City of Bonner Springs
KANSAS

Monday, January 24, 2022
200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

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

We will follow safety precautions recommended by the Centers for Disease Control and Prevention,
the Kansas Department of Health and Environment, and local health officers.
Attendees are strongly encouraged to wear masks.

NO WORKSHOP

CITY COUNCIL MEETING - 7:30 P.M.

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

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

CONSENT AGENDA

1. Minutes of the January 10, 2022 City Council Meeting

Action	Make a motion to approve the minutes of the January 10, 2022 City Council Meeting as presented.
Recommendation	

Documents:

1. 01102022 CCM Minutes

2. Claims for City Operations

Action	Make a motion to approve the claims for City operations as presented.
Recommendation	Staff recommends approval.

Documents:

1. SUPPLEMENT CHECK REGISTER
2. SUPPLEMENT EXPENSE APPROVAL REPORT
3. MAIN CHECK REGISTER
4. MAIN EXPENSE APPROVAL REPORT

3. Appointments to Boards and Commissions

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

Documents:

OLD BUSINESS

NEW BUSINESS

1. Public Hearing About Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 2)

Action	1. Make a motion to open the public hearing for the Resolution on Intent to Issue Industrial Revenue Bonds for Scannell Building No. 2 at ____p.m. 2. Hear public comments. 3. Make a motion to close the public hearing at ____p.m.
Recommendation	The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend the Council hold the public hearing.

Documents:

1. Scannell Properties CBA Bldg2 with PILOT Data

2. Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 2)

Action	Make a Motion to Adopt a Resolution of Intent to Issue Industrial Revenue Bonds and Property Tax Abatement for Scannell Properties, LLC (Building 2).
Recommendation	The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend adoption of the resolution.

Documents:
1. Resolution of Intent - Bonner Springs, KS - Scannell IRB (Building 2)
2. PILOT and Performance Agreement - Bonner Springs, KS - Scannell IRB (Building 2)

3. Public Hearing About Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 3)

Action	1. Make a motion to open the public hearing for the Resolution on Intent to Issue Industrial Revenue Bonds for Scannell Building No. 3 at ____p.m. 2. Hear public comments. 3. Make a motion to close the public hearing at ____p.m.
Recommendation	The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend the Council hold the public hearing.

Documents:
1. Scannell Properties CBA Bldg3 with PILOT Data

4. Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 3)

Action	Make a Motion to Adopt a Resolution of Intent to Issue Industrial Revenue Bonds and Property Tax Abatement for Scannell Properties, LLC (Building 3).
Recommendation	The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend adoption of the resolution.

Documents:
1. Resolution of Intent - Bonner Springs, KS - Scannell IRB (Building 3)
2. PILOT and Performance Agreement - Bonner Springs, KS - Scannell IRB (Building 3)

5. Resolution Authorizing the Smart Water Meter Project

Action	Make a motion to approve a resolution authorizing the Smart Water Meter Project
Recommendation	The Public Works Director and Finance Director Recommend Approval

Documents:
1. Resolution No. 2022-_____ authorizing improvements (smart water meters) - Bonner Springs GO Bonds, Series 2022-A

6. Resolution Authorizing the Sale of General Obligation Bonds Series 2022-A

Action	Make a motion to approve a resolution authorizing the sale of approximately $980,000 principal amount of General Obligation Bonds.
Recommendation	The Finance Director recommends approval

Documents:
1. Resolution No. 2022-___ authorizing offering - Bonner Springs, KS - GO Bonds, Series 2022-A

7. Seasonal Employee Pay Scale

Action	Make a motion to approve the updated Seasonal Employee Pay Scale.
Recommendation	Recreation Manager recommends approval

Documents:
1. Proposed Seasonal Pay Scale starting in FY22

8. Great Plains SPCA Animal Services Agreement

Action	Make a motion to authorize the City Manager to execute an agreement with Great Plains SPCA for animal related services.
Recommendation	The Chief of Police and Animal Control Officer recommend approval

Documents:
1. 2022 GSPCA Contract

REPORTS

1. City Manager's Report

Action

Recommendation

Documents:
1. City Managers Update 1-21-22
2. 2022 Planning and Development Pending Projects
3. InCode Code Enforcement Report
4. InCode Building Permit Report
5. KS-Bonner Springs CP Mobile Graphic Mockup

2. City Council Items

Action

Recommendation

Documents:

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Christina Brake

Subject: Minutes of the January 10, 2022 City Council Meeting

Recommendation:

Action: Make a motion to approve the minutes of the January 10, 2022 City Council Meeting as presented.

Background:

Discussion:

Financial Impact:

City Council Minutes – Regular Meeting – January 10, 2022

The Bonner Springs City Council met in Workshop session at 7:00 p.m.

Councilmembers present: Mayor Harrington, Shannon, Long, Thompson, Wood, Gurley, Kipp, Stephens and Reeves
City staff present: Sean Pederson, City Manager; Chris Brake, City Clerk; Tillie Laplante, Finance Director and Frank Abart, Public Works Director

1. **Water Meter Upgrade Discussion –** The City Council reached consensus to allow staff to move forward with the project to replacemechanical water meters with ultrasonic water meters. Staff will present a bond issue for consideration at a future meeting.

The workshop session adjourned at 7:31 p.m.

The Bonner Springs City Council met in regular session at 7:33 p.m.

Councilmembers present: Mayor Harrington, Shannon, Long, Thompson, Wood, Gurley, Kipp, Stephens and Reeves
City staff present: Sean Pederson, City Manager; Chris Brake, City Clerk; Tillie LaPlante, Finance Director and Frank Abart, Public Works Director

The Mayor led the Pledge of Allegiance to the Flag of the United States of America and asked Pastor Flournoy, Church of the Living God, to lead the invocation.

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

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

1. Minutes of the Decmber 20, 2021 City Council Meeting
2. Claims for City Operations
3. Cooperation Agreemtn Between Bonner Springs, Edwardsville and the Unified Government Regarding Emergency Dispatching, Communication and Other Services.

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

OLD BUSINESS – None Presented.

NEW BUSINESS –

1. **Design Criteria and Standard Specifications Update –** Stephens moved and Reeves seconded to approve an ordinance repealing current Ordinance No. 2100 and adopting the KCAPWA Standard Specifications and Design Criteria with amendments and the Bonner Springs Standard Specifications and Design Criteria..   Unanimous approval.

2. **Traffic Signal Modernization - Contract Award –** Shannon moved and Stephens seconded to award the Traffic Signal Modernization Improvement Project construction contract, and authorize the City Manager to execute the agreement, to Total Electric Contractors, Inc. in the base bid total amount of $330,497 contingent upon KDOT's concurrence. Unanimous approval.

3. **Traffic Signal Modernization Project - Engineering –** Gurley moved and Shannon seconded to approve the supplemental agreement from BG Consultants, Inc., and authorize the Public Works Director to execute the agreement, for engineering and construction management services associated with the Traffic Signal Modernization Project in the amount of $20,000. Unanimous approval.

4. **Second Street Waterline Replacement Design –** Shannon moved and Stephens seconded to approve the contract amendment with Wilson & Company, Inc. for Second Street Waterline Replacement Design in the amount of $46,300. Jim Miller, 13784 Valleyview Way, asked if there was a timeline for closure of Second Street. The Public Works Director clarified the project is in it's beginning stages and may not begin physical alterations until 2023. Unanimous approval.

5. **Lift Station #2 Replacement Preliminary Design** – Stephens moved and Shannon seconded to approve the agreement with BG Consultants, Inc. for Lift Station No. 2 Replacement Preliminary Design and authorize the Public Works Director to execute the agreement in the amount of $40,000. Unanimous approval.

6. **138th Street Improvement Project - Consultant Agreement –** Councimember Gurley recused herself and left the room for the discussion and vote. Thompson moved and Shannon seconded to approve the proposed contract amendment with Wilson & Company, Inc. for design/engineering services to the 138th Street Improvement Project in the amount of $150,000. Unanimous approval.

REPORTS
Item No. 1: City Manager's Report

- The City Manager's written report includeds two Incode reports.
- He encouraged citizens to go to the City's website and participate in the virtual open house for the Unified Development Ordinance.
- Thanked Public Works staff for years worth of work on some of the items now being presented.

Item No. 2: City Council Items

- All Councilmembers welcomed new Councilmember Long.

Item No. 3: Mayor's Report

- The Mayor stated he appreciates all the Councilmembers for their participation.
- He welcomed new Councilmemebr Long.
- Staed he wants to perdonally thank Public Works employees for the labor they put into projects.
- Met with other Wyandotte and Johnson County Mayors and Bonner Springs will ost the February meeting.
- Reminded everyone that the State Legislature began their session this week.
- Was asked again about the height of the Council dias; he explained that the dias was built at the level of the stage that was historically in the building.

The meeting adjourned at 8:32 p.m.

_________________________ Christina Brake, City Clerk

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Kim Mosier

Subject: Claims for City Operations

Recommendation: Staff recommends approval.

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

Background: Staff enclosed the supplement claims for City operations in the amount of $ 8,302.78 and the regular claims in the amount of $ 361,727.54.

Discussion:

Financial Impact:

Check Register

Bonner Springs, KS

Packet: APPKT00325 - CHECK RUN 1/7/2021

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
7513	HSA BANK	01/07/2022	Regular	0.00	5,810.68	147583
0898	ICMA RETIREMENT CORPORATION	01/07/2022	Regular	0.00	1,507.10	147584
9879	MAINSTREET CREDIT UNION	01/07/2022	Regular	0.00	985.00	147585

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	3	0.00	8,302.78
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
	4	**3**	**0.00**	**8,302.78**

Expense Approval Report
By Vendor Name

Bonner Springs, KS

Payment Dates 1/7/2022 - 1/7/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7513 - HSA BANK **PO BOX 939** **SHEBOYGAN, WI 53082-0939**				
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	1,685.68
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	125.00
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	125.00
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	187.50
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	62.50
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	250.00
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	187.50
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	250.00
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	1,562.50
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	562.50
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	375.00
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	312.50
HSA BANK	0001448	01/07/2022	HEALTH SAVINGS ACCOUNT FOR 1/7/2022	125.00
			Vendor 7513 - HSA BANK Total:	**5,810.68**
Vendor: 0898 - ICMA RETIREMENT CORPORATION **P O BOX 64553** **BALTIMORE, MD 21264-4553**				
ICMA RETIREMENT CORPORA	0001446	01/07/2022	PR-457 VANTAGEPOINT TRANSFER AGENT 301961	1,132.10
ICMA RETIREMENT CORPORA	0001447	01/07/2022	PR-ROTH-VANTAGEPOINT TRANSFER AGENT 706353	375.00
			Vendor 0898 - ICMA RETIREMENT CORPORATION Total:	**1,507.10**
Vendor: 9879 - MAINSTREET CREDIT UNION **ATTN: PYMT SYSTM DEPT-SEG PR** **13001 W 95TH STREET** **LENEXA, KS 66215**				
MAINSTREET CREDIT UNION	0001449	01/07/2022	PAYROLL FOR 1/7/2022	985.00
			Vendor 9879 - MAINSTREET CREDIT UNION Total:	**985.00**
			Grand Total:	**8,302.78**

