact of each development on the need for the improvement. Each developer pays his/her fair share. However, impact fees can be controversial. The method for establishing the fair amount of the impact fee can vary depending on the method used for determining the impact, or need for the improvement, of the applicable development(s). Recent court rulings have established three key issues that must be addressed in order for a municipality to impose an impact fee system.

1. The city must establish a legal mechanism for imposing the fee as a condition of development approval.
2. A rational nexus must exist which demonstrates that there is a relationship between the fee or dedication that is being required of the proposed development and the applicable public improvement. To establish a rational nexus, three factors should exist:
 - the development creates a need for new capital facilities;
 - the developer pays a proportional share; and
 - the fee collected from the developer benefits the developer.
3. If imposition of the impact fee is legitimate, the City must be able to demonstrate that the amount of the fee is in rough proportionality to the need and the use the development is creating for the applicable improvement.

The term "major road improvements" is defined for purposes of this study as construction, reconstruction or major maintenance (milling and overlay) of arterial streets, including parkways (divided arterials), and a limited number of existing collector streets.

Jurisdiction of Funding Mechanisms

The City will be responsible for collecting and distributing the funding mechanisms identified above. The funding mechanisms will apply to all areas of the City. The City will target funding mechanisms for use in the Transportation Impact Zones (TIZ), as designated in the Comprehensive Plan. Priority for upgrading major streets will be based on traffic counts, development timing and the City's CIP; however, financing of major street improvements will be evenly distributed throughout the City to the extent practicable.

Major Street Impact fee Implementation

The City of Bonner Springs should implement a major street impact fee program. A comprehensive legal analysis of major street impact fees would be required before proceeding with imposition of a major street impact fee. However, the general steps for implementing a major street impact fee are as follows:

1. Develop a transportation plan. The Bonner Springs Vision 2025 Comprehensive Plan accomplished this task by creating the Future Transportation Map. Therefore, the first step is already completed.

2. Create major street impact fee service areas. The fee charged on new development must be reasonably related to the needs created by the development (its impact) on the City's major street system and the benefits conferred upon that development through the use of the fee that is collected. Therefore, major street impact fee service areas should be designated to ensure that developers pay their fair share and that fees are being distributed to the appropriate area of impact. The service area would identify the principal area from which the proposed development would attract traffic that would impact major streets within the identified planning area. Using the Future Transportation Map provided in this Plan, officials should designate these major street impact fee service areas. They should be created with boundaries that are equidistant from major streets requiring improvements. Note that as development occurs, the Future Transportation Map will need to be updated. Therefore, the major street impact fee service area must also be adjusted to meet development activity.

3. Adopt traffic demand variable rates. Each particular development will generate only a small percentage of the total existing or future traffic impacting particular major street segments or intersections. As a result, each particular development would be required to pay only its proportionate share of the costs associated with traffic improvements in the service area. Moreover, all existing traffic as well as pass-through traffic and future traffic must be factored in to the essential nexus/rough proportionality equation.

Traffic demand variables can be obtained from the Institute of Transportation Engineers' (ITE's) Trip Generation Manual. The Trip Generation Manual is designed to estimate the number of trips that could be generated by a specific land use. Traffic count data for various types of land uses are provided for both daily traffic volumes and peak hour traffic volumes. An average between the peak hour and daily traffic volumes should be used to determine the proportion of total traffic impacted by a single use. A listing of the land uses for which the ITE Manual has traffic counts is listed in Appendix A. This list should be used to amend the zoning ordinance and identify which land use code used in the ITE manual applies to specific land uses listed in the zoning ordinance.

4. Establish major street improvement cost estimates. Once the districts have been established, cost estimates for major street improvements in that district should be determined.

5. Establish accounting procedures. The funds collected from major street impact fees must be kept in a separate account for the area or district in which those funds are to be spent. Also, these funds must be used to pay for eligible expenses only, primarily improvements necessary due to the impact of the new development. The revenues derived from an impact fee can be used for both land acquisitions and construction of public facilities to support new development.

These fees cannot be used to cure "existing deficiencies" in the City's major street system. These existing deficiencies must be funded from other sources, generally by the public at large.

6. Write major street impact fee ordinance. The major street impact fee ordinance should include the following sections and information:

- Purpose: Identify the reasons and scope of the ordinance and for requiring major street impact fees.
- Definitions: Define any term used in the ordinance that requires detailed explanation.
- Authority to Impose Major Street Impact fees: Describe the roles and responsibilities of those enforcing the major street impact fee.

- Requirements or Major Street Impact fees: List and describe specific requirements or standards for applying major street impact fees.
- Fee to be Generated on Impact-generating Land Development Activity: Identify district and areas where major street impact fees are to be enforced.
- Individual Assessment of Fiscal Impact: Identify the method for calculating major street impact fee requirements for specific land or property owners.
- Use of Funds: Describe the activities for which the use of major street impact fee funds are applicable.

7. Implement. Once the major street impact fee ordinance is in place, the process for implementing the program should be as follows or as the adopted ordinance suggests:

- When a developer submits a plat or site plan, the City Planner or City Engineer will determine the land use, referring to the zoning ordinance use table to determine the appropriate code for which the major street impact fee will be applied.
- The City Planner or City Engineer will look up that land use code in the ITE trip generation manual and calculate both the average daily traffic and the peak hour traffic, then average the results.
- This number will be divided by the total anticipated daily traffic for the major street TIZ in which the development is located.
- This proportion will be multiplied by the total estimated major street improvement costs to determine the major street impact fee the developer is required to pay.

COMPREHENSIVE PLAN COMPARISON 2008 VS. 2022

- Front cover has been improved with updated pictures
- Acknowledgements have been updated
- Table of Contents has been updated to reflect revised layout

Below is a comparison table between of Table of Contents – this will also distinguish the difference in layout –
Bold typeface indicates section headers, indented listings are maps

Adopted Plan

Chapter 1: Comprehensive Plan Overview

Introduction - *about the plan*
Planning Authority
Vicinity and Planning Areas
How the Plan Is Used
Public Benefits of the Plan
Jurisdictional Responsibility
Role of Planning Commission
Role of City Council
Role of Board of Zoning Appeals
Role of the Zoning Ordinance

Revised Plan

Introduction - *about the City*

Executive Summary

Purpose of the Comprehensive Plan
Preparation of the Plan
Planning Authority
How to Use the Plan
Public Benefits

Extraterritorial Jurisdiction Responsibility

Overview of the Comprehensive Plan and its Development

Plan Specifics

Plan Implementation

The Plan and its Role
Role of the Planning Commission
Role of the City Council
Role of the Board of Zoning Appeals
Role of the Planning and Zoning Department
Role of the City Zoning Ordinance
The Basis of Decision-Making
Community Input

Chapter 2: Existing Conditions

Introduction
Municipal Utility Infrastructure
Development Patterns
Economic Development
Demographics

Overview of the City / Existing Conditions

Background Information
Demographics
Demographics Chart
Economic Development
Existing Land Use
Transportation
Future Transportation Map
Soils and Topography
Ecological Profile/Physical Limitations/Floodplains
Surrounding Growth Factors

Community Facilities

City Offices
Parks and Recreation
Parks and Trails Map – Existing
Library
Education
Electric System
Gas System
Water System
Stormwater System
Wastewater System Wastewater Maps
Drainage Basin Maps

Chapter 3: Goals, Objectives, and Policies

Introduction
Environmental Management
Land Use and Development
Parks, Open Space, and Recreation
Economic Development
Residential
Infrastructure
Public Participation

Community Vision and Planning Goals

Topics of Importance
Environmental Management
Land Use and Development
Development Challenges Map
Zoning and Physical Image
Zoning Districts
Current Zoning Map
Citizen Survey Result Map – Future
Commercial Development
Citizen Survey Result Map – Future
Industrial Development
Infrastructure
Streets / Transportation
Future Transportation Map
Parks, Open Space and Recreation
Future Trail and Park Plan
Economic Development

Chapter 4: Future Land Use

Introduction
Growth Areas
Future Land Use
Future Commercial Needs
Future Industrial Needs
Future Land Use Plan
Housing and Infrastructure
Natural Resources
Land Use Growth Area Policy
Guiding Principles and Design Guidelines

Future Land Uses / Future Land Use Map

Agricultural
Residential
Mixed Use
Commercial
Industrial
Public/Industrial Open Space
Future Land Use Map Introduction
Future Land Use Map

The Guiding Principles and Design Guidelines were adopted as the Architectural Design Standards section of the Zoning Ordinance in January 2022.

Chapter 5: Major Transportation Plan

Introduction
Road and Street Classifications
Transportation Planning Issues
Access Control
Roadway Financing
Recommendations

Transportation Planning and applicable sections are found under the Community Vision and Planning Goals of the revised plan

Chapter 6: Implementation

On-Going Action Items
Short-term Action Items
Long-term Action Items

Goals, Objectives and Action Steps are included within each section of the “Community Vision and Planning Goals” section of the revised plan

APPENDICES

Appendix A: Public Participation Summary

Focus Session Overview
Planning Policy Charrette

Appendices and Addendums

Appendix A: U.S. Census Bureau Demographics

Appendix B: Neighborhood and Site Development Guidelines

Guiding Principles
Neighborhood Development Guidelines
Multifamily Residential Design Guidelines
Commercial Design Guidelines

Appendix B: 2022 Citizen Survey Results

Appendix C: Public Finance Options

Guiding Policies
Community Finance Policies to Date
New Citywide Policies
Related Public Finance Mechanisms

Appendix C: Public Finance Options

Copied and pasted, this section has remained the same

Addendum: 2016 Tri-City Multi-Modal Redevelopment Plan

This plan was adopted in 2016 as an Addendum to the adopted Comprehensive Plan

- Introduction has been added to provide individuals with some history of Bonner Springs
- The ‘Overview/Existing Conditions’ section has been revised, dealing with Demographics first vs. Soils as in the adopted plan
 - Added a Demographics Chart that compares 6 other cities to ourselves, some of these comparisons are Median Age, Median Household Income, Average Household Size, Poverty Rates and Percent of the Workforce in Manufacturing among several other key categories
- The initial sections of ‘Overview’ deal directly with our citizens and expand upon the Demographics Table; it addresses population growth, housing, Economics/Education.
 - Included are snapshot graphs comparing Bonner Springs to the 6 other cities
- It then dives into our Economic Development Incentive Programs that we currently have in place
 - Need to add Rural Housing Incentive Districts (RHID); recently adopted by the Governing Body
- The next few sections deal directly with Economic Development in our current state – all categories provide updated numbers
 - Building Permits – past 6 years (2016-2021)
 - Assessed Valuation – in five-year increments except 2022 (2010, 2015, 2020 and 2022)
 - Largest Taxpayers via assessed valuation (mostly business oriented – most recent assessments)
 - Sales tax revenue – in five-year increments (2010, 2015, 2020 and 2021)
 - Tax levies
 - A section is provided that could assist an individual approximate property taxes using the value of a home
- Adopted version provides statistical demographic information within the plan pages, ours has been condensed into the demographic table and the ACS Surveys as Appendices

- The Topics of Importance have changed

Adopted Plan

Environmental Management
Land Use and Development
Parks, Open Space and Recreation
Economic Development
Residential
Infrastructure
Public Involvement

Revised Plan

Environmental Management
Land Use and Development
Zoning and Physical Image
Infrastructure
Street and Transportation Network
Parks, Open Space and Recreation
Economic Development
Future Land Uses

- The majority of existing Goals, Objectives and Action Steps remained the same, as staff reviewed the existing plan it was realized that those Action Steps had not been accomplished in the manner intended. Where Action Steps had been completed, they were removed from the revised plan.
- The revised plan lists “Strategies” vs. “Objectives” in the adopted plan

Environmental Management – No Change

Land Use and Development –

Adopted Plan

Objective 1 had two tasks accomplished, they were removed

Objective 3 from current plan was removed – we accomplished this through the adoption of design standards

Objective 4 from current plan was removed – accomplished with adoption of design standards

Revised Plan

Annexation was placed into the Land Use and Development section, with an appropriate Objective and subsequent Action Steps

New ‘Goal’ added – Future Urban Growth

Objective added “Manage growth in a orderly manner....not leapfrogging beyond areas that can be reasonably served by utilities and services”

Parks, Open Space and Recreation –

Adopted Plan

Objective 1 had one task removed

Revised Plan

New “Strategy” placed in revised plan – Develop a Trails Master Plan

Include Future Parks and Trail Plan - map

Economic Development –

Adopted Plan

Objective 1 - removed four “Action Steps” that were either achieved previously or outdated

Objective 2 – removed one “Action Step” develop non-residential south on Front Street along Loring Lane

Revised Plan

New “Strategy” placed in revised plan – Encourage development in an orderly and efficient patternin a fiscally responsible manner (four “Action Steps” added

Residential –

removed from the adopted plan, while significant residential development is desired, we unfortunately cannot dictate what develops within the city limits

Infrastructure –

Adopted Plan

Objective 2 – removed “Action Step” relating to the K-7 corridor study as the City rethinks its stance on this staff felt it best to not include this step

Objective 3 has been narrowed down to two “Action Steps” which have been accomplished

Revised Plan

Infrastructure was divided into two sections, Municipal Utilities and Streets/Transportation

Added “Pedestrian Realm” into Infrastructure, including four “Action Steps”

Added three new “Action Steps” to Infrastructure – Construction and Extension

Public Involvement -

removed from the revised plan, Public Involvement is a very important topic and without the public's input and involvement the plan would not be successful. The Comprehensive Plan is a tool for those looking to develop within the city limits, while public involvement is necessary in this process it should not be incorporated into the plan, it was used to develop the plan and the revised plan should reflect the public's involvement.