Check Register

Bonner Springs, KS

Packet: APPKT00329 - CHECK RUN 1/18/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
6515	911 CUSTOM	01/18/2022	Regular	0.00	846.90	147586
10346	ACRISON, INC	01/18/2022	Regular	0.00	422.49	147587
10587	ALERT 360	01/18/2022	Regular	0.00	167.00	147588
10078	AMAZON CAPITAL SERVICES, INC AN	01/18/2022	Regular	0.00	1,469.80	147589
6730	AMERICAN RESPONSE VEHICLES INC	01/18/2022	Regular	0.00	33.15	147590
11808	ASHLEY THORNBRUGH	01/18/2022	Regular	0.00	200.00	147591
2470	ATMOS ENERGY	01/18/2022	Regular	0.00	4,550.62	147592
1917	BATTERIES PLUS	01/18/2022	Regular	0.00	211.55	147593
7416	BG CONSULTANTS, INC	01/18/2022	Regular	0.00	5,252.61	147594
11796	BOB ALLEN FORD OTTAWA INC	01/18/2022	Regular	0.00	4,465.05	147595
0121	BONNER SPGS LIBRARY	01/18/2022	Regular	0.00	8,594.08	147596
11793	CHARTER COMMUICATIONS HOLDIN	01/18/2022	Regular	0.00	225.08	147597
10027	CINTAS	01/18/2022	Regular	0.00	315.21	147598
2410	CITY TREASURER KCK	01/18/2022	Regular	0.00	38,425.60	147599
0213	COLEMAN EQUIPMENT INC	01/18/2022	Regular	0.00	4,570.37	147600
10136	COMPLIANCEONE	01/18/2022	Regular	0.00	540.00	147601
11815	CREATIVE COMMUNITIES ALLIANCE	01/18/2022	Regular	0.00	100.00	147602
11813	DEANNA HUTCHINSON	01/18/2022	Regular	0.00	73.00	147603
11812	DIANNE SCOTT	01/18/2022	Regular	0.00	146.00	147604
7360	DSG EQUIPMENT & SUPPLIES INC	01/18/2022	Regular	0.00	458.44	147605
11557	ELECTRONIC CONTRACTING COMPA	01/18/2022	Regular	0.00	600.00	147606
11809	EMILY YOUNG	01/18/2022	Regular	0.00	100.00	147607
10964	EVERGY FKA KCP&L	01/18/2022	Regular	0.00	467.67	147608
10942	EVERGY KANSAS CENTRAL INC FKA W	01/18/2022	Regular	0.00	34,265.11	147609
4342	FELDMANS	01/18/2022	Regular	0.00	813.43	147610
11686	FIRE RECOVERY EMS	01/18/2022	Regular	0.00	1,540.35	147611
2755	FTC EQUIPMENT LLC	01/18/2022	Regular	0.00	1,960.00	147612
11563	GERKEN RENT-ALL INC	01/18/2022	Regular	0.00	231.00	147613
10924	GO CAR WASH MGMT CORP	01/18/2022	Regular	0.00	279.00	147614
1532	GT DISTRIBUTORS	01/18/2022	Regular	0.00	751.27	147615
0021	HACH COMPANY	01/18/2022	Regular	0.00	410.85	147616
1089	HAWKINS, INC	01/18/2022	Regular	0.00	4,324.98	147617
7242	HELGET GAS PRODUCTS INC	01/18/2022	Regular	0.00	127.63	147618
5589	ICE-MASTERS, INC	01/18/2022	Regular	0.00	140.00	147619
3289	J & D EQUIPMENT INC	01/18/2022	Regular	0.00	2,206.34	147620
3108	JC COMMUNICATIONS BEST RSVP IN	01/18/2022	Regular	0.00	94.00	147621
11598	JOHNSON & WYANDOTTE COUNCIL	01/18/2022	Regular	0.00	390.00	147622
0569	KANSAS ASSOCIATION FOR COURT M	01/18/2022	Regular	0.00	100.00	147623
10593	KANSAS CITY REGIONAL DESTINATIC	01/18/2022	Regular	0.00	500.00	147624
9900	KANSAS DEPARTMENT OF REVENUE	01/18/2022	Regular	0.00	3,521.82	147625
2189	KANSAS MUNICIPAL INSURANCE TRI	01/18/2022	Regular	0.00	123,517.00	147626
5308	KANSAS ONE-CALL SYSTEM, INC C/0	01/18/2022	Regular	0.00	126.00	147627
11037	KANSAS STATE UNIVERSITY-KSVDL	01/18/2022	Regular	0.00	20.50	147628
11746	KAPIO	01/18/2022	Regular	0.00	50.00	147629
10214	KC AUCTION DIRECT LLC	01/18/2022	Regular	0.00	1,691.51	147630
10049	KDHE-DIVISION HEALTH & ENVIRON	01/18/2022	Regular	0.00	1,044.00	147631
11814	KEVIN ZIMMERLY	01/18/2022	Regular	0.00	50.00	147632
3003	LAKE OF THE FOREST INC	01/18/2022	Regular	0.00	247.00	147633
3008	LEAGUE OF KS MUNICIPALTIES KS AS	01/18/2022	Regular	0.00	400.00	147634
7347	MCGUIRE ELECTRIC, LLC	01/18/2022	Regular	0.00	255.00	147635
9817	MEDASSURE HEARTLAND, LLC	01/18/2022	Regular	0.00	41.20	147636
8001	MIDWEST PUBLIC RISK	01/18/2022	Regular	0.00	84,986.00	147637
7206	NATIONAL INSURANCE MARKETING	01/18/2022	Regular	0.00	1,239.43	147638
11731	NORMA CURTICE	01/18/2022	Regular	0.00	73.00	147639

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0947	O'REILLY AUTO STORES INC	01/18/2022	Regular	0.00	182.68	147640
11816	OTIS ELEVATOR COMPANY	01/18/2022	Regular	0.00	4,678.80	147641
11541	PEREGRINE CORPORATION	01/18/2022	Regular	0.00	892.00	147642
7889	PREMIER AUTOMOTIVE OF BS LLC	01/18/2022	Regular	0.00	301.85	147643
11091	QUADIENT FINANCE USA INC	01/18/2022	Regular	0.00	820.00	147644
0753	RAYNOR GARAGE DOORS	01/18/2022	Regular	0.00	483.00	147645
11811	RUSH TRUCK CENTER OF MISSOUR,	01/18/2022	Regular	0.00	469.08	147646
1073	SAFELITE FULFILLMENT INC dba SAF	01/18/2022	Regular	0.00	369.97	147647
0930	STANLEY R MCAFEE	01/18/2022	Regular	0.00	2,050.00	147648
7670	STAPLES CONTRACT & COMMERCIA	01/18/2022	Regular	0.00	123.47	147649
10879	TEUTONIC HOLDINGS LLC SYNDEO L	01/18/2022	Regular	0.00	203.49	147650
10854	THE JATH GROUP, INC	01/18/2022	Regular	0.00	1,273.44	147651
0017	TOMPKINS INDUSTRIES INC	01/18/2022	Regular	0.00	98.06	147652
11556	U.S. BANK EQUIPMENT FINANCE	01/18/2022	Regular	0.00	470.50	147653
3025	U.S. VENTURE, INC	01/18/2022	Regular	0.00	6.83	147654
3736	UNIFIED TREASURER	01/18/2022	Regular	0.00	857.50	147655
6819	UNIFIRST CORPORATION	01/18/2022	Regular	0.00	276.26	147656
11039	UNIFIRST SERVICES	01/18/2022	Regular	0.00	120.62	147657
4137	UNIVERSITY OF KS HOSPITAL AUTH	01/18/2022	Regular	0.00	952.00	147658
3078	USA BLUE BOOK	01/18/2022	Regular	0.00	716.04	147659
1321	WESTLAKE HARDWARE	01/18/2022	Regular	0.00	331.64	147660
	Void	01/18/2022	Regular	0.00	0.00	147661
11421	WEX INC.	01/18/2022	Regular	0.00	8,419.27	147662

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	147	76	0.00	361,727.54
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
	147	**77**	**0.00**	**361,727.54**

Expense Approval Report
By Vendor Name

Bonner Springs, KS

Payment Dates 1/18/2022 - 1/18/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 6515 - 911 CUSTOM				
6970 W 152ND TER				
OVERLAND PARK, KS 66223				
911 CUSTOM	48290	01/18/2022	VEHICLE ANTENNA/COMPUTER ROUTE	496.28
911 CUSTOM	S48261	01/18/2022	VEHICLE MIC HOLDER	350.62
			Vendor 6515 - 911 CUSTOM Total:	**846.90**
Vendor: 10346 - ACRISON, INC				
20 EMPIRE BOULEVARD				
MOOACHIE, NJ 07074				
ACRISON, INC	234663	01/18/2022	wwtp-nozzle assy	422.49
			Vendor 10346 - ACRISON, INC Total:	**422.49**
Vendor: 10587 - ALERT 360				
P.O. BOX 67612				
DALLAS, TX 75267-6172				
ALERT 360	12495577	01/18/2022	ALARM SYSTEM	55.66
ALERT 360	12495577	01/18/2022	ALARM SYSTEM	55.67
ALERT 360	12495577	01/18/2022	ALARM SYSTEM	55.67
			Vendor 10587 - ALERT 360 Total:	**167.00**
Vendor: 10078 - AMAZON CAPITAL SERVICES, INC AMAZON CAPITAL SERVICES				
PO BOX 035184				
SEATTLE, WA 98124-5184				
AMAZON CAPITAL SERVICES, I	13QY-MYJT-74HH	01/18/2022	DISINFECTING WIPES FOR COVID	32.76
AMAZON CAPITAL SERVICES, I	19GT-Q3HQ-9GKG	12/31/2021	FIREWEATHER METER,STATION SUPPLIES, W	39.99
AMAZON CAPITAL SERVICES, I	19GT-Q3HQ-9GKG	12/31/2021	FIREWEATHER METER,STATION SUPPLIES, W	725.90
AMAZON CAPITAL SERVICES, I	19GT-Q3HQ-9GKG	12/31/2021	FIREWEATHER METER,STATION SUPPLIES, W	158.54
AMAZON CAPITAL SERVICES, I	19HL-HMYJ-7TP4	01/18/2022	WIRELESS BLUETOOTH ADAPTER	26.99
AMAZON CAPITAL SERVICES, I	1C6V-PTJ1--97FF	01/18/2022	FLASH DRIVES X 20	52.68
AMAZON CAPITAL SERVICES, I	1C6V-PTJ1--97FF	01/18/2022	HAND SANITIZER X 48	82.62
AMAZON CAPITAL SERVICES, I	1C6V-PTJ1--97FF	01/18/2022	LOCKS FOR RANGE	29.04
AMAZON CAPITAL SERVICES, I	1DNH-YQ4Q-WKPT	01/18/2022	SHIPPING AND HANDLING CREDIT	-2.11
AMAZON CAPITAL SERVICES, I	1MPX-4XWM-MG14	01/18/2022	DISPLAY PORT CABLE	20.58
AMAZON CAPITAL SERVICES, I	1TNV-93V7-CLPF	01/18/2022	CPR MASKS FOR PATROL	84.75
AMAZON CAPITAL SERVICES, I	1XJT-TFJX-WLHH	01/18/2022	SHIPPING AND HANDLING CREDIT	-0.77
AMAZON CAPITAL SERVICES, I	1XJT-TFJX-WLJF	01/18/2022	CREDIT SHIPPING AND HANDLING	-2.88
AMAZON CAPITAL SERVICES, I	IGNT-R1KG-7H1V	01/18/2022	2022 PLANNER	51.24
AMAZON CAPITAL SERVICES, I	IGNT-R1KG-7H1V	01/18/2022	2022 ERASABLE CALENDAR	28.90
AMAZON CAPITAL SERVICES, I	IGNT-R1KG-7H1V	01/18/2022	2022 ERASABLE CALENDAR	22.60
AMAZON CAPITAL SERVICES, I	IGNT-R1KG-7H1V	01/18/2022	2022 PLANNER	51.24
AMAZON CAPITAL SERVICES, I	IGNT-R1KG-7H1V	01/18/2022	POST IT NOTE PADS	8.24
AMAZON CAPITAL SERVICES, I	IGNT-R1KG-7H1V	01/18/2022	POST IT NOTE PADS	8.25
AMAZON CAPITAL SERVICES, I	IGNT-R1KG-7H1V	01/18/2022	2022 PLANNER	51.24
			Vendor 10078 - AMAZON CAPITAL SERVICES, INC AMAZON CAPITAL SERVICES Total:	**1,469.80**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 6730 - AMERICAN RESPONSE VEHICLES INC				
521 HILLSDALE ROAD				
COLUMBIA, MO 65201				
AMERICAN RESPONSE VEHICL	11064 (1)	12/31/2021	VEHICLE DOOR SWITCH	33.15
			Vendor 6730 - AMERICAN RESPONSE VEHICLES INC Total:	**33.15**
Vendor: 11808 - ASHLEY THORNBRUGH				
16792 STILLWELL ROAD				
BONNER SPRINGS, KS 66012-				
ASHLEY THORNBRUGH	34275224	01/18/2022	REFUND DEPOSIT- SUNFLOWER KITCHEN 1/8/20	100.00
ASHLEY THORNBRUGH	34286883	01/18/2022	REFUND DEPOSIT- SUNFLOWER ROOM 1/8/2022	100.00
			Vendor 11808 - ASHLEY THORNBRUGH Total:	**200.00**
Vendor: 2470 - ATMOS ENERGY				
P.O. BOX 740353				
CINCINNATI, OH 45274-0353				
ATMOS ENERGY	0001461	01/18/2022	GAS SERVICE	223.26
ATMOS ENERGY	0001461	01/18/2022	GAS SERVICE	223.27
ATMOS ENERGY	0001461	01/18/2022	GAS SERVICE	1,958.55
ATMOS ENERGY	0001461	01/18/2022	GAS SERVICE	223.27
ATMOS ENERGY	0001461	01/18/2022	GAS SERVICE	786.84
ATMOS ENERGY	0001461	01/18/2022	GAS SERVICE	205.36
ATMOS ENERGY	0001461	01/18/2022	GAS SERVICE	786.84
ATMOS ENERGY	0001461	01/18/2022	GAS SERVICE	143.23
			Vendor 2470 - ATMOS ENERGY Total:	**4,550.62**
Vendor: 1917 - BATTERIES PLUS				
15323 W 67TH ST				
SHAWNEE, KS 66217				
BATTERIES PLUS	P46376565	12/31/2021	BATTERIES FOR EMS COT	211.55
			Vendor 1917 - BATTERIES PLUS Total:	**211.55**
Vendor: 7416 - BG CONSULTANTS, INC				
1405 WAKARUSA DRIVE				
LAWRENCE, KS 66049				
BG CONSULTANTS, INC	20-1413L (15)	01/18/2022	Owners Representative Services - Water Plant Proj	2,160.00
BG CONSULTANTS, INC	21-1307L (5)	01/18/2022	ENGINEERING FOR TRAFFIC SIGNAL MODERNIZATION PRO	3,000.00
BG CONSULTANTS, INC	21-1307L (5) A	01/18/2022	DREXEL PLANROOM FEE FOR TRAFFIC SIG MOD PROJECT	92.61
			Vendor 7416 - BG CONSULTANTS, INC Total:	**5,252.61**
Vendor: 11796 - BOB ALLEN FORD OTTAWA INC				
2320 S. OAK STREET				
OTTAWA, KS 66067-				
BOB ALLEN FORD OTTAWA IN	FOC5231492	12/31/2021	MEDIC 2523 REPAIRS	4,465.05
			Vendor 11796 - BOB ALLEN FORD OTTAWA INC Total:	**4,465.05**
Vendor: 0121 - BONNER SPGS LIBRARY				
201 N NETTLETON				
BONNER SPRINGS, KS 66012				
BONNER SPGS LIBRARY	0001467	01/18/2022	JO CO TAX DISTRIBUTION	8,594.08
			Vendor 0121 - BONNER SPGS LIBRARY Total:	**8,594.08**
Vendor: 11793 - CHARTER COMMUICATIONS HOLDINGS, LLC				
PO BOX 6030				
CAROL STREAM, IL 60197-6030				
CHARTER COMMUICATIONS H	99865010622	01/18/2022	CITY HALL INTERNET SERVICE	225.08
			Vendor 11793 - CHARTER COMMUICATIONS HOLDINGS, LLC Total:	**225.08**
Vendor: 10027 - CINTAS				
P.O. BOX 88005				
CHICAGO, IL 60680-1005				
CINTAS	4101334419	12/31/2021	MAT, SCREENS-CITY HALL	142.40

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
CINTAS	4106765812	01/18/2022	BUILDING SUPPLIES	172.81
			Vendor 10027 - CINTAS Total:	**315.21**
Vendor: 2410 - CITY TREASURER KCK 701 N 7TH ST MIKE TOBIN PW DEPUTY DIRECTOR KANSAS CITY, KS 66101				
CITY TREASURER KCK	JANUARY 2022	01/18/2022	TRASH REFUSE CONTRACT FOR CITY OF BONNER	38,425.60
			Vendor 2410 - CITY TREASURER KCK Total:	**38,425.60**
Vendor: 0213 - COLEMAN EQUIPMENT INC P O BOX 456 BONNER SPRINGS, KS 66012				
COLEMAN EQUIPMENT INC	11946	01/18/2022	UNIT 58	4,449.00
COLEMAN EQUIPMENT INC	506229	12/31/2021	SAFETY CHAPS	121.37
			Vendor 0213 - COLEMAN EQUIPMENT INC Total:	**4,570.37**
Vendor: 10136 - COMPLIANCEONE 2121 SW CHELSEA DRIVE TOPEKA, KS 66614				
COMPLIANCEONE	287886	01/18/2022	DECEMBER 2021 DRUP POOL MONTHLY CRG ACCT G 45452	191.25
COMPLIANCEONE	287886	01/18/2022	DECEMBER 2021 DRUP POOL MONTHLY CRG ACCT G 45452	106.25
COMPLIANCEONE	287886 1	01/18/2022	2 X NON 5 PANELS	96.00
COMPLIANCEONE	288144	01/18/2022	DECEMBER 2021 DRUG POOL MONTHLY CRG ACCT CI4050	5.50
COMPLIANCEONE	288144	01/18/2022	DECEMBER 2021 DRUG POOL MONTHLY CRG ACCT CI4050	27.50
COMPLIANCEONE	288144	01/18/2022	DECEMBER 2021 DRUG POOL MONTHLY CRG ACCT CI4050	33.00
COMPLIANCEONE	288144	01/18/2022	DECEMBER 2021 DRUG POOL MONTHLY CRG ACCT CI4050	5.50
COMPLIANCEONE	288144 A	01/18/2022	DOT 5 SUBSTANCE	75.00
			Vendor 10136 - COMPLIANCEONE Total:	**540.00**
Vendor: 11815 - CREATIVE COMMUNITIES ALLIANCE 359 OLD MERAMEC STATION RD MANCHESTER, MO 63021-				
CREATIVE COMMUNITIES ALLI	0001468	01/18/2022	CCA ANNUAL DUES	50.00
CREATIVE COMMUNITIES ALLI	0001469	01/18/2022	SCULPTURE ON THE MOVE ANNUAL FEE	50.00
			Vendor 11815 - CREATIVE COMMUNITIES ALLIANCE Total:	**100.00**
Vendor: 11813 - DEANNA HUTCHINSON 893 EDWARDSVILLE DRIVE EDWARDSVILLE, KS 66111-				
DEANNA HUTCHINSON	33564230	12/31/2021	CANCELLED:UNION STATION/AUSCHWITZ	73.00
			Vendor 11813 - DEANNA HUTCHINSON Total:	**73.00**
Vendor: 11812 - DIANNE SCOTT 4815 AUGUSTA DRIVE BASEHOR, KS 66007-				
DIANNE SCOTT	33385204	12/31/2021	CANCELLED:UNION STATION/AUSCHWITZ	146.00
			Vendor 11812 - DIANNE SCOTT Total:	**146.00**
Vendor: 7360 - DSG EQUIPMENT & SUPPLIES INC 5230 WINNER ROAD KANSAS CITY, MO 64127				
DSG EQUIPMENT & SUPPLIES	283	01/18/2022	55 GALLON FLEETWASH-SHOP	458.44
			Vendor 7360 - DSG EQUIPMENT & SUPPLIES INC Total:	**458.44**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11557 - ELECTRONIC CONTRACTING COMPANY				
P.O. BOX 29195				
LINCOLN, NE 68529-				
ELECTRONIC CONTRACTING C	21973	01/18/2022	BUILDING MONITORING SERVICE	450.00
ELECTRONIC CONTRACTING C	21973	01/18/2022	BUILDING MONITORING SERVICE	150.00
			Vendor 11557 - ELECTRONIC CONTRACTING COMPANY Total:	**600.00**
Vendor: 11809 - EMILY YOUNG				
5001 N. 115TH STREET				
KANSAS CITY, KS 66109-				
EMILY YOUNG	3417779	01/18/2022	REFUND DEPOSIT-GYM 1/8/2022	100.00
			Vendor 11809 - EMILY YOUNG Total:	**100.00**
Vendor: 10964 - EVERGY FKA KCP&L				
PO BOX 219330				
KANSAS CITY, MO 64121-9330				
EVERGY FKA KCP&L	8816867433 JAN 2022	01/18/2022	MUNICIPAL STREET LIGHT-LED -2MLLL	467.67
			Vendor 10964 - EVERGY FKA KCP&L Total:	**467.67**
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
PO BOX 219915				
KANSAS CITY, MO 64121-9915				
EVERGY KANSAS CENTRAL INC	0001458	01/18/2022	POWER BILL	3,694.10
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	4,381.42
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	159.10
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	1,281.81
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	1,374.33
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	78.55
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	1,949.31
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	722.98
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	14,464.40
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	5,163.69
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	410.51
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	67.89
EVERGY KANSAS CENTRAL INC	0001459	01/18/2022	ELECTRIC SERVICE-MULTIPLE	443.70
EVERGY KANSAS CENTRAL INC	JAN 2022	01/18/2022	ELECTRICAL SERVICE	73.32
			Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:	**34,265.11**
Vendor: 4342 - FELDMANS				
1332 W KANSAS ST				
LIBERTY, MO 64068-2379				
FELDMANS	321081	12/31/2021	CHAINSAW CHAPS,WORK GLOVES, CHAIN	182.96
FELDMANS	321095	12/31/2021	CHAINSAW CHAIN	28.00
FELDMANS	321101	12/31/2021	SAFETY CHAPS	130.99
FELDMANS	321109	12/31/2021	CHAINSAW CHAPS, WORK GLOVES, CHAINSAW CHAIN	237.98
FELDMANS	321115	01/18/2022	KEROSENE HEATER-WWTP	155.99
FELDMANS	321148	01/18/2022	PARTS FOR CHLORINE PUMP-WTP	77.51
			Vendor 4342 - FELDMANS Total:	**813.43**
Vendor: 11686 - FIRE RECOVERY EMS				
3223 N. WILKE ROAD				
ARLINGTON HEIGHTS, IL 60004-				
FIRE RECOVERY EMS	14371	12/31/2021	DECEMBER AMBULANCE PAYMENTS	1,540.35
			Vendor 11686 - FIRE RECOVERY EMS Total:	**1,540.35**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 2755 - FTC EQUIPMENT LLC 5238 WINNER ROAD KANSAS CITY, MO 64127				
FTC EQUIPMENT LLC	15015	12/31/2021	DIST MAINT REPAIR-EMERGENCY L/S #2	1,960.00
			Vendor 2755 - FTC EQUIPMENT LLC Total:	**1,960.00**
Vendor: 11563 - GERKEN RENT-ALL INC 31600 OLD KC ROAD PAOLA, KS 66071-				
GERKEN RENT-ALL INC	442842-9	12/31/2021	STUMP GRINDER RENTAL-PARKS	231.00
			Vendor 11563 - GERKEN RENT-ALL INC Total:	**231.00**
Vendor: 10924 - GO CAR WASH MGMT CORP 2218 EAST WILLIAMS FIELD RD SUITE 245 GILBERT, AZ 85295				
GO CAR WASH MGMT CORP	CM46	12/31/2021	CREDIT	-126.00
GO CAR WASH MGMT CORP	INV600	12/31/2021	NOVEMBER CAR WASHES	306.00
GO CAR WASH MGMT CORP	INV630	12/31/2021	DECEMBER CAR WASHES	99.00
			Vendor 10924 - GO CAR WASH MGMT CORP Total:	**279.00**
Vendor: 1532 - GT DISTRIBUTORS P O BOX 16080 AUSTIN, TX 78761				
GT DISTRIBUTORS	INV0883835	01/18/2022	NEW HIRE UNIFORM ITEMS	391.27
GT DISTRIBUTORS	INV0884095	01/18/2022	UNIFORM PANTS	216.00
GT DISTRIBUTORS	INV0884100	01/18/2022	UNIFORM PANTS	144.00
			Vendor 1532 - GT DISTRIBUTORS Total:	**751.27**
Vendor: 0021 - HACH COMPANY 2207 COLLECTIONS CENTER DR CHICAGO, IL 60693				
HACH COMPANY	12824486	01/18/2022	GRADUATED CYLINDER, TENSETTE PIPET	410.85
			Vendor 0021 - HACH COMPANY Total:	**410.85**
Vendor: 1089 - HAWKINS, INC PO BOX 860263 MINNEAPOLIS, MN 55486-0263				
HAWKINS, INC	6088425	12/31/2021	CHEMICALS-WTP	1,155.86
HAWKINS, INC	6088443	12/31/2021	CHEMICALS-WTP	3,169.12
			Vendor 1089 - HAWKINS, INC Total:	**4,324.98**
Vendor: 7242 - HELGET GAS PRODUCTS INC PO BOX 24246 OMAHA, NE 68124-0246				
HELGET GAS PRODUCTS INC	1816481	12/31/2021	MEDICAL GASES-OXYGEN	104.32
HELGET GAS PRODUCTS INC	2384626	01/18/2022	MEDICAL GASES	23.31
			Vendor 7242 - HELGET GAS PRODUCTS INC Total:	**127.63**
Vendor: 5589 - ICE-MASTERS, INC PO BOX 650769 DALLAS, TX 75265-0769				
ICE-MASTERS, INC	68536	01/18/2022	ICE MACHINE RENTAL (JAN 2022)	70.00
ICE-MASTERS, INC	68536	01/18/2022	ICE MACHINE RENTAL (JAN 2022)	70.00
			Vendor 5589 - ICE-MASTERS, INC Total:	**140.00**
Vendor: 3289 - J & D EQUIPMENT INC 3250 HARVESTER ROAD KANSAS CITY, KS 66115				
J & D EQUIPMENT INC	43464	01/18/2022	STROBES FOR SPREADER TRUCK-VID 525,JACK ASSEMBLY	364.51