Zoning and Physical Image – Revised Plan only

Zoning and Physical Image was added in order to press to the forefront the desires of the City when looking at future development(s) and the future growth of the City

- The current Zoning Districts are listed,
 - A current Zoning Map is provided
 - The mapped results of the 2022 Citizen Survey are also provided
-

An Ordinance Adopting the Comprehensive Plan “Vision 2025 and Beyond” for Future Development within the City of Bonner Springs and its Planning Area and Repealing Ordinance No. 2213

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

Section I: The Planning Commission of The City of Bonner Springs, Kansas on August 15, 2023, voted unanimously to recommend the City Council adopt the Comprehensive Plan “Vision 2025 and Beyond” after a public hearing was duly published and conducted.

Section II: Adoption of the Comprehensive Plan “Vision 2025 and Beyond”

There is hereby incorporated by reference for the purpose of regulating the future development of land within the City of Bonner Springs and its planning area, such incorporation being authorized by K.S.A. 12-3009 through 12-3012, inclusive as amended. Not less than one (1) copy of said Comprehensive Plan “Vision 2025 and Beyond” shall be marked or stamped “Official copy as Incorporated by Ordinance No. _____ of the City of Bonner Springs, Kansas”, and to which shall be attached a copy of this ordinance, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. All persons duly charged with enforcing and administering said Comprehensive Plan “Vision 2025 and Beyond” shall be provided copies thereof.

Section III: The Bonner Springs, Kansas, Comprehensive Plan as adopted under Ordinance No. 2213 is hereby repealed.

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

Approved by the Governing Body and signed by the Mayor on this 25th day of September 2023.

Attest:

Jeff Harrington, Mayor

Christina Brake, City Clerk

(Seal)

Memorandum

Date: September 25, 2023
To: Mayor and City Council
From:

Subject: Resolution Authorizing the Lease Purchase Agreement for Aerial Truck

Recommendation: Staff recommends approval.

Action: Make a motion to adopt a Resolution Authorizing the Execution and Delivery of the Master Equipment Lease Purchase Agreement for the Fire Department Aerial Truck between Union Bank and Trust Company and the City of Bonner Springs and Authorizing Amber Vogan, Assistant City Manager, to Sign the Lease Agreement.

Background: At the July 24, 2023 meeting, the City Council approved staff to move forward with the purchase of a replacement aerial truck for the Fire Department.

Discussion: The Lessor, Union Bank and Trust Company, has requested a resolution (attached) specifically authorizing the Assistant City Manager to sign the agreement. The resolution authorizes the execution and Delivery of the Master Equipment Lease Purchase Agreement for the Fire Department Aerial Truck between Union Bank and Trust Company and the City of Bonner Springs and authorizes the Assistant City Manager to Sign the Lease Agreement.

Financial Impact:

EXHIBIT B

LESSEE RESOLUTION

Re: Schedule of Equipment No. 01, dated 9/26/2023, to Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

I, the undersigned, the duly appointed, qualified and acting **City Clerk** of the above captioned Lessee do hereby certify this date September 25, 2023, as follows:

- (1) Lessee did, at a meeting of the governing body of the Lessee held on September 25, 2023, by motion duly made, seconded and carried, in accordance with all requirements of law, approve and authorize the execution and delivery of the above referenced Schedule of Equipment No. 01 (the "Schedule") on its behalf by the following named representative of the Lessee, to witness:

Authorized Signer: Amber Vogan, Assistant City Manager

- (2) The above named representative of the Lessee held at the time of such authorization and holds at the present time the office set forth above.
- (3) The meeting of the governing body of the Lessee at which the Schedule was approved and authorized to be executed was duly called, regularly convened and attended throughout by the requisite majority of the members thereof or by other appropriate official approval and that the action approving the Schedule and authorizing the execution thereof has not been altered or rescinded.
- (4) No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default (as such term is defined in the above referenced Master Equipment Lease Purchase Agreement) exists at the date hereof.
- (5) All insurance required in accordance with the above referenced Master Equipment Lease Purchase Agreement is currently maintained by the Lessee.
- (6) Lessee has, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds for the current budget year to make the Rental Payments scheduled to come due during the Original Term and to meet its other obligations for the Original Term (as such terms are defined in the above referenced Master Equipment Lease Purchase Agreement) and such funds have not been expended for other purposes.
- (7) The fiscal year of Lessee is from January 1, 2023 to December 31, 2023.

The signatures below from the designated individuals from the Governing Body of the Lessee evidence the adoption by the Governing Body of this resolution.

City of Bonner Springs

Attested By: _____
Tim Richards, Fire Chief

Certified By: _____
Christina Brake, City Clerk

MASTER EQUIPMENT LEASE PURCHASE AGREEMENT

LESSEE: City of Bonner Springs

This Master Equipment Lease Purchase Agreement, including all exhibits and schedules hereto whether currently in existence or hereafter executed (the "Agreement"), dated as of 9/26/2023, and entered into between Union Bank and Trust Company, 3643 S 48th Street, Lincoln, NE 68506 ("Lessor"), and City of Bonner Springs, 200 E 3rd Street, Bonner Springs, KS 66012 a body corporate and politic duly organized and existing under the laws of the State of ("Lessee");

RECITALS

WHEREAS, Lessee desires to lease from Lessor certain equipment described in the schedules to this Agreement, substantially in the form of Exhibit A hereto, that are executed from time to time by the parties hereto (such schedules are hereby incorporated herein and are hereinafter collectively referred to as the "Schedules", and the items of equipment leased to Lessee hereunder, together with all substitutions, proceeds, replacement parts, repairs, additions, attachments, accessories and replacements thereto, thereof or therefore, are hereinafter collectively referred to as the "Equipment") subject to the terms and conditions of and for the purposes set forth in this Agreement.

WHEREAS, the relationship between the parties shall be a continuing one and items of equipment may be added to or deleted from the Equipment from time to time by execution of additional Schedules by the parties hereto and as otherwise provided herein.

WHEREAS, Lessee is authorized under the constitution and laws of the State to enter into this Agreement for the purposes set forth herein.

NOW, THEREFORE, for and in consideration of the premises hereinafter contained, the parties hereby agree as follows:

ARTICLE I. REPRESENTATIONS, WARRANTIES AND COVENANTS OF LESSEE

Section 1.01. Lessee represents, covenants and warrants, for the benefit of Lessor and its assignees, as follows:

- (a) Lessee is a public body, corporate and politic, duly organized and existing under the Constitution and laws of the State.
- (b) Lessee will do or cause to be done all things necessary to preserve and keep in full force and affect its existence as a body corporate and politic. Lessee is a political subdivision of the State within the meaning of Section 103(a) of the Code or a constituted authority authorized to issue obligations on behalf of a state or local governmental unit within the meaning of the regulations promulgated pursuant to said Section of the Code.
- (c) Lessee has full power and authority under the Constitution and laws of the State to enter into this Agreement and the transactions contemplated hereby, and to perform all of its obligations hereunder.
- (d) Lessee has duly authorized the execution and delivery of this Agreement by proper action by its governing body at a meeting duly called, regularly convened and attended throughout by the requisite majority of the members thereof, or by other appropriate official approval, and all requirements have been met and procedures have occurred in order to ensure the enforceability of this Agreement.
- (e) Lessee has complied or will comply with such public bidding requirements as may be applicable to this Agreement and the acquisition by Lessee of the Equipment.
- (f) During the Lease Term, the Equipment will be used by Lessee only for the purpose of performing one or more essential governmental or proprietary functions of Lessee consistent with the permissible scope of Lessee's authority and will not be used in a trade or business of any person or entity other than Lessee.
- (g) During the Lease Term, Lessee will annually provide Lessor with current financial statements, budgets, proof of appropriation for the ensuing fiscal year and such other financial information relating to the ability of Lessee to continue this Agreement as may be reasonably requested by Lessor.
- (h) The Equipment will have a useful life in the hands of Lessee that is substantially in excess of the Original Term and all Renewal Terms.
- (i) The Equipment is, and during the Lease Term will remain personal property and when subjected to use by the Lessee, will not be or become fixtures.
- (j) The Equipment is essential to the function of the Lessee and the services provided to its citizens, and will be used throughout the period that this Agreement is in force for the purpose of performing one or more governmental or proprietary functions consistent with the permissible scope of its authority.
- (k) During the term of this Agreement, Lessee will not dispose of or sell any part of the Equipment.
- (l) Lessee has not terminated a lease, rental agreement, installment purchase contract, or any other such agreement in the past five (5) years as a result of insufficient funds being appropriated for payments due under such an agreement.
- (m) This Agreement constitutes the legal, valid and binding obligation of Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally.
- (n) No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default exists at the date hereof.
- (o) Lessee has, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds for the current fiscal year to make the Rental Payments scheduled to come due during the current fiscal year and to meet its other obligations under this Agreement for the current fiscal year, and such funds have not been expended for other purposes.
- (p) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or threatened against or affecting Lessee, nor to the best knowledge of Lessee is there any basis therefore, wherein an unfavorable decision, ruling or finding would materially adversely affect the transactions contemplated by this Agreement or any other document, agreement or certificate which is used or contemplated for use in the consummation of the transactions contemplated by this Agreement or materially adversely affect the financial condition or properties of Lessee.
- (q) All authorizations, consents and approvals of governmental bodies or agencies required in connection with the execution and delivery by Lessee of this Agreement or in connection with the carrying out by Lessee of its obligations hereunder have been obtained.
- (r) The entering into and performance of this Agreement or any other document or agreement contemplated hereby to which Lessee is or is to be a party will not violate any judgment, order, law or regulation applicable to Lessee or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest or other encumbrance on any assets of Lessee or the Equipment pursuant to any indenture, mortgage, deed of trust, bank loan or credit agreement or other instrument to which Lessee is a party or by which it or its assets may be bound, except as herein provided.

ARTICLE II. DEFINITIONS

Section 2.01. The following terms will have the meanings indicated below unless the context clearly requires otherwise:

"Agreement" means this Master Equipment Lease Purchase Agreement, including the Schedules and any other schedule, exhibit or escrow agreement made a part hereof by the parties hereto, whether currently in existence or hereafter executed, as the same may be supplemented or amended from time to time in accordance with the terms hereof.

"Code" means the Internal Revenue Code of 1986, as amended, and the United States Treasury Regulations in effect thereunder.

"Commencement Date" means, with respect to any Schedule, the date when the Lease Term of this Agreement with respect to that Schedule and Lessee's

obligation to pay rent under that Schedule commence, which date will be the earlier of (i) the date of the Agreement, or (ii) the date on which sufficient moneys to purchase the Equipment are deposited for that purpose with an Escrow Agent.