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
J & D EQUIPMENT INC	43517	01/18/2022	STROBE LIGHJTS VID#525,553,526,575,562,55	392.56
J & D EQUIPMENT INC	68189	01/18/2022	REPAIR GPS SYSTEM-VID #526	1,449.27
			Vendor 3289 - J & D EQUIPMENT INC Total:	**2,206.34**
Vendor: 3108 - JC COMMUNICATIONS BEST RSVP INC 407 CLARIBORNE SUITE 208 OLATHE, KS 66062				
JC COMMUNICATIONS BEST R	2871A150	01/18/2022	AFTER HOURS ANSWERING SERVICE 12/31/21-1/27/22	31.34
JC COMMUNICATIONS BEST R	2871A150	01/18/2022	AFTER HOURS ANSWERING SERVICE 12/31/21-1/27/22	31.33
JC COMMUNICATIONS BEST R	2871A150	01/18/2022	AFTER HOURS ANSWERING SERVICE 12/31/21-1/27/22	31.33
			Vendor 3108 - JC COMMUNICATIONS BEST RSVP INC Total:	**94.00**
Vendor: 11598 - JOHNSON & WYANDOTTE COUNCIL OF MAYORS LIZ RUBACK 100 E. SANTA FE STREET OLATHE, KS 66062-				
JOHNSON & WYANDOTTE CO	0001450	01/18/2022	HOLIDAY SOCIAL ATTENDANC	390.00
			Vendor 11598 - JOHNSON & WYANDOTTE COUNCIL OF MAYORS Total:	**390.00**
Vendor: 0569 - KANSAS ASSOCIATION FOR COURT MANAGEMENT 7700 MISSION ROAD PRAIRIE VILLAGE, KS 66208				
KANSAS ASSOCIATION FOR CO	0001451	01/18/2022	MEMBERSHIP RENEWALS	100.00
			Vendor 0569 - KANSAS ASSOCIATION FOR COURT MANAGEMENT Total:	**100.00**
Vendor: 10593 - KANSAS CITY REGIONAL DESTINATION ALLIANCE 100 N. 5TH STREET ATTN: KRISTI LEE LEAVENWORTH, KS 66048				
KANSAS CITY REGIONAL DESTI	0001470	01/03/2022	ANNUAL MEMBERSHIP DUES 2022	500.00
			Vendor 10593 - KANSAS CITY REGIONAL DESTINATION ALLIANCE Total:	**500.00**
Vendor: 9900 - KANSAS DEPARTMENT OF REVENUE MISCELLANEOUS TAX PO BOX 750680 TOPEKA, KS 66625-0680				
KANSAS DEPARTMENT OF REV	0001456	12/31/2021	4TH QTR WATER PROTECTION FEE	1,817.71
KANSAS DEPARTMENT OF REV	0001457	12/31/2021	4TH QTR CLEAN DRINKIING WATER FEE	1,704.11
			Vendor 9900 - KANSAS DEPARTMENT OF REVENUE MISCELLANEOUS TAX Total:	**3,521.82**
Vendor: 2189 - KANSAS MUNICIPAL INSURANCE TRU PO BOX 541 SHAWNEE MISSION, KS 66201-0541				
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	285.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	86.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	11.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	252.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	5,346.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	30,181.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	94.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	2,814.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	37,992.00

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	21,225.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	5,942.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	11,076.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	1,933.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	33.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	327.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	40.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	1,582.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	3,170.00
KANSAS MUNICIPAL INSURAN	13-2435	01/18/2022	2022 WORKER'S COMP INS PREMIUM	1,128.00
			Vendor 2189 - KANSAS MUNICIPAL INSURANCE TRU Total:	**123,517.00**
Vendor: 5308 - KANSAS ONE-CALL SYSTEM, INC C/0 MORGAN STANLEY WEALTH MGMT **7223 Parkway Drive, Ste 210** **Hanover, MD 21076-**				
KANSAS ONE-CALL SYSTEM, I	1120167	12/31/2021	DECEMBER LOCATES (105)	126.00
			Vendor 5308 - KANSAS ONE-CALL SYSTEM, INC C/0 MORGAN STANLEY WEALTH MGMT Total:	**126.00**
Vendor: 11037 - KANSAS STATE UNIVERSITY-KSVDL **102 TROTTER HALL** **1710 DENISON AVE** **MANHATTAN, KS 66506-5601**				
KANSAS STATE UNIVERSITY-KS	R1684037	12/31/2021	SHIPPING LABEL FOR RABIES SPECIMEN	20.50
			Vendor 11037 - KANSAS STATE UNIVERSITY-KSVDL Total:	**20.50**
Vendor: 11746 - KAPIO **C/O LEAGUE OF KANSAS MUNICIPALITIES** **300 SW EIGTH AVE, STE 100** **TOPEKA, KS 66603-3951**				
KAPIO	484	01/18/2022	DAPIO DUES-VOGAN	50.00
			Vendor 11746 - KAPIO Total:	**50.00**
Vendor: 10214 - KC AUCTION DIRECT LLC **715 S 130TH STREET** **BONNER SPRINGS, KS 66012**				
KC AUCTION DIRECT LLC	20516	12/31/2021	TIRES & OIL	938.19
KC AUCTION DIRECT LLC	20650	12/31/2021	UNIT 50	39.95
KC AUCTION DIRECT LLC	21002	12/31/2021	UNIT 52	53.99
KC AUCTION DIRECT LLC	21046	12/31/2021	UNIT 52`	140.40
KC AUCTION DIRECT LLC	21491	01/18/2022	UNIT 47	180.00
KC AUCTION DIRECT LLC	21510	01/18/2022	UNIT 49	338.98
			Vendor 10214 - KC AUCTION DIRECT LLC Total:	**1,691.51**
Vendor: 10049 - KDHE-DIVISION HEALTH & ENVIRON **6810 SE DWIGHT ST** **TOPEKA, KS 66620**				
KDHE-DIVISION HEALTH & EN	54531	12/31/2021	ANALYTICAL SERVICES 10/13/21-11/19/2021	1,044.00
			Vendor 10049 - KDHE-DIVISION HEALTH & ENVIRON Total:	**1,044.00**
Vendor: 11814 - KEVIN ZIMMERLY **13917 STILLWELL ROAD** **BONNER SPRINGS, KS 66012-**				
KEVIN ZIMMERLY	0001463	12/31/2021	REFUND PUBLIC USE REQUES	50.00
			Vendor 11814 - KEVIN ZIMMERLY Total:	**50.00**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 3003 - LAKE OF THE FOREST INC **P.O. BOX 1424** **TREASURER OF THE BOARD** **BONNER SPRINGS, KS 66012**				
LAKE OF THE FOREST INC	JANUARY 2022	01/18/2022	REFUSE SUBSIDY	247.00
			Vendor 3003 - LAKE OF THE FOREST INC Total:	**247.00**
Vendor: 3008 - LEAGUE OF KS MUNICIPALTIES KS ASSOC OF CITY CTY MGMT **300 SW 8TH AVE SUITE 100** **TOPEKA, KS 66603-3951**				
LEAGUE OF KS MUNICIPALTIES	461	01/18/2022	FULL KACM MEMBER DUES 2022 PEDERSON	200.00
LEAGUE OF KS MUNICIPALTIES	512	01/18/2022	KS ASSOC. OF CITY MGRS DUES- VOGAN	200.00
			Vendor 3008 - LEAGUE OF KS MUNICIPALTIES KS ASSOC OF CITY CTY MGMT Total:	**400.00**
Vendor: 7347 - MCGUIRE ELECTRIC, LLC **P.O. BOX 402** **TONGANOXIE, KS 66086**				
MCGUIRE ELECTRIC, LLC	3932	12/31/2021	L/S #6 PUMP HOOK UP-WATE	255.00
			Vendor 7347 - MCGUIRE ELECTRIC, LLC Total:	**255.00**
Vendor: 9817 - MEDASSURE HEARTLAND, LLC **920 E COUNTY LINE RD** **SUITE 102** **LAKEWOOD, NJ 08701**				
MEDASSURE HEARTLAND, LLC	150653	01/18/2022	medical waste	41.20
			Vendor 9817 - MEDASSURE HEARTLAND, LLC Total:	**41.20**
Vendor: 8001 - MIDWEST PUBLIC RISK **19400 E VALLEY VIEW PARKWAY** **INDEPENDENCE, MO 64055**				
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	1,440.00
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	11,541.85
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	603.68
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	131.60
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	5,781.17
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	1,276.45
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	2,130.40
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	3,935.86
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	7,307.29
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	1,879.35
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	2,600.00
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	24,279.80
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	7,630.53
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	5,366.85
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	4,536.45
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	1,480.40

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
MIDWEST PUBLIC RISK	0001452	01/18/2022	JANUARY HEALTH DENTAL & VISION INSURANCE	3,064.32
			Vendor 8001 - MIDWEST PUBLIC RISK Total:	**84,986.00**
Vendor: 7206 - NATIONAL INSURANCE MARKETING BROKERS, LLC **BENEFITS DIRECT** **4551 W. 107TH STREET STE 310** **OVERLAND PARK, KS 66207**				
NATIONAL INSURANCE MARK	A011645	01/18/2022	JANUARY PAYROLL DEDUCTIONS	1,239.43
			Vendor 7206 - NATIONAL INSURANCE MARKETING BROKERS, LLC Total:	**1,239.43**
Vendor: 11731 - NORMA CURTICE **14464 LEAVENWORTH ROAD** **BASEHOR, KS 66007-**				
NORMA CURTICE	33566093	12/31/2021	CANCELLED:UNION STATION/AUSCHWITZ	73.00
			Vendor 11731 - NORMA CURTICE Total:	**73.00**
Vendor: 0947 - O'REILLY AUTO STORES INC **P O BOX 9464** **SPRINGFIELD, MO 65801-9464**				
O'REILLY AUTO STORES INC	264-120201	12/31/2021	WIRE & CONNECTORS-LIGHT BAR & FUEL CELL-VID#617	53.95
O'REILLY AUTO STORES INC	264-122569	01/18/2022	WIPER BLADES-VID #525	29.18
O'REILLY AUTO STORES INC	264-123435	01/18/2022	UNIT 58	22.99
O'REILLY AUTO STORES INC	264-124060	01/18/2022	ANTIFREEZE	14.99
O'REILLY AUTO STORES INC	264-125289	01/18/2022	WIPER BLADES 2510	19.92
O'REILLY AUTO STORES INC	264-125526	01/18/2022	BATTERY WIRES 2510	41.65
			Vendor 0947 - O'REILLY AUTO STORES INC Total:	**182.68**
Vendor: 11816 - OTIS ELEVATOR COMPANY **PO BOX 73579** **CHICAGO, IL 60673-3579**				
OTIS ELEVATOR COMPANY	100400638840	01/18/2022	OTIS ELEVATOR ANNUAL CONTRACT (CH & PD)	4,678.80
			Vendor 11816 - OTIS ELEVATOR COMPANY Total:	**4,678.80**
Vendor: 11541 - PEREGRINE CORPORATION **PO BOX 14190** **MONROE, LA 71207-4190**				
PEREGRINE CORPORATION	458840	12/31/2021	SECT 4 DEC UTIL BILLS (1053/1018)	535.74
PEREGRINE CORPORATION	459324	01/18/2022	SECT 5 DEC UTIL BILLS (709/675)	356.26
			Vendor 11541 - PEREGRINE CORPORATION Total:	**892.00**
Vendor: 7889 - PREMIER AUTOMOTIVE OF BS LLC **1800 N 100TH TERR** **KANSAS CITY, KS 66109**				
PREMIER AUTOMOTIVE OF BS	508087	01/18/2022	TRUCK PARTS-VID#585`	153.35
PREMIER AUTOMOTIVE OF BS	634529/1	01/18/2022	VEHICLE TIRE REPAIR-MEDIC 2523	148.50
			Vendor 7889 - PREMIER AUTOMOTIVE OF BS LLC Total:	**301.85**
Vendor: 11091 - QUADIENT FINANCE USA INC **PO BOX 6813** **CAROL STREAM, IL 60197-6813**				
QUADIENT FINANCE USA INC	8038501 JANUARY 2022	01/18/2022	POSTAGE	820.00
			Vendor 11091 - QUADIENT FINANCE USA INC Total:	**820.00**
Vendor: 0753 - RAYNOR GARAGE DOORS **8235 MCCOY STREET** **SHAWNEE, KS 66227**				
RAYNOR GARAGE DOORS	2201500	12/31/2021	REPAIR OVERHEAD SHOP DOOR	483.00
			Vendor 0753 - RAYNOR GARAGE DOORS Total:	**483.00**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11811 - RUSH TRUCK CENTER OF MISSOUR, INC				
P.O. BOX 2208				
DECATUR, AL 35609-2208				
RUSH TRUCK CENTER OF MISS	110401447	12/31/2021	MUFFLER SUPPORT BRACKETS VID #525	469.08
			Vendor 11811 - RUSH TRUCK CENTER OF MISSOUR, INC Total:	**469.08**
Vendor: 1073 - SAFELITE FULFILLMENT INC dba SAFELITE AUTO GLASS				
PO BOX 633197				
CINCINNATI, OH 45263-3197				
SAFELITE FULFILLMENT INC d	01798-434222	01/18/2022	BUCKET TRUCK WINDOW VID #561	369.97
			Vendor 1073 - SAFELITE FULFILLMENT INC dba SAFELITE AUTO GLASS Total:	**369.97**
Vendor: 0930 - STANLEY R MCAFEE				
2300 HUTTON ROAD, SUITE 111				
KANSAS CITY, KS 66109				
STANLEY R MCAFEE	0001464	12/31/2021	COURT APPOINTED ATTORNE	2,050.00
			Vendor 0930 - STANLEY R MCAFEE Total:	**2,050.00**
Vendor: 7670 - STAPLES CONTRACT & COMMERCIAL STAPLES BUSINESS ADVANTAGE				
PO BOX 660409				
DALLAS, TX 75266-0409				
STAPLES CONTRACT & COMM	8054755582	01/18/2022	OFFICE SUPPLIES- 1/3 CUT FILE FOLDERS	27.49
STAPLES CONTRACT & COMM	8054755582	01/18/2022	OFFICE SUPPLIES- 2 X 2 POST ITS	8.04
STAPLES CONTRACT & COMM	8054755582	01/18/2022	OFFICE SUPPLIES- SHARPIE PENS	13.99
STAPLES CONTRACT & COMM	8054755582	01/18/2022	OFFICE SUPPLIES- 3 X 5 MEMO BOOK	17.37
STAPLES CONTRACT & COMM	8064825237	01/18/2022	STAPLES	6.09
STAPLES CONTRACT & COMM	8064825237	01/18/2022	SCOTCH TAPE	6.69
STAPLES CONTRACT & COMM	8064825237	01/18/2022	ERGO KEYBOARD & MOUSE	37.52
STAPLES CONTRACT & COMM	8064825237	01/18/2022	SELF INK STAMP	6.28
			Vendor 7670 - STAPLES CONTRACT & COMMERCIAL STAPLES BUSINESS ADVANTAGE Total:	**123.47**
Vendor: 10879 - TEUTONIC HOLDINGS LLC SYNDEO LLC DBA BROADVOICE				
LOCKBOX NUMBER 912726				
PO BOX 31001-2726				
PASADENA, CA 91110				
TEUTONIC HOLDINGS LLC SYN	1789627	01/18/2022	PHONE SERVICE 200 E 3RD 1/7-2/6/2022	203.49
			Vendor 10879 - TEUTONIC HOLDINGS LLC SYNDEO LLC DBA BROADVOICE Total:	**203.49**
Vendor: 10854 - THE JATH GROUP, INC				
PO BOX 9258				
OVERLAND PARK, KS 66201-				
THE JATH GROUP, INC	49342	12/31/2021	CLEANING AFTER VANDALISM @ LIONS PARK 6/24/21	50.00
THE JATH GROUP, INC	50359	12/31/2021	DAILY CLEANING -8/1-8/31/2021	660.00
THE JATH GROUP, INC	54704	01/18/2022	JANITORIAL CLEANING	148.34
THE JATH GROUP, INC	54704	01/18/2022	JANITORIAL CLEANING	148.33
THE JATH GROUP, INC	54704	01/18/2022	JANITORIAL CLEANING	148.33
THE JATH GROUP, INC	S-10301	01/18/2022	CLEANING SUPPLIES	118.44
			Vendor 10854 - THE JATH GROUP, INC Total:	**1,273.44**
Vendor: 0017 - TOMPKINS INDUSTRIES INC				
P.O. Box 88686				
CAROL STREAM, IL 60188-8686				
TOMPKINS INDUSTRIES INC	405033247	12/31/2021	HYD HOSES-VID#525	98.06
			Vendor 0017 - TOMPKINS INDUSTRIES INC Total:	**98.06**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11556 - U.S. BANK EQUIPMENT FINANCE				
P.O. BOX 790448				
ST. LOUIS, MO 63179-0448				
U.S. BANK EQUIPMENT FINAN	461090854	12/31/2021	MONTHLY COPIER RENTAL 12/17/2021-1/17/2022	139.53
U.S. BANK EQUIPMENT FINAN	461090854	12/31/2021	MONTHLY COPIER RENTAL 12/17/2021-1/17/2022	139.53
U.S. BANK EQUIPMENT FINAN	461254054	12/31/2021	COPIER FEES	191.44
			Vendor 11556 - U.S. BANK EQUIPMENT FINANCE Total:	**470.50**
Vendor: 3025 - U.S. VENTURE, INC				
7984 SOLUTION CENTER				
CHICAGO, IL 60677-7009				
U.S. VENTURE, INC	279465	12/31/2021	FINANCE CHARGE	6.83
			Vendor 3025 - U.S. VENTURE, INC Total:	**6.83**
Vendor: 3736 - UNIFIED TREASURER				
710 N 7TH ST, SUITE 20				
KANSAS CITY, KS 66101				
UNIFIED TREASURER	DECEMBER 2021	12/31/2021	WYCO JAIL HOUSIG DECEMBER 2021	857.50
			Vendor 3736 - UNIFIED TREASURER Total:	**857.50**
Vendor: 6819 - UNIFIRST CORPORATION				
1801 N CORRINGTON AVE				
KANSAS CITY, MO 64120				
UNIFIRST CORPORATION	226 0687576	01/18/2022	BLDG MAINT/RESTROOM SUPPLIES	40.51
UNIFIRST CORPORATION	226 0687576	01/18/2022	UNIFORMS RENTAL	49.07
UNIFIRST CORPORATION	226 0687576	01/18/2022	UNIFORMS RENTAL	38.24
UNIFIRST CORPORATION	226 0687576	01/18/2022	BLDG MAINT/RESTROOM SUPPLIES	40.50
UNIFIRST CORPORATION	226 0687576	01/18/2022	UNIFORMS RENTAL	51.52
UNIFIRST CORPORATION	2260687498	01/18/2022	BLDG MAINT/RESTROOM SUPPLIES WWTP	56.42
			Vendor 6819 - UNIFIRST CORPORATION Total:	**276.26**
Vendor: 11039 - UNIFIRST SERVICES				
PO BOX 270405				
KANSAS CITY, MO 64127-0405				
UNIFIRST SERVICES	2951380	01/18/2022	CARPET/RUG SERVICE	120.62
			Vendor 11039 - UNIFIRST SERVICES Total:	**120.62**
Vendor: 4137 - UNIVERSITY OF KS HOSPITAL AUTH				
PO BOX 958701				
ST LOUIS, MO 63195-8701				
UNIVERSITY OF KS HOSPITAL	00299894-00	12/31/2021	DS COLLECT-ONLY NON DOT	17.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	40.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	40.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	45.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	40.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	55.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	59.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	49.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	49.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	49.00