"Equipment" means the property described in the Schedules and all replacements, substitutions, repairs, restorations, modifications, attachments, accessions, additions and improvements thereof or thereto. Whenever reference is made in this Agreement to Equipment listed in a Schedule, that reference shall be deemed to include all replacements, repairs, restorations, modifications and improvements of or to that Equipment.

"Event of Default" means, with respect to any Lease, an Event of Default described in Section 10.01.

"Escrow Agreement" means, with respect to a given Schedule, an escrow agreement in form and substance satisfactory to Lessor, between Lessee, Lessor and an escrow agent relating to the acquisition fund created thereunder.

"Lease" means, at any time, (i) if none of Lessor's interest in, to and under any Schedule has been assigned pursuant to Section 9.01, or if all of Lessor's interest in, to and under this Agreement and all Schedules have been assigned to the same assignee without any reassignment, this Agreement, or (ii) if Lessor's interest in, to and under any Schedule or Schedules has been assigned or reassigned pursuant to Section 9.01, all Schedules that have the same Lessor and this Agreement as it relates to those Schedules and the Equipment listed therein, which shall constitute a separate single lease relating to that Equipment.

"Lease Term" means, with respect to any Lease, the Original Term and all Renewal Terms of that Lease.

"Lessee" means the entity which is described in the first paragraph of this Agreement, its successors and assigns.

"Lessor" means, with respect to each Schedule and the Lease of which that Schedule is a part, (i) if Lessor's interest in, to and under that Schedule has not been assigned pursuant to Section 9.01, the entity described as such in the first paragraph of this Agreement or its successor, or (ii) if Lessor's interest in, to and under that Schedule has been assigned pursuant to Section 9.01, the assignee thereof or its successor.

"Net Proceeds" means the amount remaining from the gross proceeds of any insurance claim or condemnation award after deducting all expenses (including attorneys' fees) incurred in the collection of such claim or award.

"Original Term" means, with respect to any Lease, the period from the first Commencement Date for any Schedule under that Lease until the end of the fiscal year of Lessee in effect at that Commencement Date.

"Purchase Option Price" means, with respect to the Equipment listed on any Schedule, the amount set forth in that Schedule as the Purchase Option Price for that Equipment.

"Renewal Terms" means, with respect to any Lease, the automatic renewal terms of that Lease, as provided for in Article III of this Agreement, each having a duration of one year and a term co-extensive with the Lessee's fiscal year except the last of such automatic renewal terms which shall end on the due date of the last Rental Payment set forth in the Schedule.

"Rental Payments" means the basic rental payments payable by Lessee pursuant to Section 4.02.

"State" means the state in which Lessee is located.

"Vendor" means the manufacturer of the Equipment as well as the agents or dealers of the manufacturer from whom Lessee purchased or is purchasing the Equipment.

ARTICLE III. LEASE TERM

Section 3.01. Lease of Equipment. Lessor hereby demises, leases and lets to Lessee, and Lessee rents, leases and hires from Lessor, the Equipment listed in each Schedule in accordance with this Agreement and that Schedule for the Lease Term for the Lease of which that Schedule is a part. The Lease Term for each Lease may be continued at the end of the Original Term or any Renewal Term for an additional Renewal Term; provided, however, that at the end of the Original Term and at the end of each Renewal Term, Lessee shall be deemed to have continued that Lease for the next Renewal Term unless Lessee shall have terminated that Lease pursuant to **Section 4.05** or **Section 5.04**. The terms and conditions during any Renewal Term shall be the same as the terms and conditions during the Original Term, except that the Rental Payments shall be as provided in the Schedules. Lessor hereby covenants to provide Lessee during the Lease Term with quiet use and enjoyment of the Equipment, and Lessee shall during the Lease Term peaceably and quietly have and hold and enjoy the Equipment, without suit, trouble or hindrance from Lessor, except as expressly set forth in this Agreement.

Section 3.02. Continuation of Lease Term. Lessee currently intends, subject to **Section 4.05**, to continue the Lease Term for each Lease through the Original Term and all of the Renewal Terms and to pay the Rental Payments hereunder. Lessee reasonably believes that legally available funds in an amount sufficient to make all Rental Payments during the Lease Term for each Lease can be obtained. The responsible financial officer of Lessee shall do all things lawfully within his or her power to obtain and maintain funds from which the Rental Payments may be made, including making provision for the Rental Payments to the extent necessary in each proposed annual budget submitted for approval in accordance with applicable procedures of Lessee and to exhaust all available reviews and appeals in the event such portion of the budget is not approved. Notwithstanding the foregoing, the decision whether or not to budget or appropriate funds or to extend a Lease for any Renewal Term is solely within the discretion of the then current governing body of Lessee.

Section 3.03. Return of Equipment on Termination. Upon expiration or earlier termination of any Schedule under any provision of this Agreement at a time when Lessee does not exercise its option to purchase the Equipment described in that Schedule under the provisions of this Agreement, Lessee shall deliver, at Lessee's expense, the Equipment described in that Schedule to Lessor in the same condition as existed at the Commencement Date, ordinary wear and tear expected, packaged or otherwise prepared in a manner suitable by shipment by truck or rail common carrier at a location specified by Lessor.

Section 3.04. Conditions to Lessor's Performance under Schedules. As a prerequisite to the performance by Lessor of any of its obligations pursuant to the execution and delivery of any Schedule, Lessee shall deliver to Lessor the following:

- (a) A Lessee Resolution executed by the Clerk or Secretary or other comparable officer of Lessee, in substantially the form attached hereto as Exhibit B, completed to the satisfaction of Lessor;
- (b) An Opinion of Counsel to Lessee in substantially the form attached hereto as Exhibit C respecting such Schedule and otherwise satisfactory to Lessor;
- (c) All documents, including financing statements, affidavits, notices and similar instruments, in form satisfactory to Lessor, which Lessor deems necessary or appropriate at that time;
- (d) Such other items, if any, as are set forth in such Schedule or are reasonably required by Lessor.

This Agreement is not a commitment by Lessor to enter into any Schedule not currently in existence, and nothing in this Agreement shall be construed to impose any obligation upon Lessor to enter into any proposed Schedule, it being understood that whether Lessor enters into any proposed Schedule shall be a decision solely within Lessor's discretion.

Lessee will cooperate with Lessor in Lessor's review of any proposed Schedule. Without limiting the foregoing, Lessee will provide Lessor with any documentation or information Lessor may request in connection with Lessor's review of any proposed Schedule. Such documentation may include, without limitation, documentation concerning the Equipment and its contemplated use and location and documentation or information concerning the financial status of Lessee and other matters related to Lessee.

ARTICLE IV. RENTAL PAYMENTS

Section 4.01. Rental Payments to Constitute a Current Expense of Lessee. Lessor and Lessee understand and intend that the obligation of Lessee to pay Rental Payments hereunder shall constitute a current expense of Lessee and shall not in any way be construed to be a debt of Lessee in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by Lessee, nor shall anything contained herein constitute a pledge of the general tax revenues, funds or monies of Lessee.

Section 4.02. Payment of Rental Payments. Lessee shall pay Rental Payments, from any and all legally available funds, in lawful money of the United States of America, exclusively to Lessor or, in the event of assignment by Lessor, to its assignee, in the amounts and on the dates set forth in each Schedule. Rental Payments shall be in consideration for Lessee's use of the Equipment during the applicable year in which such payments are due. The Rental Payments will be payable without notice or demand at the office of Lessor (or such other place as Lessor may from time to time designate in writing). If any Rental Payment or other sum payable under any Schedule is not paid when due, Lessee shall pay to Lessor accrued interest on such delinquent amount from the date due thereof until paid at the lesser of 18% or the maximum rate allowed by law. In the event that it is determined that any of the interest

components of Rental Payments may not be excluded from gross income for purposes of federal income taxation, Lessee agrees to pay to Lessor promptly after any such determination and on the date of each Rental Payment thereafter an additional amount determined by Lessor to compensate Lessor for the loss of such excludability (including without limitation, compensation relating to interest expense, penalties or additions to tax), which determination shall be conclusive absent manifest error.

Section 4.03. Interest and Principal Components. A portion of each Rental Payment is paid as, and represents payment of, interest, and the balance of each Rental Payment is paid as, and represents payment of, principal. Each Schedule will set forth the interest component and the principal component of each Rental Payment during the Lease Term.

Section 4.04. Rental Payments to be Unconditional. The obligations of Lessee to make payment of the Rental Payments required under this Article IV and other sections hereof, and to perform and observe the covenants and agreements contained herein, shall be absolute and unconditional in all events, except as expressly provided under this Agreement. Notwithstanding any dispute between Lessee and Lessor, any Vendor or any other dispute between Lessee and Lessor, any Vendor or any other person, Lessee shall make all payments of Rental Payments when due and shall not withhold any Rental Payments pending final resolution of such dispute, nor shall Lessee assert any right of set-off or counterclaim against its obligation to make such payments required under this Agreement. Lessee's obligation to make Rental Payments during the Original Term or the then-current Renewal Term for each Schedule shall not be abated through accident or unforeseen circumstances.

Section 4.05 Non appropriation. Lessee is obligated only to pay such Rental Payments under this Agreement (and any additional amounts due hereunder, if applicable) as may lawfully be made from funds budgeted and appropriated for that purpose during Lessee's then current fiscal year. Should Lessee fail to budget, appropriate or otherwise make available funds to pay Rental Payments under a Lease following the then current Original Term or Renewal Term, that Lease shall be deemed terminated at the end of the then current Original Term or Renewal Term. Lessee agrees to deliver written notice to Lessor of such termination at least 60 days prior to the end of the then current Original Term or Renewal Term, but failure to give such written notice shall not extend the term beyond such Original Term or Renewal Term.

ARTICLE V. TITLE TO EQUIPMENT; SECURITY INTEREST; OPTION TO PURCHASE

Section 5.01. Title to the Equipment. Upon acceptance of the Equipment by Lessee, title to the Equipment and any and all additions, repairs, replacements or modifications shall vest in Lessee, subject to the rights of Lessor under this Agreement; provided that title to the Equipment that is subject to any Lease shall thereafter immediately and without any action by Lessee vest in Lessor, and Lessee shall immediately surrender possession of that Equipment to Lessor, upon (a) any termination of that Lease other than termination pursuant to Section 5.04, or (b) the occurrence of an Event of Default with respect to that Lease. It is the intent of the parties hereto that any transfer of title to Lessor pursuant to this Section shall occur automatically without the necessity of any bill of sale, certificate of title or other instrument of conveyance. Lessee shall, nevertheless, execute and deliver any such instruments as Lessor may request to evidence such transfer.

Section 5.02. Security Interest. To secure the payment of all Lessee's obligations under this Agreement, Lessee grants to Lessor a security interest constituting a first lien on (i) the Equipment and on all additions, attachments, accessions, that are considered to be an integral part of the equipment, and substitutions thereto, and on any proceeds there from, and (ii) the acquisition fund established under any Escrow Agreement entered into in connection therewith. Lessee agrees to execute such additional documents, in form satisfactory to Lessor, which Lessor deems necessary or appropriate to establish and maintain its security interest in the Equipment. Lessee hereby authorizes the filing of financing statements under the Uniform Commercial Code in connection with the security interest granted hereunder.

Section 5.03. Personal Property. Lessor and Lessee agree that the Equipment is and will remain personal property and will not be deemed to be affixed to or a part of the real estate on which it may be situated, notwithstanding that the Equipment or any part thereof may be or hereafter become in any manner physically affixed or attached to real estate or any building thereon. Upon the request of Lessor, Lessee will, at Lessee's expense, furnish a waiver of any interest in the Equipment from any party having an interest in any such real estate or building.