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	55.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	55.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	55.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	40.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	55.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	55.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	40.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	55.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	39.00
UNIVERSITY OF KS HOSPITAL	00301870-00	12/31/2021	PX PHY-POST OFFER PHY-DS PANELS	60.00
			Vendor 4137 - UNIVERSITY OF KS HOSPITAL AUTH Total:	**952.00**
Vendor: 3078 - USA BLUE BOOK **P O BOX 9004** **GURNEE, IL 60031-9004**				
USA BLUE BOOK	825039	12/31/2021	WTP-LAB CHEMICALS	716.04
			Vendor 3078 - USA BLUE BOOK Total:	**716.04**
Vendor: 1321 - WESTLAKE HARDWARE **P O BOX 219370** **KS-014** **KANSAS CITY, MO 64121-9373**				
WESTLAKE HARDWARE	14003188	12/31/2021	FASTENERS FOR WHEELS ON KIDS TRAIN	5.16
WESTLAKE HARDWARE	14003197	12/31/2021	LOCTITE	9.58
WESTLAKE HARDWARE	14003198	12/31/2021	FASTENERS-PLAYGROUND CLIMBER PANEL INSTALL	16.49
WESTLAKE HARDWARE	14003199	12/31/2021	FASTENERS0-PLAYGROUND CLIMBER PANEL INSTALL	27.30
WESTLAKE HARDWARE	14003206	12/31/2021	OUTLET REPAIR-CENTENNIAL PARK	7.51
WESTLAKE HARDWARE	14003208	12/31/2021	CONCRETE-SIGN BASE INSTAL	39.95
WESTLAKE HARDWARE	14003213	12/31/2021	LED SHOPLIGHT-WTP	79.99
WESTLAKE HARDWARE	14003221	12/31/2021	BUILDING SUPPLIES	7.77
WESTLAKE HARDWARE	14003243	12/31/2021	PAINT & TAPE STEPS AT CITY HALL	12.58
WESTLAKE HARDWARE	14003250	12/31/2021	DRILL BITS & FASTNERS-NORTH PARK PICNIC TABLES	17.47
WESTLAKE HARDWARE	14003265	12/31/2021	FASTNERS PICNIC TABLES @ LIONS PARK & SOUTH PARK	28.48
WESTLAKE HARDWARE	14003266	12/31/2021	HARDWARE-TO FASTEN TABLES IN PARK	4.99
WESTLAKE HARDWARE	14003269	12/31/2021	CONCRETE MIX, FASTNERS-TRASH CANS IN PARK-OULET	21.02
WESTLAKE HARDWARE	14003273	12/31/2021	HEATER FOR WELL HARDWAR	33.99
WESTLAKE HARDWARE	14003278	12/31/2021	MISC HARDWARE	1.02
WESTLAKE HARDWARE	14003282	12/31/2021	MISC PARTS FOR #525	8.38
WESTLAKE HARDWARE	14003284	12/31/2021	BUILDING SUPPLIES	9.96
			Vendor 1321 - WESTLAKE HARDWARE Total:	**331.64**
Vendor: 11421 - WEX INC. **PO BOX 6293** **CAROL STREAM, IL 60197-6293**				
WEX INC.	77284176	12/31/2021	FUEL-CODES	159.41
WEX INC.	77284176	12/31/2021	FUEL-FIRE/EMS	431.58

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
WEX INC.	77284176	12/31/2021	FUEL-POLICE	5,709.22
WEX INC.	77284176	12/31/2021	FUEL-PUBLIC WORKS	769.76
WEX INC.	77284176	12/31/2021	FUEL-WATER	926.92
WEX INC.	77284176	12/31/2021	FUEL-TIBLOW 110	422.38
			Vendor 11421 - WEX INC. Total:	**8,419.27**
			Grand Total:	**361,727.54**

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Christina Brake

Subject: Appointments to Boards and Commissions

Recommendation: Approval.

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

Background: Library Board - Appoint Madison Clark to fill the position vacated by Allen Holder for the remainder of the term, to expire April 2022.

Discussion:

Financial Impact:

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Amber Vogan

Subject: Public Hearing About Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 2)

Recommendation: The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend the Council hold the public hearing.

Action: 1. Make a motion to open the public hearing for the Resolution on Intent to Issue Industrial Revenue Bonds for Scannell Building No. 2 at ____p.m.
2. Hear public comments.
3. Make a motion to close the public hearing at ____p.m.

Background: Scannell Properties, LLC is the main developer of the Compass 70 Logistics Center. This development has three buildings planned with the first being Medline Industries.

Discussion: Scannell Properties LLC submitted an IRB application for an industrial project to build, furnish, and equip a new warehouse, distribution, and office facility for lease. They plan to have construction completed by Summer 2023.

The total estimated investment in this building is $31,000,000, including land, construction, and machinery and equipment. Although user leases are not final, the company has other similar facilities. Based on those facilities, they anticipate 114 new hires in their first year of operation with average annual salaries totaling $44,000. In the following two years they anticipate 114 additional new hires with average annual salaries of $45,289.

The total property tax abatement for this project is 70%. The increase in the abatement level from the standard 50% was awarded due to the investment level of the project (+10%), construction of a minimum 596,000 sq. ft. facility; completion of the facility in 2023 (+2.5%), and negotiated community benefits (+2.5%). The negotiated community benefits require the company to make an annual $17,500 minimum investment in community programs over the 10-year abatement period. Some examples for community benefits include, but are not limited to, grants or donations to City, USD 204, or community organizations; USD 204 internship/externship programs; sponsorship of City events or recreation programs; funding sidewalks or trail connections; membership of the Chamber of Commerce and Wyandotte Economic Development Council; and/or employee volunteer programs to adopt a park or engage with the City.

Financial Impact: The taxing jurisdictions will collect an annual PILOT payment (as defined in the PILOT agreement) over the next 10-year period. At closing, half of the 1% origination fee estimated at $155,000 will be paid to the City to be used for future economic development projects. The remaining half of the origination fee will be paid to the city in the first five years of the ten-year exemption period, in $31,000 payments per year. In addition, the City will collect franchise fees for utilities. The attached Cost Benefit Analysis shows positive benefit/cost ratios for all taxing jurisdictions, and a payback period for return on investments varying from one to seven years depending on the taxing jurisdiction, with the exception of Kansas City

Kansas Community College (KCKCC). The benefit/cost ratio and payback period for return on investment for KCKCC are not correctly reflected in the CBA due to limitations with the Kansas Department of Commerce software. The PILOT payments for KCKCC were not able to be included in the CBA, so the actual benefit/cost ratio and payback period for KCKCC will be better than shown. The City will realize the return on investment after six years with a benefit/cost ratio of 1.43 and a compound rate of return over the next ten years totaling 3.64%.

A Tax Abatement Cost-Benefit Analysis of
Properties-Scannell BLDG 2

The firm is located in: City of BonSprg Scannell Report Printed: 1/20/2022

Description of the firm's location or expansion in the community:

Class A industrial office, warehouse and distribution business park (Scannell Bldg 2)

This report includes an analysis of costs and benefits from the firm for the following taxing entities where the firm is or will be located. These taxing entities are considering tax abatements or incentives for the firm:

City:	**BonSprg Scannell**
County:	**Wyandotte**
School District:	**USD#204**
Special Taxing District:	**KS City KS Comm. College**
State of Kansas	

Contents of this report:

About this Cost-Benefit Analysis Report Page 2

Summary of Costs and Benefits for all Taxing Entities Page 5

The Economic Impact that the Firm will have on the Community Page 6

Costs and Benefits for:

City:	BonSprg Scannell	Page 7
County:	Wyandotte	Page 8
School District:	USD#204	Page 9
Special Taxing District:	KS City KS Comm. College	Page 10
State of Kansas		Page 11

About this Cost-Benefit Analysis Report

This cost-benefit analysis report was prepared using a computer program that analyzes economic and fiscal impact. The report shows the impact that the firm, its employees and workers in spin-off jobs will have on the community and the state.

The economic impact over the next ten years is calculated along with the accompanying public costs and benefits for the State of Kansas and the taxing entities included in this analysis.

The analysis also shows the effect of tax abatements and incentives that may be considered for the firm.

Here is how the analysis was performed:

1. Data was entered for the state and community's tax and other rates; the firm and its employees; tax abatements and other incentives being considered for the firm; construction activity; and expected visitors.
2. Using the data entered, as well as some rates built into the computer program, calculations were made of the economic impact of the firm along with the related costs and benefits.

The calculations of impact include direct, indirect and induced impact. Regional economic multipliers, specific to the firm's industry group, were used by the program to calculate the direct and induced or spin-off jobs and earnings in the community.

These are the report sections:

Summary of Costs and Benefits for all Taxing Entities
This report page summarizes the costs and benefits for all taxing entities resulting from the firm and from new direct, indirect and induced jobs.

The Economic Impact that the Firm will have on the Community
This report page shows the number of direct, indirect and induced jobs that will be created in the community, the number of new residents and additional school children, and increases in local personal income, retail sales, economic activity and the property tax base in the first year and over the next ten years.

Benefits and Costs for Each Taxing Entity
These report pages summarize the costs and benefits for the State of Kansas and for each taxing entity as a result of the firm locating or expanding in the Kansas community.

The public benefits include additional revenues from the firm and employees for the taxing entities - - -sales taxes, property taxes, utilities, utility franchise fees, other payments by new residents, Payments in lieu of taxes (PILOT) by the firm and additional school funding. Public costs include the additional costs of public services for new residents and the firm, costs of educating new students that move to the school district, along with tax abatements and incentives provided to the firm.

In addition to a presentation of public costs and benefits, this report also computes the present value of net benefits to be received by each taxing entity; the payback period for incentives and taxes to be abated; the rate of return on investment for each entity, and, cost benefit ratios.

Payback Period
The investment payback period for each taxing entity was computed. This analysis views the financial incentives, including tax abatement, that the taxing entities are considering for the firm as an investment that the public will be making in the company. The payback period, therefore, is the number of years that it will take each taxing entity to recover the cost of incentives from the net annual benefits that they will receive. This payback period also shows the point in time where the cost and benefits are equal for the level and length of tax abatements and incentives being granted. The payback period is a basis for judging the appropriateness of providing incentives to a firm. Generally, the shorter the payback period the better the investment.

Present Value

The present value of the expected cash flow over the next ten years for each entity was computed. Present value is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. The analysis uses a discount rate that is entered to make the dollars comparable—by expressing them in today's dollars (present value). Generally, a positive present value indicates an acceptable investment.

Rate of Return on Investment

The rate of return on investment for each taxing entity was also computed. As with the computation of payback, the rate of return analysis views the incentives that each taxing entity is considering as an investment that the public will be making in the company. The rate of return, therefore, is the compound rate of return, over the next ten years, on each taxing entity's investment in the firm. Generally, a positive compound rate of return is considered desirable.

Benefit to Cost Ratio

The benefit to cost ratio for each taxing entity was also computed. This ratio compares public benefits over a ten year period from the new or expanding firm to public costs during the same period. For example, a benefit to cost ratio of 1.55 (or 1.55 to 1) shows that ten year benefits are 155 percent of public costs. Conversely, a benefit to cost ratio of .75 shows that public benefits are only 75 percent of public costs --costs exceed benefits. Generally, a benefit to cost ratio of 1.30 to 1 is considered acceptable for a taxing entity to grant tax abatements and other financial incentives to a firm.

How were the benefits and costs determined?

City, County, Special Taxing District and State Benefits and Costs

The Cost Benefit Analysis (CBA) operates with the assumption that 70% of the jurisdiction's revenues and expenditures supports its citizens, and 30% supports its businesses. Therefore, 70% of the revenues/costs (divided by number of residents) are calculated as the average revenue/cost per resident; 30% of these revenues/costs (divided by the number of workers in the jurisdiction) are calculated as the average revenue/cost per worker.

The CBA predicts potential benefits and costs from residents by multiplying the number of new employees moving to the jurisdiction by the average revenue/cost per resident. Benefits and costs from the business expansion are predicted by multiplying the average revenue/cost per worker.

Collection of sales taxes, transient guest taxes and property taxes as well as utility enterprises and franchise fees are potential benefits from an expansion.. Other revenues include fees, permits, license, and other charges.

The program predicts costs by removing utility enterprise expenditures and internal transfers from the general operating budget, and reducing the result to a cost per resident and a cost per worker.