Section 5.04. Option to Purchase. Lessee shall have the option to purchase Lessor's interest in all (but not less than all) of the Equipment described in any Schedule, upon giving written notice to Lessor at least 60 (but not more than 180) days before the date of purchase, at the following times and upon the following terms:

- (a) On the date of the last Rental Payment set forth in that Schedule (assuming this Agreement is renewed at the end of the Original Term and each Renewal Term), if the Agreement is still in effect on such day, upon payment in full to Lessor of the Rental Payments and all other amounts then due under that Schedule plus One Dollar;
- (b) On the last day of the Original Term or any Renewal Term then in effect, upon payment in full to Lessor of the Rental Payments and all other amounts then due under that Schedule plus the then applicable Purchase Option Price set forth in that Schedule; or
- (c) In the event of substantial damage to or destruction or condemnation of substantially all of the Equipment listed in that Schedule on the day specified in Lessee's written notice to Lessor of its exercise of the purchase option upon payment in full to Lessor of the Rental Payments and all other amounts then due under that Schedule, including, without limitation, interest accrued to the date of payment, plus the then applicable Purchase Option Price set forth in that Schedule.

ARTICLE VI. DELIVERY, MAINTENANCE; MODIFICATION; TAXES; INSURANCE AND OTHER CHARGES

Section 6.01. Delivery, Installation and Acceptance of Equipment. Lessee shall order the Equipment, cause the Equipment to be delivered and installed at the locations specified in the Schedules and pay any and all delivery and installation costs in connection therewith. When the Equipment listed in any Schedule has been delivered and installed, Lessee shall immediately accept such Equipment and evidence said acceptance by executing and delivering to Lessor an acceptance certificate in the form attached hereto as Exhibit D.

Section 6.02. Location; Inspection. Once installed, no item of the Equipment will be moved from the location specified for it in the Schedule on which that item is listed without Lessor's consent, which consent shall not be unreasonably withheld. Lessor shall have the right at all reasonable times during regular business hours to enter into and upon the property of Lessee for the purpose of inspecting the Equipment.

Section 6.03. Maintenance of Equipment by Lessee. Lessee agrees that at all times during the Lease Term Lessee will, at Lessee's own cost and expense, maintain, preserve and keep the Equipment in good repair, working order and condition, and that Lessee will from time to time make or cause to be made all necessary and proper repairs, replacements and renewals. Lessor shall have no responsibility in any of these matters, or for the making of improvements or additions to the Equipment. Lessee shall not make material modifications to the Equipment without the prior consent of Lessor.

Section 6.04. Liens, Taxes, Other Governmental Charges and Utility Charges. Lessee shall keep the Equipment free of all liens, charges and encumbrances except those created by this Agreement. The parties to this Agreement contemplate that the Equipment will be used for a governmental or proprietary purpose of Lessee and, therefore, that the Equipment will be exempt from all taxes presently assessed and levied with respect to personal property. In the event that the use, possession or acquisition of the Equipment is found to be subject to taxation in any form (except for income taxes of Lessor), Lessee will pay, as the same respectively come due, all taxes and governmental charges of any kind whatsoever that may at any time be lawfully assessed or levied against or with respect to the Equipment and any equipment or other property acquired by Lessee in substitution for, as a renewal or replacement of, or a modification, improvement or addition to the Equipment, as well as all gas, water, steam, electricity, heat, power, telephone, utility and other charges incurred in the operation, maintenance, use, occupancy and upkeep of the Equipment; provided that, with respect to any governmental charges that may lawfully be paid in installments over a period of years, Lessee shall be obligated to pay only such installments as have accrued during the Lease Term. Lessee will take no action that will cause the interest portion of any Rental payment to become includable in gross income of the recipient for purposes of federal income taxation under the Code, and Lessee will take, and will cause its officers, employees and agents to take, all affirmative action legally within its power to prevent such interest from being includable in gross income for purposes of federal income taxation under the Code. Lessee acknowledges that Lessor's yield with respect to this Agreement is dependent upon the interest component of each Rental Payment being excluded from Lessor's income pursuant to the Code.

Section 6.05. Provisions Regarding Insurance. At its own expense, Lessee shall maintain (a) casualty insurance insuring the Equipment against loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State, and any other risks reasonably required by Lessor, in an amount at least equal to the replacement cost of the Equipment, (b) liability insurance that protects Lessor from liability in all events in form and amount satisfactory to Lessor and (c) workers' compensation coverage as required by the laws of the State; provided that, with Lessor's prior written consent, Lessee may self-insure against the risks described in clauses (a) and (b); provided further that, if Lessor provides such consent Lessee shall provide to Lessor information with respect to such self-insurance program as Lessor may request from time to time. All insurance proceeds from casualty losses shall be payable as hereinafter provided. Lessee shall furnish to Lessor certificates evidencing such coverage throughout the Lease Term. All such casualty and liability insurance shall be with insurers that are acceptable to Lessor, shall name Lessor as a loss payee and an additional insured, respectively, and shall contain a provision to the effect that such insurance shall not be canceled or modified materially without first giving written notice thereof to Lessor at least 30 days in advance of such cancellation or modification. All such casualty insurance shall contain a provision making any losses payable to Lessee and Lessor as their respective interests may appear.

Section 6.06. Advances. In the event Lessee shall fail to maintain the full insurance coverage required by this Agreement or shall fail to keep the Equipment in good repair and operating condition, Lessor may (but shall be under no obligation to) purchase the required insurance and pay the premiums on the same or may make such repairs or replacements as are necessary and provide for payment thereof; and all amounts so advanced therefore by Lessor shall constitute additional rent for the then-current Original Term or Renewal Term, and Lessee covenants and agrees to pay such amounts so advanced by Lessor with interest thereon from the date advanced until paid at the rate of 18% per annum or the maximum interest rate permitted by law, whichever is less.

ARTICLE VII. DAMAGE, DESTRUCTION AND CONDEMNATION: USE OF NET PROCEEDS

Section 7.01. Risk of Loss. Lessee is responsible for the entire risk of loss of or damage or destruction to the Equipment. No such loss, damage or destruction shall relieve Lessee of any obligation under this Agreement or any Lease.

Section 7.02. Damage, Destruction and Condemnation. If (a) the Equipment listed on any Schedule or any portion thereof is destroyed, in whole or in part, or is damaged by fire or other casualty or (b) title to, or the temporary use of, the Equipment or any part thereof shall be taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or corporation acting pursuant to governmental authority, Lessee and Lessor will cause the Net Proceeds of any insurance claim or condemnation award to be applied to the prompt replacement, repair, restoration, modification or improvement of that Equipment, unless Lessee shall have exercised its option to purchase that Equipment pursuant to Section 5.04. Any balance of the Net Proceeds remaining after such work has been completed shall be paid to Lessee.

Section 7.03. Insufficiency of Net Proceeds. If the Net Proceeds are insufficient to pay in full the cost of any replacement, repair, restoration, modification or improvement referred to in Section 7.02, Lessee shall either complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds, unless Lessee, pursuant to Section 5.04, purchases Lessor's interest in the Equipment destroyed, damaged or taken and any other Equipment listed in the same Schedule. The amount of the Net Proceeds, if any, remaining after completing such repair, restoration, modification or improvement or after purchasing Lessor's interest in the Equipment shall be retained by Lessee. If Lessee shall make any payments pursuant to this Section, Lessee shall not be entitled to any reimbursement therefore from Lessor nor shall Lessee be entitled to any diminution of the amounts payable under Article IV.

ARTICLE VIII. DISCLAIMER OF WARRANTIES; VENDOR'S WARRANTIES; USE OF THE EQUIPMENT

Section 8.01. Disclaimer of Warranties. LESSEE HAS SELECTED THE EQUIPMENT AND THE VENDORS. LESSOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE OR FITNESS FOR USE OF THE EQUIPMENT, OR WARRANTY OR REPRESENTATION WITH RESPECT THERETO. In no event shall Lessor be liable for an incidental, indirect, special or consequential damage in connection with or arising out of this Agreement or the existence, furnishing, functioning or Lessee's use of any item or products or service provided for in this Agreement.

Section 8.02. Vendor's Warranties. Lessor hereby irrevocably appoints Lessee its agent and attorney-in-fact during the Lease Term, so long as Lessee shall not be in default hereunder, to assert from time to time whatever claims and rights, including warranties of the Equipment, which Lessor may have against the Vendor of the Equipment. Lessee's sole remedy for the breach of such warranty, indemnification or representation shall be against the Vendor of the Equipment, and not against Lessor, nor shall such matter have any effect, whatsoever on the rights and obligations of Lessor with respect to this Agreement, including the right to receive full and timely payments hereunder. Lessee expressly acknowledges that Lessor makes, and has made no representation or warranties whatsoever as to the existence or availability of such warranties of the Vendor of the Equipment.

Section 8.03. Use of the Equipment. Lessee will not install, use, operate or maintain the Equipment improperly, carelessly, in violation of any applicable law or in a manner contrary to that contemplated by this Agreement. Lessee shall provide all permits and licenses, if any, necessary for the installation and operation of the Equipment. In addition, Lessee agrees to comply in all respects (including, without limitation, with respect to the use, maintenance and operation of each item of the Equipment) with all laws of the jurisdictions in which its operations involving any item of Equipment may extend and any legislative, executive, administrative or judicial body exercising any power or jurisdiction over the items of the Equipment; provided, however, that Lessee may contest in good faith the validity or application of any such law or rule in any reasonable manner which does not, in the opinion of Lessor, adversely affect the title of Lessor in and to any of the items of the Equipment or its interest or rights under this Agreement.

Section 8.04. Essential Nature of the Equipment. Lessee confirms and affirms that the Equipment is essential to the function of Lessee and the services provided to its citizens, that there is an immediate need for the Equipment which is not temporary or expected to diminish in the foreseeable future, and that Lessee will use substantially all the Equipment for the purpose of performing one or more governmental or proprietary functions consistent with the permissible scope of its authority.

ARTICLE IX. ASSIGNMENT, SUBLEASING, INDEMNIFICATION, MORTGAGING AND SELLING

Section 9.01. Assignment by Lessor. Lessor's interest in, to, and under this Agreement; any Lease and the Equipment may be assigned and reassigned in whole or in part to one or more assignees by Lessor at any time subsequent to its execution. Lessee hereby agrees to maintain a written record of each such assignment in form necessary to comply with Section 149(a) of the Code. No such assignment shall be binding on Lessee until it has received written notice from Lessor of the assignment disclosing the name and address of the assignee. Lessee agrees to execute all documents, including chattel mortgages or financing statements that may be reasonably requested by Lessor or any assignee to protect its interests in the Equipment and in this Agreement. Lessee shall not have the right to and shall not assert against any assignee any claim, counterclaim, defense, set-off or other right Lessee may from time to time have against Lessor.

Section 9.02. Assignment and Subleasing by Lessee. None of Lessee's interest in, to and under this Agreement and in the Equipment may be sold, assigned, subleased, pledged or otherwise encumbered by Lessee without the prior written consent of Lessor.

Section 9.03. Release and Indemnification Covenants. To the extent permitted by law, Lessee shall indemnify, protect, hold harmless, save and keep harmless Lessor from and against any and all liabilities, obligations, losses, claims and damages whatsoever, regardless of cause thereof, and all expenses in connection therewith (including, without limitation, counsel fees and expenses, penalties connected therewith imposed on interest received) arising out of or as (a) result of the entering into of this Agreement, (b) the ownership of any item of the Equipment, (c) the manufacture, ordering, acquisition, use, operation, condition, purchase, delivery, rejection, storage or return of any item of the Equipment, (d) or any accident in connection with the operation, use, condition, possession, storage or return of any item of the Equipment resulting in damage to property or injury to or death to any person, and/or (e) the breach of any covenant herein or any material misrepresentation contained herein. The indemnification arising under this paragraph shall continue in full force and effect notwithstanding the full payment of all obligations under this Agreement or the termination of the Lease Term for any reason.