School District Benefits and Costs

Property taxes as well as state and federal payments per full time student are used to predict benefits a school district may realize. The Kansas Department of Education condenses the school district's budget to a cost per student. One new student will not cause the addition of a new classroom or the hiring of another teacher, so it would not be fair to estimate the impact of new students using the average cost per student. The program utilizes a marginal cost per student (10% of the average cost per student, unless a different percentage is requested) to predict the cost to the district when a new student is added. Revenue per student is calculated from the amount of state and federal payment per student that the district receives.

The business predicts the average family size of new employees moving to the jurisdiction and the number of school age children in the family. The CBA can work with percentages, as in a family size of 2.5.

Indirect Jobs

The ripple or spin-off economic activity created by an expansion generates indirect or induced benefits. The number of jobs this activity generates depends largely on the type of business that is expanding and what types of jobs will be needed to support not only the business, but the new employees and their families. The program uses a default of 10% of the number of new employees to predict these jobs. The percentage can be adjusted, depending on community conditions, which also determine whether the indirect workers will be moving from out of state or out of county.

Formulas used in this analysis

- Present Value = (Total Benefits (for the year) ÷ 1+Discount Rate (5.5%))^Number of Years Abated)
- Compound Rate of Return = ((Present Value of Total Costs ÷ Present Value of Total Benefits)^(1/Number of Years Abated))-1
- Benefit to Cost Ratio = Present Value of Total Benefits ÷ Present Value of Total Costs
- Payback Period = The point where total benefits equal or surpass total costs.

K.S.A. 79-213 (g) allows governmental bodies to seek assistance provided by the Kansas Department of Commerce (COMMERCE) in preparing an application requesting exemption from property taxes. COMMERCE prepared this cost benefit analysis as a service under this statute utilizing data gathered by the requesting governmental body, and makes no recommendation to the Board of Tax Appeals either for or against approval of a request for tax abatement.

Summary of Costs and Benefits for all Taxing Units

Benefits:

	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Corporate and Personal Income Taxes	Additional School Funding	Other Revenues (Including PILOT)	Total Benefits
City: BonSprg Scannell	$10,907	$3,817,365	$218,383			$2,925,690	$6,972,346
County: Wyandotte	$19,201	$3,551,934				$1,111,527	$4,682,661
USD#204		$5,088,836			$7,714,133		$12,802,970
KS City KS Comm. College		$2,435,724				$10,407	$2,446,131
State of Kansas	$187,100	$135,014		$4,775,656		$8,186,583	$13,284,354

Costs, Incentives and Taxes Abated:

	Costs of Services for the Firm and New Residents	Costs of Educating New Students	Taxes Abated	Incentives	Total Taxes Abated & Incentives	Total Costs
City: BonSprg Scannell	$1,057,655		$3,810,743	$0	$3,810,743	$4,868,398
County: Wyandotte	$273,072		$3,494,987	$0	$3,494,987	$3,768,059
USD#204		$210,968	$5,076,429		$5,076,429	$5,287,398
KS City KS Comm. College	$6,489		$2,433,466		$2,433,466	$2,439,955
State of Kansas	$3,396,243	$1,922,928	$133,268	$0	$133,268	$5,452,438

Net Benefits:

	Total Benefits	Present Value of Total Benefits	Total Costs (Includes Taxes Abated and Incentives)	Present Value of Total Costs	Benefit to Cost Ratio (Over 10 Years)
City: BonSprg Scannell	$6,972,346	$5,159,817	$4,868,398	$3,607,742	1.43 : 1
County: Wyandotte	$4,682,661	$3,487,946	$3,768,059	$2,803,168	1.24 : 1
USD#204	$12,802,970	$9,157,781	$5,287,398	$3,927,172	2.33 : 1
KS City KS Comm. College	$2,446,131	$1,821,955	$2,439,955	$1,816,668	1. : 1
State of Kansas	$13,284,354	$9,814,386	$5,452,438	$3,987,134	2.46 : 1

Other

	Net Benefits	Present Value of Net Benefits	Taxes Abated & Incentives	Present Value of Taxes Abated and Incentives	Payback Period for Taxes Abated and Incentives and Taxes Abated	Compound Rate of Return (Over 10 Yrs)
City: BonSprg Scannell	$2,103,948	$1,559,621	$3,810,743	$2,835,220	6 Years	3.64%
County: Wyandotte	$914,603	$684,779	$3,494,987	$2,616,190	7 Years	2.21%
USD#204	$7,515,572	$5,230,610	$5,076,429	$3,776,901	5 Years	8.84%
KS City KS Comm. College	$6,175	$5,287	$2,658,666	$1,810,517	10 Years	0.03%
State of Kansas	$7,831,916	$5,811,440	$133,268	$99,152	1 Year	9.43%

The Economic Impact of this expansion by Properties-Scannell BLDG 2

NAICS Code 531120 - Warehousing and storage

	In the first year	Over the next ten years
*Number of new direct and indirect jobs to be created	170	339
Number of new residents in the community	33	154
Number of additional students in the local school district	31	144
**Increase in local personal income	$7,326,871	$33,782,871
***Increase in local retail sales	$2,564,405	$11,824,005
Increase in the community's property tax base	$60,212,925	$78,564,210
Land	$1,787,075	$2,331,728
Buildings	$29,212,925	$38,116,241
Furniture, fixtures & Equipment	$0	$0
Residential Property	$1,538	$23,301

**The Employment Multiplier for NAICS Code 531120 is 1.4883. The Employment Multiplier is used to estimate the total change in the number of direct and indirect jobs as a result of the expansion.*

***The Earnings Multiplier for NAICS Code 531120 is 1.4607. The Earnings Multiplier is used for estimating to what degree more personal income will be generated.*

****The Percentage of Gross Salaries expected to be spent on retail sales is 0.35*

Property taxes to be abated by the following taxing entities:

City	☑	Special Taxing District 1	☑
County	☑	Special Taxing District 2	☐
School District	☑	The State	☑

Percent of property taxes to be abated on:	Land	Buildings and Improvements	Furniture, Fixtures & Equipment
Year 1	100.00%	100.00%	0.00%
Year 2	100.00%	100.00%	0.00%
Year 3	100.00%	100.00%	0.00%
Year 4	100.00%	100.00%	0.00%
Year 5	100.00%	100.00%	0.00%
Year 6	100.00%	100.00%	0.00%
Year 7	100.00%	100.00%	0.00%
Year 8	100.00%	100.00%	0.00%
Year 9	100.00%	100.00%	0.00%
Year 10	100.00%	100.00%	0.00%

City of: BonSprg Scannell

Benefits: Year	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Other Municipal Revenues (Including PILOT)	Total
Construction Period	$328	$0	$1,753	$0	$2,081
1	$1,967	$332,479	$18,266	$175,846	$528,557
2	$3,042	$342,559	$18,915	$226,926	$591,442
3	$4,595	$353,160	$19,948	$283,957	$661,660
4	$127	$363,755	$20,485	$291,156	$675,523
5	$131	$374,840	$21,045	$298,551	$694,567
6	$135	$386,187	$21,632	$306,147	$714,100
7	$139	$397,833	$22,247	$314,013	$734,233
8	$143	$409,768	$22,893	$321,969	$754,774
9	$148	$422,061	$23,572	$330,206	$775,987
10	$152	$434,723	$27,628	$376,919	$839,421
Total	$10,907	$3,817,365	$218,383	$2,925,690	$6,972,346

Costs: Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	City Costs for the firm and Municipal Services for New Residents	Total Costs, Taxes Abated & Incentives
Construction Period	$0	$0	$0	$0	$0
1	$332,413	$0	$332,413	$51,399	$383,812
2	$342,385	$0	$342,385	$75,378	$417,764
3	$352,657	$0	$352,657	$104,038	$456,695
4	$363,237	$0	$363,237	$107,159	$470,396
5	$374,134	$0	$374,134	$110,374	$484,508
6	$385,358	$0	$385,358	$113,685	$499,043
7	$396,919	$0	$396,919	$117,096	$514,014
8	$408,826	$0	$408,826	$120,608	$529,435
9	$421,091	$0	$421,091	$124,227	$545,318
10	$433,724	$0	$433,724	$133,691	$567,415
Total	$3,810,743	$0	$3,810,743	$1,057,655	$4,868,398

Net Benefits (or Costs) Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	$2,081	$0	$2,081	$2,081	$0
1	$528,557	$383,812	$144,745	$144,745	$315,083
2	$591,442	$417,764	$173,679	$156,042	$307,617
3	$661,660	$456,695	$204,965	$174,551	$300,327
4	$675,523	$470,396	$205,127	$165,582	$293,211
5	$694,567	$484,508	$210,060	$160,724	$286,263
6	$714,100	$499,043	$215,058	$155,970	$279,479
7	$734,233	$514,014	$220,219	$151,387	$272,856
8	$754,774	$529,435	$225,339	$146,831	$266,391
9	$775,987	$545,318	$230,669	$142,468	$260,078
10	$839,421	$567,415	$272,007	$159,241	$253,915
Total	$6,972,346	$4,868,398	$2,103,948	$1,559,621	$2,835,220

Discounted payback period for taxes abated and incentives	6 Years
Compound rate of return over the next ten years on the city's investment of taxes abated and incentives for the firm	3.64%
Benefit/Cost Ratio (Over 10 Years)..	1.43 : 1

Wyandotte County

Benefits:

Year	Sales Taxes	Property Taxes	Other County Revenues (Including PILOT)	Total
Construction Period	$2,062	$0	$0	$2,062
1	$3,285	$305,437	$105,670	$414,391
2	$5,126	$315,504	$98,119	$418,749
3	$7,784	$327,765	$106,257	$441,805
4	$123	$337,597	$108,234	$445,955
5	$127	$349,208	$110,253	$459,588
6	$131	$360,554	$112,313	$472,998
7	$135	$371,895	$114,417	$486,446
8	$139	$383,052	$116,565	$499,755
9	$143	$394,543	$118,757	$513,443
10	$147	$406,379	$120,943	$527,469
Total	$19,201	$3,551,934	$1,111,527	$4,682,661

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	County Costs for the firm and County Services for New Residents	Total
Construction Period	$0	$0	$0	$0	$0
1	$304,870	$0	$304,870	$27,324	$332,193
2	$314,016	$0	$314,016	$18,600	$332,616
3	$323,436	$0	$323,436	$25,544	$348,980
4	$333,139	$0	$333,139	$26,311	$359,450
5	$343,133	$0	$343,133	$27,100	$370,233
6	$353,427	$0	$353,427	$27,913	$381,340
7	$364,030	$0	$364,030	$28,750	$392,780
8	$374,951	$0	$374,951	$29,613	$404,564
9	$386,200	$0	$386,200	$30,501	$416,701
10	$397,786	$0	$397,786	$31,416	$429,202
Total	$3,494,987	$0	$3,494,987	$273,072	$3,768,059

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	$2,062	$0	$2,062	$2,062	$0
1	$414,391	$332,193	$82,198	$77,913	$304,870
2	$418,749	$332,616	$86,133	$77,386	$282,128
3	$441,805	$348,980	$92,825	$79,051	$275,443
4	$445,955	$359,450	$86,505	$69,829	$268,915
5	$459,588	$370,233	$89,355	$68,368	$262,543
6	$472,998	$381,340	$91,658	$66,474	$256,322
7	$486,446	$392,780	$93,666	$64,389	$250,248
8	$499,755	$404,564	$95,191	$62,026	$244,318
9	$513,443	$416,701	$96,743	$59,751	$238,528
10	$527,469	$429,202	$98,267	$57,529	$232,876
Total	$4,682,661	$3,768,059	$914,603	$684,779	$2,616,190