ARTICLE X. EVENTS OF DEFAULT AND REMEDIES

Section 10.01. Events of Default Defined. Subject to the provisions of **Section 4.05**, any of the following events shall constitute an "Event of Default" under any Lease:

- (a) Failure by Lessee to pay any Rental Payment or other payment required to be paid under that Lease at the time specified in that Lease;
- (b) Failure by Lessee to observe and perform any covenant, condition or agreement on its part to be observed or performed under that Lease, other than as referred to in subparagraph (a) above, for a period of 30 days after written notice specifying such failure and requesting that it be remedied is given to Lessee by Lessor, unless Lessor shall agree in writing to an extension of such time prior to its expiration; provided that, if the failure stated in the notice cannot be corrected within the applicable period, Lessor will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by Lessee within the applicable period and diligently pursued until the default is corrected;
- (c) Any statement, representation or warranty made by Lessee in or pursuant to that Lease or its execution, delivery or performance shall prove to have been false, incorrect, misleading or breached in any material respect on the date when made;
- (d) Any provision of that Lease shall at any time for any reason cease to be valid and binding on Lessee, or shall be declared to be null and void, or the validity or enforceability thereof shall be contested by Lessee or any governmental agency or authority if the loss of such provision would materially adversely affect the rights or security of Lessor, or Lessee shall deny that it has any further liability or obligation under that Lease.
- (e) Lessee shall (i) apply for or consent to the appointment of a receiver, trustee, custodian or liquidator of Lessee, or of all or a substantial part of the assets of Lessee, (ii) be unable, fail or admit in writing its inability generally to pay its debts as they become due, (iii) make a general assignment for the benefit of creditors, (iv) have an order for relief entered against it under applicable federal bankruptcy law, or (v) file a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law or any answer admitting the material allegations of a petition filed against Lessee in any bankruptcy, reorganization or insolvency proceeding; or
- (f) An order, judgment or decree shall be entered by any court of competent jurisdiction, approving a petition or appointing a receiver, trustee, custodian or liquidator of Lessee or of all or a substantial part of the assets of Lessee, in each case without its application, approval or consent, and such order, judgment or decree shall continue unstayed and in effect for any period of 30 consecutive days.

Section 10.02. Remedies on Default. Whenever any Event of Default under any Lease exists, Lessor shall have the right, at its sole option without any further demand or notice, to take one or any combination of the following remedial steps:

- (a) By written notice to Lessee, declare all Rental Payments and other amounts payable by Lessee under that Lease to the end of the then current Original Term or Renewal Term to be due;
- (b) With or without terminating that Lease, Lessor may, upon 5 days written notice to Lessee, enter the premises where any Equipment that is subject to that Lease is located and retake possession of that Equipment or require Lessee at Lessee's expense to promptly return any or all of the Equipment to the possession of Lessor at such place within the United States as Lessor shall specify, and sell or lease the Equipment or, for the account of Lessee, sublease the Equipment, continuing to hold Lessee liable for the difference between (i) the Rental Payments and other amounts payable by Lessee under that Lease plus the then-applicable Purchase Option Price for that Equipment and (ii) the net proceeds of any such sale, leasing or subleasing (after deducting all expenses of Lessor in exercising its remedies under this Agreement, including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing the Equipment and all brokerage, auctioneers' and attorneys' fees) provided that the amount of Lessee's liability under this subparagraph (b) shall not exceed the Rental Payments and other amounts otherwise due under that Lease plus the remaining Rental Payments and other amounts payable by Lessee under that Lease to the end of the then current Original Term or Renewal Term; and
- (c) Lessor may take whatever action at law or in equity may appear necessary or desirable to enforce its rights under that Lease or as the owner of any or all of the Equipment that is subject to that Lease.
In addition, whenever an Event of Default exists with respect to any Rental Payment required by a particular Schedule or with respect to any other payment, covenant, condition, agreement, statement, representation or warranty set forth in that Schedule or applicable to that Schedule or the Equipment listed therein, Lessor shall have the right, at its sole option without any further demand or notice, to take one or any combination of the following remedial steps:
- (d) By written notice to Lessee, Lessor may declare all Rental Payments payable by Lessee pursuant to that Schedule and other amounts payable by Lessee under this Agreement to the end of the then current Original Term or Renewal Term to be due;
- (e) With or without terminating that Schedule, Lessor may, upon 5 days written notice to Lessee, enter the premises where the Equipment listed in that Schedule is located and retake possession of that Equipment or require Lessee at Lessee's expense to promptly return any or all of that Equipment to the possession of Lessor at such place within the United States as Lessor shall specify, and sell or lease that Equipment or, for the account of Lessee, sublease that Equipment, continuing to hold Lessee liable for the difference between (i) the Rental Payments payable by Lessee pursuant to that Schedule and other amounts related to that Schedule or the Equipment listed therein that are payable by Lessee hereunder plus the then applicable Purchase Option Price for that Equipment, and (ii) the net proceeds of any such sale, leasing or subleasing (after deducting all expenses of Lessor in exercising its remedies under this Agreement, including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing such Equipment and all brokerage, auctioneers' and attorneys' fees) provided that the amount of Lessee's liability under this subparagraph (b) shall not exceed the Rental Payments and other amounts otherwise due under that Schedule plus the remaining Rental Payments and other amounts payable by Lessee under that Schedule to the end of the then current Original Term or Renewal Term; and
- (f) Lessor may take whatever action at law or in equity may appear necessary or desirable to enforce its rights under that Schedule, this Agreement with respect to that Schedule and the Equipment listed therein.

In addition to the remedies specified above, Lessor may charge interest on all amounts due to it at the rate of 18% per annum or the maximum amount permitted by law, whichever is less. The exercise of any such remedies respecting any such Event of Default shall not relieve Lessee of any other liabilities under any other Schedules, this Agreement related to any other Schedule or the Equipment listed therein.

Section 10.03. No Remedy Exclusive. No remedy conferred upon or reserved to Lessor by this Article is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this lease. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof but any such right and power may be exercised from time to time and as often as may be deemed expedient by Lessor or its assignee.

Section 10.04. Agreement to Pay Attorneys' Fees and Expenses. If Lessee should default under any of the provisions hereof and Lessor should employ attorneys or incur other expenses for the collection of moneys or for the enforcement of performance or observance of any obligation or agreement on the part of Lessee contained in this Agreement, Lessee agrees, to the extent it is permitted by law to do so, that it will, if assessed by a court of competent jurisdiction, pay to Lessor the reasonable fees of those attorneys and other reasonable expenses so incurred by Lessor.

Section 10.05. Application of Moneys. Any net proceeds from the exercise of any remedy hereunder (after deducting all expenses of Lessor in exercising such remedies including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing Equipment and all brokerage, auctioneer's or attorney's fees) shall be applied as follows:

- (a) If such remedy is exercised solely with respect to a single Schedule, Equipment listed in that Schedule or rights under the Agreement related to that Schedule, then to amounts due pursuant to that Schedule and other amounts related to that Schedule or that Equipment.
- (b) If such remedy is exercised with respect to more than one Schedule, Equipment listed in more than one Schedule or rights under the Agreement related to more than one Schedule, then to amounts due pursuant to those Schedules pro rata.

ARTICLE XI. MISCELLANEOUS

Section 11.01. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, to the parties at their respective places of business.

Section 11.02. Binding Effect; Entire Agreement; Amendments and Modifications. This Agreement shall inure to the benefit of and shall be binding upon Lessor and Lessee and their respective successors and assigns. The terms of this Agreement shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written instrument signed by the Lessor and the Lessee; nor shall any such amendment that affects the rights of Lessor's assignee be effective without such assignee's consent. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 11.03. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State.

Section 11.04. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 11.05. Amendments, Changes and Modifications. This Agreement may be amended, added to, changed or modified by written agreement duly executed by Lessor and Lessee.

Section 11.06. Execution in Counterparts; Chattel Paper. This Agreement, including in writing each Schedule, may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument; except (1) to the extent that various Schedules and this Agreement as it relates thereto constitutes separate Leases as provided in this Agreement and (2) that Lessor's interest in, to and under any Schedule and the Agreement as it relates to that Schedule, and the Equipment listed in that Schedule may be sold or pledged only by delivering possession of the original counterpart of that Schedule marked "Counterpart No. 1," which Counterpart No. 1 shall constitute chattel paper for purposes of the Uniform Commercial Code.

Section 11.07. Usury. The parties hereto agree that the charges in this Agreement and any Lease shall not be a violation of usury or other law. Any such excess charge shall be applied in such order as to conform this Agreement and such Lease to such applicable law.

Section 11.08. Jury Trial Waiver. To the extent permitted by law, lessee agrees to waive its right to a trial by jury.

Section 11.09. Facsimile Documentation. Lessee agrees that a facsimile copy of this Agreement or any Lease with facsimile signatures may be treated as an original and will be admissible as evidence of this Agreement or such Lease.

Section 11.10. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

Section 11.11. Kansas Cash Basis Law. The amount or capital cost required to purchase the Equipment if the Lessee paid cash for the Equipment on the day the Agreement is booked is the amount listed on the Payment Schedule, plus any down payment made by the Lessee. The Annual average effective interest cost is also listed on the Payment Schedule. There are no amounts included in the Rental Payments for services, maintenance, insurance or other charges.

Lessor and Lessee have caused this Agreement to be executed in their names by their duly authorized representatives listed below.

Lease No. 2630535

LESSEE:

City of Bonner Springs

Amber Vogan, Assistant City Manager

LESSOR:

Union Bank and Trust Company

Signature

Name and Title

EXHIBIT A

SCHEDULE OF EQUIPMENT NO. 01, Dated 9/26/2023

COUNTERPART NO. 1

LESSOR'S INTEREST IN, TO AND UNDER THIS SCHEDULE AND THE AGREEMENT AS IT RELATES TO THIS SCHEDULE MAY BE SOLD OR PLEDGED ONLY BY DELIVERING POSSESSION OF COUNTERPART NO. 1 OF THIS SCHEDULE, WHICH COUNTERPART NO. 1 SHALL CONSTITUTE CHATTEL PAPER FOR PURPOSES OF THE UNIFORM COMMERCIAL CODE.

Re: Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

1. **Defined Terms.** All terms used herein have the meanings ascribed to them in the above referenced Master Equipment Lease Purchase Agreement (the "Master Equipment Lease").
2. **Equipment.** The Equipment included under this Schedule of Equipment is comprised of the items described in the Equipment Description attached hereto as **Attachment 1**, together with all replacements, substitutions, repairs, restorations, modifications, attachments, accessions, additions and improvements thereof or thereto.
3. **Payment Schedule.** The Rental Payments and Purchase Option Prices under this Schedule of Equipment are set forth in the Payment Schedule attached as **Attachment 2** hereto.
4. **Representations, Warranties and Covenants.** Lessee hereby represents, warrants, and covenants that its representations, warranties and covenants set forth in the Agreement are true and correct as though made on the date of commencement of Rental Payments on this Schedule.
5. **The Master Equipment Lease.** This Schedule is hereby made as part of the Master Equipment Lease and Lessor and Lessee hereby ratify and confirm the Master Equipment Lease. The terms and provisions of the Master Equipment Lease (other than to the extent that they relate solely to other Schedules or Equipment listed on other Schedules) are hereby incorporated by reference and made a part hereof.

Lease Number: 2630535

LESSEE:

City of Bonner Springs

LESSOR:

Union Bank and Trust Company

Amber Vogan, Assistant City Manager

Signature

Name and Title

ATTACHMENT 1 EQUIPMENT DESCRIPTION

RE: Schedule of Equipment No. 01, dated 9/26/2023, to Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

Lease Number: 2630535

One (1) New Pierce Enforcer 100' Aerial Fire Truck

With a total acquisition cost of \$1,983,519.56; together with all additions, accessions and replacements thereto. Lessee hereby certifies the description of the personal property set forth above constitutes an accurate description of the "Equipment", as defined in the attached Master Equipment Lease Purchase Agreement and the Equipment is located on the premise of the Lessee unless otherwise noted by the Lessee.

Physical location where equipment will be stored after delivery: _____

LESSEE:

City of Bonner Springs

Amber Vogan, Assistant City Manager

ATTACHMENT 2 PAYMENT SCHEDULE

RE: Schedule of Equipment No. 01, dated 9/26/2023, to Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

Interest Rate: 5.49%

Amount Financed: \$1,983,519.56

AMORTIZATION SCHEDULE

Payment Number	Payment Date	Payment Amount	Interest Portion	Principal Portion	Purchase Option Price
1	9/26/2023	\$400,000.00	\$0.00	\$400,000.00	Not Available
2	3/26/2024	\$103,943.97	\$43,467.61	\$60,476.36	\$1,526,456.26
3	9/26/2024	\$103,943.97	\$41,807.54	\$62,136.43	\$1,464,031.90
4	3/26/2025	\$103,943.97	\$40,101.89	\$63,842.08	\$1,399,909.60
5	9/26/2025	\$103,943.97	\$38,349.43	\$65,594.54	\$1,334,043.17
6	3/26/2026	\$103,943.97	\$36,548.86	\$67,395.11	\$1,266,385.17
7	9/26/2026	\$103,943.97	\$34,698.86	\$69,245.11	\$1,196,886.88
8	3/26/2027	\$103,943.97	\$32,798.08	\$71,145.89	\$1,125,498.23
9	9/26/2027	\$103,943.97	\$30,845.13	\$73,098.84	\$1,052,167.81
10	3/26/2028	\$103,943.97	\$28,838.56	\$75,105.41	\$976,842.80
11	9/26/2028	\$103,943.97	\$26,776.92	\$77,167.05	\$899,468.95
12	3/26/2029	\$103,943.97	\$24,658.68	\$79,285.29	\$819,990.54
13	9/26/2029	\$103,943.97	\$22,482.30	\$81,461.67	\$738,350.31
14	3/26/2030	\$103,943.97	\$20,246.18	\$83,697.79	\$654,489.47
15	9/26/2030	\$103,943.97	\$17,948.68	\$85,995.29	\$568,347.61
16	3/26/2031	\$103,943.97	\$15,588.11	\$88,355.86	\$479,862.69
17	9/26/2031	\$103,943.97	\$13,162.74	\$90,781.23	\$388,970.99
18	3/26/2032	\$103,943.97	\$10,670.79	\$93,273.18	\$295,607.03
19	9/26/2032	\$103,943.97	\$8,110.44	\$95,833.53	\$199,703.57
20	3/26/2033	\$103,943.97	\$5,479.81	\$98,464.16	\$101,191.54
21	9/26/2033	\$103,943.97	\$2,779.23	\$101,164.74	\$0.00
Grand Totals		\$2,478,879.40	\$495,359.84	\$1,983,519.56	

LESSEE:

City of Bonner Springs

Amber Vogan, Assistant City Manager

EXHIBIT B

LESSEE RESOLUTION

Re: Schedule of Equipment No. 01, dated 9/26/2023, to Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

I, the undersigned, the duly appointed, qualified and acting **City Clerk** of the above captioned Lessee do hereby certify this date _____, as follows:

- (1) Lessee did, at a meeting of the governing body of the Lessee held on _____, by motion duly made, seconded and carried, in accordance with all requirements of law, approve and authorize the execution and delivery of the above referenced Schedule of Equipment No. 01 (the "Schedule") on its behalf by the following named representative of the Lessee, to witness:

Authorized Signer: Amber Vogan, Assistant City Manager

- (2) The above named representative of the Lessee held at the time of such authorization and holds at the present time the office set forth above.
- (3) The meeting of the governing body of the Lessee at which the Schedule was approved and authorized to be executed was duly called, regularly convened and attended throughout by the requisite majority of the members thereof or by other appropriate official approval and that the action approving the Schedule and authorizing the execution thereof has not been altered or rescinded.
- (4) No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default (as such term is defined in the above referenced Master Equipment Lease Purchase Agreement) exists at the date hereof.
- (5) All insurance required in accordance with the above referenced Master Equipment Lease Purchase Agreement is currently maintained by the Lessee.
- (6) Lessee has, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds for the current budget year to make the Rental Payments scheduled to come due during the Original Term and to meet its other obligations for the Original Term (as such terms are defined in the above referenced Master Equipment Lease Purchase Agreement) and such funds have not been expended for other purposes.
- (7) The fiscal year of Lessee is from _____ to _____.

The signatures below from the designated individuals from the Governing Body of the Lessee evidence the adoption by the Governing Body of this resolution.

City of Bonner Springs

Attested By: _____
Tim Richards, Fire Chief

Certified By: _____
Christina Brake, City Clerk

EXHIBIT C

OPINION OF LESSEE'S COUNSEL

(Must be re-Printed onto attorney's letterhead)

(Date)

Union Bank and Trust Company
3643 S. 48th Street
Lincoln, NE 68506

Re: Lessee: City of Bonner Springs

Ladies and Gentlemen:

As legal counsel to City of Bonner Springs (the "Lessee"), I have examined (a) an executed counterpart of a certain Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, and Exhibits thereto by and between Union Bank and Trust Company (the "Lessor") and Lessee, Schedule of Equipment No. 01, dated 9/26/2023, (collectively, the "Agreement") by and between Lessor and Lessee, which, among other things, provides for the lease with option to purchase by the Lessee of certain property listed in the Schedule (the "Equipment"); (b) an executed counterpart of the ordinances or resolutions of Lessee which, among other things, authorizes Lessee to execute the Agreement and (c) such other opinions, documents and matters of law as I have deemed necessary in connection with the following opinions.

Based on the foregoing, I am of the following opinions:

- (1) Lessee's true and correct name is City of Bonner Springs.
- (2) Lessee is a public body corporate and politic, duly organized and existing under the laws of the State, and has a substantial amount of the following sovereign powers: (a) the power to tax, (b) the power of eminent domain, and (c) police power;
- (3) Lessee has the requisite power and authority to lease the Equipment with an option to purchase and to execute and deliver the Agreement and to perform its obligations under the Agreement;
- (4) The Agreement and the other documents either attached thereto or required therein have been duly authorized, approved and executed by and on behalf of Lessee and the Agreement and other documents either attached thereto or required therein are the valid and binding obligations of Lessee enforceable in accordance with their terms;
- (5) The authorization, approval and execution of the Agreement and all other proceedings of Lessee relating to the transactions contemplated thereby have been performed in accordance with all open meeting laws, public bidding laws and all other applicable state or federal laws; and
- (6) There is no proceeding pending or threatened in any court or before any governmental authority or arbitration board or tribunal that, if adversely determined, would adversely affect the transactions contemplated by the Agreement or the security interest of Lessor or its assigns, as the case may be, in the Equipment.
- (7) The signatures of the officers which appear on the Agreement are true and genuine, I know said officers and know them to hold the offices set forth below their names.
- (8) No further approval, consent or withholding of objection is required from any federal, state or local governmental authority with respect to the entering into or performance by the Lessee of the Lease and the transaction contemplated thereby.
- (9) The Equipment leased pursuant to the Agreement constitutes personal property and when subjected to use by Lessee will not be or become fixtures under applicable law.
- (10) The Municipality is a political subdivision within the meaning of Section 103 of the Internal Revenue Code of 1986 as amended and the related regulations and rulings.
- (11) The leasing of the Equipment pursuant to the Agreement is exempt from all sales and use taxes against either the Lessor or the Lessee during the term of the Lease pursuant to the Agreement and the Equipment will be exempt from all state and local personal property or other ad valorem taxes.

All capitalized terms herein shall have the same meanings as in the foregoing Agreement unless otherwise provided herein. Lessor, its successors and assigns, and any counsel rendering an opinion on the tax-exempt status of the interest components of the Rental Payments are entitled to rely on this opinion.

Signature of Legal Counsel

EXHIBIT D

ACCEPTANCE CERTIFICATE

Union Bank and Trust Company
3643 S. 48th Street
Lincoln, NE 68506

Ladies and Gentlemen:

RE: Schedule of Equipment No. 01, dated 9/26/2023, to Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

In accordance with the Master Equipment Lease Purchase Agreement (the "Agreement"), the undersigned Lessee hereby certifies and represents to, and agrees with Lessor as follows:

- (1) All of the Equipment (as such term is defined in the Agreement) listed in the above referenced Schedule of Equipment (the "Schedule") has been delivered, installed and accepted on the date hereof.
- (2) Lessee has conducted such inspection and/or testing of the Equipment listed in the Schedule as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes.
- (3) Lessee is currently maintaining the insurance coverage required by **Section 6.05** of the Agreement.
- (4) No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Agreement) exists at the date hereof.
- (5) Lessee has appropriated and/or taken other lawful actions necessary to provide moneys sufficient to pay all Rental Payments required to be paid under the Agreement during the current Budget Year of Lessee, and such moneys will be applied in payment of all Rental Payments due and payable during such current Budget Year.
- (6) The governing body of Lessee has approved the authorization, execution and delivery of this Agreement on its behalf by the authorized representative of Lessee who signed the Agreement.
- (7) The Lessee will in a timely fashion submit the appropriate paperwork to the State to have a title to the Equipment issued in their name as owner and Lessor listed as first lienholder. Such verification of perfected ownership and security interest will be provided to Lessor no later than 90 days from delivery of the Equipment.

LESSEE:

City of Bonner Springs

Amber Vogan, Assistant City Manager

Date

**If delivery is not immediate, keep until final delivery.*

TITLE REGISTRATION & SECURITY INTEREST CERTIFICATION

RE: Schedule of Equipment No. 01, dated 9/26/2023, to Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

Lease Number: 2630535

One (1) New Pierce Enforcer 100' Aerial Fire Truck

In accordance with the Agreement, the undersigned Lessee hereby certifies and represents to, and agrees with Lessor as follows:

1. The Agreement requires the completion of the ownership transfer and perfection of the lienholder process. This process is completed through submission of the documents to the State for a title to be issued in the name of the Lessee.
2. The Lessee will in a timely fashion submit the appropriate paperwork to the State to have a title to the Equipment issued in their name as owner and Lessor listed as first lienholder. Such verification of perfected ownership and security interest will be provided to Lessor no later than 90 days from delivery of the Equipment.

LESSEE:

City of Bonner Springs

Amber Vogan, Assistant City Manager

BANK QUALIFIED CERTIFICATE

RE: Schedule of Equipment No. 01, dated 9/26/2023, to Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

Whereas, Lessee hereby represents it is a "Bank Qualified" Issuer for the calendar year in which the above referenced Schedule is executed by making the following designations with respect to Section 265 of the Internal Revenue Code. (A "Bank Qualified Issuer" is an issuer that issues less than \$10,000,000 dollars of tax-exempt obligations during the calendar year).

Now, therefor, Lessee hereby designates the above referenced Schedule as follows:

1. **Designation as Qualified Tax-Exempt Obligation.** Pursuant to Section 265(b)(3)(B)(i) of the Internal Revenue Code of 1986 as amended (the "Code"), the Lessee hereby specifically designates the above referenced Schedule as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code. In compliance with Section 265(b)(3)(D) of the Code, the Lessee hereby represents that the Lessee will not designate more than \$10,000,000 of obligations issued by the Lessee in the calendar year during which the above referenced Schedule is executed and delivered as such "qualified tax-exempt obligations".
2. **Issuance Limitation.** In compliance with the requirements of Section 265(b)(3)(C) of the Code, the Lessee hereby represents that the Lessee (including all subordinate entities of the Lessee within the meaning of Section 265(b)(3)(E) of the Code) reasonably anticipates not to issue in the calendar year during which the above referenced Schedule is executed and delivered, obligations bearing interest exempt from federal income taxation under Section 103 of the Code (other than "private activity bonds" as defined in Section 141 of the Code) in an amount greater than \$10,000,000.

LESSEE:

City of Bonner Springs

Amber Vogan, Assistant City Manager

INSURANCE COVERAGE REQUIREMENTS

Lessee: City of Bonner Springs

Please mark one of the following:

() Pursuant to Section 6.05 of the Agreement, you have agreed to provide us evidence of insurance covering the property in the Agreement. A Certificate of Insurance naming all insured parties and coverage must be provided to us as soon as possible, but no later than the date on which delivery of equipment occurs.

() Pursuant to Section 6.05 of the Agreement, we are self-insured for all risk, physical damage, and public liability and will provide proof of such self-insurance in letter form, together with a copy of the statute authorizing this form of insurance. Coverage must be provided to us as soon as possible, but no later than the date on which delivery of equipment occurs.

Equipment to be insured: **One (1) New Pierce Enforcer 100' Aerial Fire Truck**

Policy should be issued and mailed to: Union Bank and Trust Company and/or Its Assigns
3643 S. 48th Street
Lincoln, NE 68506

INSURANCE REQUIREMENTS:

1. LIABILITY

- ✓ \$1,000,000.00 Aggregate Bodily Injury
- ✓ \$1,000,000.00 Combined Single Limit per Occurrence
- ✓ Union Bank and Trust Company and/or Its Assigns MUST be listed as additional insured and loss payee.

2. PHYSICAL DAMAGE

- ✓ All risk coverage to guarantee proceeds sufficient to cover the replacement cost of the equipment.
- ✓ Union Bank and Trust Company and/or Its Assigns MUST be listed as additional insured and loss payee.

3. ENDORSEMENT

- ✓ Lessor will receive at least thirty (30) days written notice from Insurer prior to alteration, cancellation or reduction of insurance coverage.
- ✓ Deductibles should be listed on Certificate of Coverage

Insurance Company Name:		
Agents Name:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

LESSEE:

City of Bonner Springs

Amber Vogan, Assistant City Manager

INVOICE INSTRUCTIONS

RE: Schedule of Equipment No. 01, dated 9/26/2023, to Master Equipment Lease Purchase Agreement, dated as of 9/26/2023, between Union Bank and Trust Company, as Lessor, and City of Bonner Springs, as Lessee.

Lease Number: 2630535

Equipment Description: One (1) New Pierce Enforcer 100' Aerial Fire Truck

Please provide contact information for billing and invoicing purposes.

Person/Department: _____
P.O. Box/Street: _____
City, State, Zip: _____
Telephone Number: _____
Email Address: _____

Memorandum

Date: September 25, 2023
To: Mayor and City Council
From: Amber Vogan

Subject: Ordinance Amending the Pay Plan

Recommendation: Staff recommends approval.

Action: Make a motion to adopt an ordinance amending the City Pay Plan as presented.

Background: The City Council has an approved pay plan developed and implemented in 2019. It was last updated in 2022. The 2024 budget incorporates these changes to the pay plan.

Discussion: The attached ordinance amends the pay plan. Salaries for full-time and part-time staff have been revised to align with the updated pay plan. This aims to improve the city's competitiveness in the KC metro job market.

Related: City council approval has been secured to initiate a compensation study via an RFP process. The RFP is underway.

Financial Impact: Funds are available to cover increases for the remainder of 2023. The 2024 budget accounts for the financial impacts.

Ordinance No. _____

**AN ORDINANCE AMENDING THE PAY PLAN FOR THE CITY OF BONNER SPRINGS,
KANSAS.**

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

Section I: Adoption of a revised City of Bonner Springs Base Salary Structure. The attached hereto as Exhibit A is hereby adopted.

Section II: Any prior ordinances adopting or fixing any City of Bonner Springs Base Salary Structure and Pay Plan are hereby amended and repealed to be consistent with Exhibit A attached hereto.

Section III: All active, regular full-time and regular part-time employees hired on or prior to September 28, 2023, shall receive a nine-percent salary increase effective October 1, 2023, and an additional three-percent salary increase effective January 1, 2024, henceforth bringing all staff to salaries in accordance with the City of Bonner Springs Base Salary Structure and Pay Plan consistent with Exhibit A attached hereto.

Section IV: All employees hired after September 28, 2023, shall be offered compensation rates in accordance with the City of Bonner Springs Base Salary Structure and Pay Plan consistent with Exhibit A attached hereto.

Section V: This ordinance shall be in full force and effect September 28, 2023, after passage and publication in the official city newspaper.

Approved by the Governing Body and signed by the Mayor on this 25th day of September, 2023

Jeff Harrington, Mayor

Attest:

Christina Brake, City Clerk

(Seal)

Exhibit A

City of Bonner Springs Pay Plan						
General Positions						
Grade	Minimum	Midpoint	Maximum	Min Rate	Mid Rate	Max Rate
A	\$31,959	\$38,160	\$45,566	\$15.36	\$18.35	\$21.91
B	\$33,876	\$40,450	\$48,300	\$16.29	\$19.45	\$23.22
C	\$38,064	\$45,451	\$54,271	\$18.30	\$21.85	\$26.09
D	\$40,348	\$48,178	\$57,527	\$19.40	\$23.16	\$27.66
E	\$42,769	\$51,069	\$60,979	\$20.56	\$24.55	\$29.32
F	\$45,335	\$54,133	\$64,637	\$21.80	\$26.03	\$31.08
G	\$48,055	\$57,381	\$68,516	\$23.10	\$27.59	\$32.94
H	\$50,939	\$60,824	\$72,627	\$24.49	\$29.24	\$34.92
I	\$53,995	\$64,473	\$76,984	\$25.96	\$31.00	\$37.01
J	\$57,235	\$68,341	\$81,603	\$27.52	\$32.86	\$39.23
K	\$60,669	\$72,442	\$86,499	\$29.17	\$34.83	\$41.59
L	\$64,309	\$76,788	\$91,689	\$30.92	\$36.92	\$44.08
M	\$68,168	\$81,396	\$97,191	\$32.77	\$39.13	\$46.73
N	\$72,258	\$86,279	\$103,022	\$34.74	\$41.48	\$49.53
O	\$76,593	\$91,456	\$109,203	\$36.82	\$43.97	\$52.50
P	\$91,222	\$108,924	\$130,061	\$43.86	\$52.37	\$62.53
Q	\$96,696	\$115,460	\$137,865	\$46.49	\$55.51	\$66.28
R	\$102,497	\$122,387	\$146,137	\$49.28	\$58.84	\$70.26
S	\$108,647	\$129,731	\$154,905	\$52.23	\$62.37	\$74.47
T	\$137,164	\$163,781	\$195,563	\$65.94	\$78.74	\$94.02
Unless otherwise noted, compensation amounts are based on 2,080 standard hours worker per year.						

General Positions

Title	Grade		Title	Grade
Tiblow Transit Driver	A		Senior Center Director	I
Tiblow Dispatcher	B		Recreation Coordinator	I
Parks and Facility Assistant	C		Park Maintenance Supervisor	J
Maintenance Worker I	C		Building Inspector	K
Customer Service and Receipts Clerk	C		Recreation Manager	L
Evidence Clerk	D		Economic Development Coordinator	L
Court/Records Clerk	D		Assistant to the City Manager	L
Billing Clerk	D		Utility Superintendent/Senior Operator	N
Animal Control Officer	D		Street Superintendent	N
Accounts Payable Clerk	D		Recreation Director	N
Maintenance Worker II	E		City Clerk	N
Lead Meter Technician	E		Utilities Manager	O
Court Clerk	E		Police Captain	O
Community Development Clerk	E		Deputy Fire Chief	O
Cemetery Sexton	E		Planner	O
Building Maintenance Worker	E		Deputy Public Works Director	P
Administrative Assistant	E		Police Major	Q
Utility Specialist	F		Fire Chief	Q
Records Specialist	F		Community Development Director	Q
Maintenance Worker III	F		Assistant City Manager	Q
Plant Operator	G		Public Works Director	S
Codes Enforcement Officer	G		Police Chief	S
Accounting Clerk	G		Finance Director	S
Utility Foreman	H		City Manager	T

Public Safety								
Police*							Police Positions	
Grade	Minimum	Midpoint	Maximum	Min Rate	Mid Rate	Max Rate	Title	Grade
P1	\$53,994	\$64,472	\$76,983	\$24.72	\$29.52	\$35.25	Police Officer	P1
P2	\$64,307	\$76,786	\$91,686	\$29.44	\$35.16	\$41.98	Police Detective	P2
P3	\$72,255	\$86,276	\$103,019	\$33.08	\$39.50	\$47.17	Police Sergeant	P3
<i>*Annual compensation amounts are based on 2,184 standard hours worked per year</i>								
Fire							Fire Positions	
Grade	Minimum	Midpoint	Maximum	Min Rate	Mid Rate	Max Rate	Title	Grade
F1	\$33,904	\$40,483	\$48,339	\$16.30	\$19.46	\$23.24	PT Positions	F1
F2**	\$54,709	\$65,326	\$78,002	\$18.24	\$21.78	\$26.00	Fire Fighter	F2
F3**	\$69,836	\$83,388	\$99,570	\$23.28	\$27.80	\$33.19	Captain	F3
<i>**Annual compensation amounts are based on 2,756 standard hours worked per year</i>								

Part-Time and Seasonal Positions						
Grade	Min Rate	Mid Rate	Max Rate		Title	Grade
1	\$8.75	\$9.85	\$11.08		Pool Cashier	1
2	\$11.00	\$12.38	\$13.93		Lifeguard	2
3	\$11.75	\$13.22	\$14.88		Camp Counselor	2
4	\$12.50	\$14.07	\$15.83		Head Lifeguard	3
5	\$13.00	\$14.63	\$16.47		Lead Counselor	3
6	\$16.00	\$18.01	\$20.27		Recreation Intern	3
					Swim Instructor	4
					Field Supervisor	4
					Building Manager	4
					Assistant Pool Manager	5
					Assistant Camp Director	5
					Seasonal Maintenance	5
					Pool Manager	6
					Camp Director	6

Memorandum

Date: September 25, 2023
To: Mayor and City Council
From:

Subject: Executive Session for Consultation with an Attorney, K.S.A. 75-4319(b)(2)

Recommendation:

Action: Make a motion to go into executive session pursuant to exception for consultation with an attorney, K.S.A. 75-4319(b)(2). The open meeting will resume in the Council chamber at ____p.m.

Make a motion to resume the open meeting with no action taken at __ p.m.

Background:

Discussion:

Financial Impact:

City Manager's Update

Date: September 22, 2023

To: Mayor and City Council

General

- **City-Wide Yard Sale** is coming up this Saturday, September 23! You can find locations listed [here](#).
- **Bio blitz** - all September - an event to discover what pollinators and pollinating plants currently exist in our parks. This will serve as a benchmark for potential growth in creating more pollinator friendly landscaping. Download the free iNaturalist mobile app. Watch this video to learn how to make an observation on the app-> <https://vimeo.com/162581545> Then, before submitting your observation, make sure it's included in our Project -> "Parks for Pollinators Bonner Springs 2023"
- The **Chamber's Annual Golf Tournament** is around the corner! Mark your calendars to join us on Wednesday, 10/4 at Dub's Dread Golf Club. This helps fund BSHS college scholarships, Business Appreciation, Teacher Appreciation, Tiblow Days, Autumn Fest and more! We'd be honored for you to join us a Sponsored team. Please see our website for more details: <https://www.bsedwchamber.org/golf-tournament>. Contact Emily Blanks or Paul Barrett for more details or needs.
- **Community Survey for Center Park** will be sent out via CivicRec and Facebook by 9/22, Landworks Studio will begin their work in October to update the Master Plan.

Library

There are several events coming up at the Bonner Springs Library. Please visit the library official website [HERE](#) for more details.

Fire

We are happy to announce that the Fire Department will be hosting an Open House on October 8th at 11am to 3pm. This will be an opportunity to observe gear and tool demonstrations, Fire Station Tours, complete the Safety House exercise, along with several Utility, Medical, and Law Enforcement booths and demos. A flyer is attached.

Recreation

- The Fall City Wide Yard Sale is Saturday, September 23rd. An interactive map will be posted on the website.
- Jack-o'-Lantern Jamboree will be at Ag Hall on 10/28 - \$10 per car
- Youth Volleyball practice begins 9/25 - games on 10/14
- Youth Basketball registration is open! Practice starts late November with games to begin in January.
- Registration still open for many upcoming trips:
 - Renaissance Festival – October 9th
 - Grand O' Opry - October 14th
 - Casino White Cloud - October 24th
 - Ozark Mountain Christmas (Branson, MO) - November 1st-3rd
 - Holiday Lights Tour - November 30th



City Of Bonner Springs

Bonner Springs Fire Department Open House



Please join us for a Community Open House event!

Gear demonstrations

Tool demonstrations

Safety House

Station Tours

Law Enforcement Booth/Demos

Local Hospital Booth

Atmos Energy Booth



Sunday October 8th, 2023

11am-3pm

13001 Metropolitan Ave,
Bonner Springs, Ks

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
COMPLETED PLANNING PROJECTS - 2023																
NOVEMBER 2022 SUBMITTALS - CUT OFF DATE 11/14 FOR 1/17 PC MEETING																
BSCP-02-22	November 14, 2022	Bonner Springs Industrial	720 N. 118th Street	Comp Plan Change	PC APPROVED			January 17, 2023	APPROVED	February 13, 2023	APPROVED	VanTrust Real Estates	MX	I-1	1	80+/-
BSRZ-03-22	November 14, 2022	Bonner Springs Industrial	720 N. 118th Street	Rezoning	PC APPROVED			January 17, 2023	APPROVED	February 13, 2023	APPROVED	VanTrust Real Estates	MX	I-1	1	80+/-
DECEMBER 2022 SUBMITTALS - CUT OFF DATE 12/19 FOR 2/21 PC MEETING																
FP-01-22	December 7, 2022	Ensign Storage	399 N. 130th St	Final Plat	APPROVED			February 28, 2023	APPROVED	March 27, 2023	APPROVED	Triangle Self Storage LLC	C-S and A-1	NA	1	13.11
RP- 01-23	January 6, 2023	LOF Lot 242	524 Lake Forest Drive	Replat	APPROVED			February 28, 2023	APPROVED	March 27, 2023	APPROVED	Atlas Land Consulting on behalf of Gayleene Sander	R-1	NA	1	0.35
JANUARY 2023 SUBMITTALS - CUT OFF DATE 1/16 FOR 3/21 PC MEETING																
ST-01-23	January 25, 2023	Built to Fit, Inc. - New Building	11733 Kaw drive	Site/Landscape Plan Review	APPROVED			March 21, 2023	APPROVED			Bond/Hoffine	C-S	NA	1	.554+/-
SUP-01-23	January 13, 2023	Multifamily SUP - Emerald Homes	212 W. Kump Ave	Special Use Permit	APPROVED			March 21, 2023	APPROVED	April 10, 2023	APPROVED	Emerald Homes Inc	R-1A	NA	1	0.24
SUP-02-23	January 13, 2023	Multifamily SUP - Emerald Homes	209 Shadyside Ave	Special Use Permit	APPROVED			March 21, 2023	APPROVED	April 10, 2023	APPROVED	Emerald Homes Inc	R-1A	NA	1	0.23
SUP-03-23	January 13, 2023	Multifamily SUP - Emerald Homes	224 Coronado Rd	Special Use Permit	APPROVED			March 21, 2023	APPROVED	April 10, 2023	APPROVED	Emerald Homes Inc	R-1A	NA	1	0.28
BSZO-01-23	January 16, 2023	Accessory Building Zoning Ord. Amendment	City Wide	Zoning Ord. Amendment	APPROVED			March 21, 2023	APPROVED	April 10, 2023	APPROVED	City of Bonner Springs	NA	NA	NA	NA
LS-01-23	February 3, 2023	Spencer Lot Split	13901 Archer Road	Lot Split	APPROVED			Aprli 18, 2023	APPROVED			Sharon Spencer	AG	NA	2	20+/- each
FEBRUARY 2023 SUBMITTALS - CUT OFF DATE 2/13 FOR 4/18 PC MEETING																
SUP-04-23	February 10, 2023	Brian Walters	11845 Kaw Drive	Special Use Permit	APPROVED			April 18, 2023	APPROVED	May 8, 2023	APPROVED	Redpoint Properties; Brian Walters	I-1	NA	1	4.8
BZA-01-23	March 13, 2023	Jerry Lee Jarrett Life Center	143 W. Insley	Sign Variance	APPROVED	May 16, 2023	APPROVED					Marti Palmer - View Sign and Light	R-1-A	NA	1	
MARCH 2023 SUBMITTALS - CUT OFF DATE 2/13 FOR 4/18 PC MEETING																
EV-01-23	March 17, 2023	Guy Tiner	518 N. Nettleton Ave	Right of way vacation	DENIED			May 16, 2023	DENIED	June 12, 2023	DENIED	Guy Tiner	R-1	NA	1	
MAY 2023 SUBMITTALS - CUT OFF DATE 5/15 FOR 7/18 PC MEETING																
ST-02-23	May 17, 2023	Olde Mill Properties Garage Addition	611 W. 2nd Street	Site and Landscape Plan Review	APPROVED			June 20, 2023	APPROVED			Olde Mill Properties - Hunter Salsbury	C-2	NA	1	6.89
JUNE 2023 SUBMITTALS - CUT OFF DATE 6/12 FOR 8/15 PC MEETING																
BZA-03-23	March 17, 2023	Guy Tiner	518 N. Nettleton Ave	Sidyard Setback Variance	APPROVED	August 15, 2023	APPROVED					Guy Tiner	R-1	NA	1	

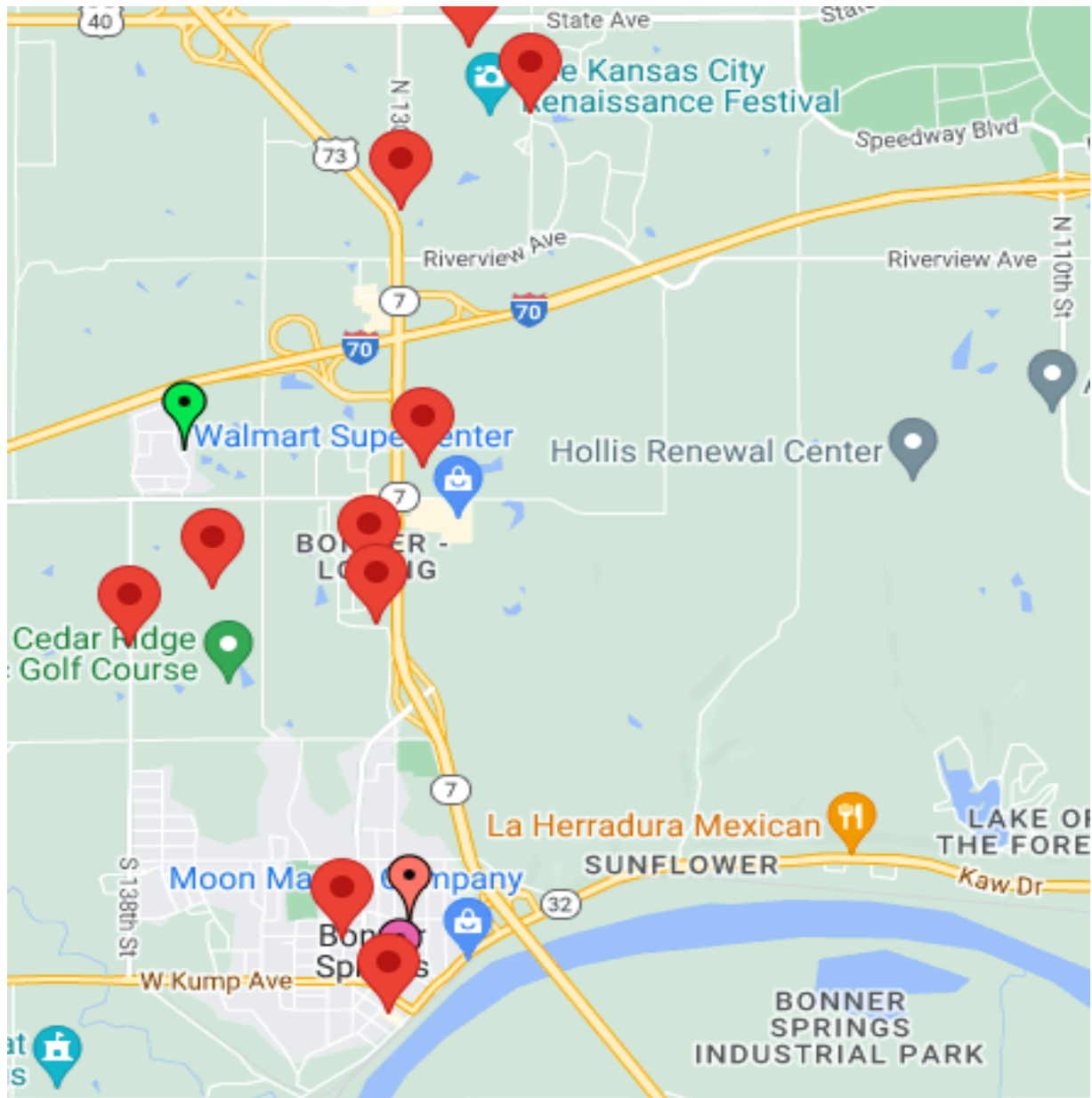
Case No.	Application Date	Project Name	Address	Project Type	Project Status	Board of Zoning Appeals	Approved/ Denied	Planning Commission	Approved/ Denied	Governing Body	Approved/ Denied	Applicant	Current Zoning or Future Land Use	Requested Zoning	No. Lots	Total Acres
Pending Planning Projects List																
FDP-02-22	November 15, 2022	APAC	1800 S. 122nd Street	Floodplain Development Permit	PENDING FEMA APPROVAL							Dan Jones, APAC-Kansas, Inc	I-2	NA	1	745+/-
JUNE 2023 SUBMITTALS - CUT OFF DATE 6/12 FOR 8/15 PC MEETING																
BZA-02-23	June 2, 2023	The 120 on Oak	120 Oak Street	Variance(s)	TABLED until 9/13	August 15, 2023						Chad Schimke	C-1	NA	1	1.9+/-
BSZO-01-23		Comprehensive Plan Update	City Wide	Comp Plan	PENDING			August 15, 2023	APPROVED	September 25, 2023	PENDING					
JULY 2023 SUBMITTALS - CUT OFF DATE 7/17 FOR 9/19 PC MEETING																
BSRZ-01-23	July 17, 2023	Cornerstone Apartments	300 S. 130th Street	Rezoning	PENDING			September 19, 2023	PENDING	October 9, 2023	PENDING	Cornerstone - Bonner Springs K7 Partners, LP	A-1	R-3	1	21.3984

REPORT OF BUILDING PERMITS ISSUED

ISSUED DATES: 9/4/2023 THRU 9/17/2023

STATUS: OPENED, COMPLETED

TYPE OF PERMIT	NUMBER OF PERMITS
COMMERCIAL NEW/ADDITION.....	0
COMMERCIAL REMODEL.....	0
COMMERCIAL ROOF.....	0
DECK.....	2
DRIVEWAY.....	0
DEMOLITION.....	0
ELECTRICAL.....	2
FENCE.....	1
FIREWORKS.....	1
GENERAL INSPECTION.....	0
MECHANICAL.....	0
OPEN FLAME.....	1
PLUMBING.....	1
POOL, ABOVE GROUND.....	0
POOL, IN GROUND.....	0
RESIDENTIAL ACCESSORY STRUCTURE.....	1
RESIDENTIAL MANUFACTURED MOVE-IN.....	0
RESIDENTIAL NEW/ADDITION.....	1
RESIDENTIAL REMODEL.....	2
RESIDENTIAL ROOF.....	1
RIGHT OF WAY.....	1
SIGN.....	0
TENT.....	0
UTILITIES OFF.....	0
=====	
TOTAL NEW PERMITS.....	14
TOTAL ACTIVE PERMITS.....	154



CODE ENFORCEMENT INCIDENT ACTIVITY REPORT

INCIDENT CODE: *-All

USER: mstites

DATES: 9/4/2023 THRU 9/17/2023

	NEW INCIDENTS	RESOLVED/ CLOSED	CUMULATIVE ACTIVE CASES
BRUSH.....	0.....	10.....	9
GENERAL.....	0.....	113.....	56
INOPERABLE/UNLICENSED/ON-GRASS.....	0.....	143.....	159
OUTSIDE STORAGE.....	1.....	144.....	100
PERMIT CHECK.....	0.....	227.....	0
PROPERTY MAINTENANCE.....	0.....	83.....	41
SIGNS.....	0.....	404.....	0
SNOW & ICE.....	0.....	7.....	0
TALL GRASS/WEEDS.....	0.....	214.....	59
=====			
TOTALS.....	1.....	1345.....	424

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