Discounted payback period for taxes abated and incentives	7 Years
Compound rate of return over the next ten years on the county's investment of taxes abated and incentives for the firm................	2.21%
Benefit/Cost Ratio (Over 10 Years)................................	1.24 : 1

School District: USD#204

Benefits:

Year	Property Taxes	Additional State, Federal and Other School Funding (Including PILOT)	Total
1	$442,943	$161,202	$604,145
2	$456,428	$301,141	$757,570
3	$470,730	$463,018	$933,748
4	$484,852	$579,232	$1,064,084
5	$499,721	$700,467	$1,200,187
6	$514,902	$826,897	$1,341,798
7	$530,463	$958,700	$1,489,164
8	$546,377	$1,096,063	$1,642,440
9	$562,768	$1,239,176	$1,801,945
10	$579,651	$1,388,237	$1,967,888
Total	$5,088,836	$7,714,133	$12,802,970

Costs:

Year	Additional Costs	Property Taxes Abated	Total
1	$7,661	$442,820	$450,481
2	$12,219	$456,104	$468,323
3	$18,878	$469,787	$488,665
4	$20,028	$483,881	$503,325
5	$20,629	$498,397	$518,425
6	$20,629	$513,349	$533,978
7	$21,247	$528,750	$549,997
8	$21,885	$544,612	$566,497
9	$22,541	$560,950	$583,492
10	$46,435	$577,779	$624,214
Total	$210,968	$5,076,429	$5,287,398

Net Benefits (or Costs)

Year	Public Benefits	Total Costs and PropertyTaxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	$604,145	$450,481	$153,664	$145,653	$419,734
2	$757,570	$468,323	$289,247	$259,875	$409,788
3	$933,748	$488,665	$445,083	$379,039	$400,077
4	$1,064,084	$503,325	$560,758	$452,654	$390,597
5	$1,200,187	$518,425	$681,762	$521,640	$381,341
6	$1,341,798	$533,978	$807,821	$585,869	$372,304
7	$1,489,164	$549,997	$939,166	$645,618	$363,482
8	$1,642,440	$566,497	$1,075,943	$701,084	$354,869
9	$1,801,945	$583,492	$1,218,453	$752,552	$346,459
10	$1,967,888	$624,214	$1,343,674	$786,628	$338,249
Total	$12,802,970	$5,287,398	$7,515,572	$5,230,610	$3,776,901

Discounted payback period for taxes abated and incentives	5 Years
Compound rate of return over the next ten years on the school district's investment of taxes abated and incentives for the firm	8.84%
Benefit/Cost Ratio (Over 10 Years)..	2.33 : 1

Special Taxing District: KS City KS Comm. College

Benefits:

Year	Property Taxes	Additional Revenues	Total
1	$212,273	$10,407	$222,680
2	$218,700	$0	$218,700
3	$225,373	$0	$225,373
4	$232,134	$0	$232,134
5	$239,158	$0	$239,158
6	$246,367	$0	$246,367
7	$253,779	$0	$253,779
8	$261,393	$0	$261,393
9	$269,234	$0	$269,234
10	$277,312	$0	$277,312
Total	$2,435,724	$10,407	$2,446,131

Costs:

Year	Additional Costs	Property Taxes Abated	Total
1	$6,489	$212,273	$218,762
2	$0	$218,641	$218,641
3	$0	$225,200	$225,200
4	$0	$231,956	$231,956
5	$0	$238,915	$238,915
6	$0	$246,082	$246,082
7	$0	$253,464	$253,464
8	$0	$261,068	$261,068
9	$0	$268,900	$268,900
10	$0	$276,967	$276,967
Total	$6,489	$2,433,466	$2,439,955

Net Benefits (or Costs)

Year	Public Benefits	Total Costs and PropertyTaxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	$222,680	$218,762	$3,918	$3,714	$201,206
2	$218,700	$218,641	$60	$54	$196,438
3	$225,373	$225,200	$173	$148	$191,783
4	$232,134	$231,956	$178	$144	$187,239
5	$239,158	$238,915	$243	$186	$182,802
6	$246,367	$246,082	$285	$207	$178,470
7	$253,779	$253,464	$315	$216	$174,241
8	$261,393	$261,068	$324	$211	$170,112
9	$269,234	$268,900	$334	$206	$166,081
10	$277,312	$276,967	$344	$201	$162,145
Total	$2,446,131	$2,439,955	$6,175	$5,287	$1,810,517

Discounted payback period for taxes abated and incentives	10 Years
Compound rate of return over the next ten years on the taxing district's investment of taxes abated and incentives for the firm	0.03%
Benefit/Cost Ratio (Over 10 Years)...	1. : 1

Benefits:

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	Other State Revenues (Including PILOT)	Total
Construction Period	$47,259		$256,040	$0	$303,299
1	$24,815	$11,643	$212,479	$352,872	$601,809
2	$49,922	$12,021	$327,218	$637,139	$1,026,299
3	$59,293	$12,425	$447,567	$809,600	$1,328,886
4	$758	$12,843	$460,994	$833,799	$1,308,394
5	$781	$13,275	$474,824	$858,723	$1,347,603
6	$805	$13,701	$489,069	$884,395	$1,387,969
7	$829	$14,128	$503,741	$910,837	$1,429,535
8	$854	$14,552	$518,853	$938,073	$1,472,332
9	$879	$14,989	$534,419	$966,125	$1,516,412
10	$906	$15,438	$550,451	$995,020	$1,561,815
Total	$187,100	$135,014	$4,775,656	$8,186,583	$13,284,354

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	State Costs for the firm and Services for New Residents	Cost of Educating New Students	Total
Construction Period	$0	$0	$0	$0	$0	$0
1	$11,625	$0	$11,625	$150,217	$76,695	$238,537
2	$11,974	$0	$11,974	$257,371	$157,992	$427,337
3	$12,333	$0	$12,333	$336,093	$189,853	$538,280
4	$12,703	$0	$12,703	$346,176	$195,549	$554,428
5	$13,084	$0	$13,084	$356,561	$201,416	$571,061
6	$13,477	$0	$13,477	$367,258	$207,458	$588,193
7	$13,881	$0	$13,881	$378,276	$213,682	$605,839
8	$14,297	$0	$14,297	$389,624	$220,092	$624,014
9	$14,726	$0	$14,726	$401,313	$226,695	$642,734
10	$15,168	$0	$15,168	$413,352	$233,496	$662,016
Total	$133,268	$0	$133,268	$3,396,243	$1,922,928	$5,452,438

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	$303,299	$0	$303,299	$287,488	$0
1	$601,809	$238,537	$363,272	$344,334	$11,019
2	$1,026,299	$427,337	$598,963	$538,140	$10,758
3	$1,328,886	$538,280	$790,606	$673,291	$10,503
4	$1,308,394	$554,428	$753,966	$608,614	$10,254
5	$1,347,603	$571,061	$776,542	$594,159	$10,011
6	$1,387,969	$588,193	$799,776	$580,034	$9,774
7	$1,429,535	$605,839	$823,696	$566,239	$9,542
8	$1,472,332	$624,014	$848,318	$552,763	$9,316
9	$1,516,412	$642,734	$873,678	$539,609	$9,095
10	$1,561,815	$662,016	$899,798	$526,770	$8,880
Total	$13,284,354	$5,452,438	$7,831,916	$5,811,440	$99,152

Discounted payback period for taxes abated and incentives	1 Year
Compound rate of return over the next ten years on the state's investment of taxes abated and incentives for the firm	9.43%
Benefit/Cost Ratio (Over 10 years)..	2.46 : 1

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Amber Vogan

Subject: Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 2)

Recommendation: The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend adoption of the resolution.

Action: Make a Motion to Adopt a Resolution of Intent to Issue Industrial Revenue Bonds and Property Tax Abatement for Scannell Properties, LLC (Building 2).

Background:

Discussion: All information is included with the previous item: Public Hearing about Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 2). The resolution and PILOT agreement are attached.

Financial Impact:

RESOLUTION NO. 2022-__

A RESOLUTION DETERMINING THE INTENT OF THE CITY OF BONNER SPRINGS, KANSAS, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF APPROXIMATELY $35,000,000 TO PAY THE COST OF ACQUIRING, CONSTRUCTING, EQUIPPING, AND FURNISHING A COMMERCIAL FACILITY WITHIN THE CITY (SCANNELL BUILDING 2 PROJECT), AND APPROVING A PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT IN CONNECTION THEREWITH.

WHEREAS, the City of Bonner Springs, Kansas (the "City"), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas (the "State");

WHEREAS, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations;

WHEREAS, Scannell Properties #516, LLC, an Indiana limited liability company (together with its assigns, as permitted by the Agreement referenced herein, the "Company"), has requested that the City issue its taxable industrial revenue bonds in the maximum principal amount of approximately $35,000,000 (the "Bonds") for the purpose of financing the cost of acquiring, constructing, equipping, and furnishing a warehouse, distribution, and office facility, including real estate, buildings, improvements, and equipment (the "Building 2 Project"), generally located southwest of Riverview Avenue and 110th Street within the City, all pursuant to the Act;

WHEREAS, subject to the provisions of Section 4 of this Resolution, it is found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City issue its Bonds under the Act, such Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Building 2 Project by the City to the Company;

WHEREAS, the Company has also requested that the City consider granting an exemption from ad valorem taxes for the portion of the Building 2 Project financed with the Bonds in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth* and has indicated its intent to make payments in lieu of taxes upon terms to be mutually agreed to by the City and the Company; and

WHEREAS, pursuant to K.S.A. 12-1749d, the City has caused a cost benefit analysis to be prepared, has on this date conducted a public hearing on the granting of an exemption from ad valorem taxes in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth*, has published notice of such public hearing not less than seven days prior to the hearing in the official City newspaper and has provided notice of the public hearing to the governing bodies of the Unified Government of Wyandotte County and Kansas City, Kansas, and Unified School District No. 204;

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

Section 1. **Approval of Building 2 Project**. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City finds and determines that the acquisition, construction, equipping, and furnishing of the Building 2 Project will promote, stimulate and develop the general welfare and economic prosperity of the City through the promotion and advancement of physical and mental health, industrial, commercial, agricultural, natural resources or recreation development of the City and the issuance of the City's Bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. **Intent to Issue Bonds**. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City determines and declares the intent of the City to acquire, construct, equip and furnish the Building 2 Project using the proceeds of the Bonds all in accordance with the Act.

Section 3. **Provision for the Bonds**. Subject to the provisions of Section 4 of this Resolution, the City will: (i) issue its Bonds to pay the costs of acquiring, constructing, equipping and furnishing the Building 2 Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City; (ii) provide for the lease (with an option to purchase) of the Building 2 Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the Bonds by the City and take or cause to be taken such other action, as may be required to implement this Resolution.

Section 4. **Conditions to Issuance**. Notwithstanding this Resolution of Intent of the City to issue the Bonds, the issuance of the Bonds is expressly subject to presentation, completion and final approval by the Governing Body of the City of each of the following conditions:

(a) Satisfactory negotiation and approval of a base lease, lease agreement, trust indenture, bond ordinance and other documents necessary for the issuance of the Bonds;

(b) Execution of that certain Payment in Lieu of Tax and Performance Agreement (the "Agreement") in substantially the form attached hereto as *Exhibit A,* by and between the City and the Company, wherein the Company agrees to pay a portion of the ad valorem taxes that would otherwise be payable on the portion of the Building 2 Project financed with the proceeds of the Bonds;

(c) Obtaining of all necessary zoning and building permits and compliance with all necessary regulatory approvals and with City ordinances;

(d) Successful private placement of the Bonds or other purchase method approved by the City;

(e) Approval of the Bonds by Bond Counsel, Kutak Rock LLP ("Bond Counsel"), and approval of certain legal matters pertaining to the Bonds by counsel to the Company; and

(f) Adequate security for the payment of the Bonds.

The City hereby reserves the right to rescind this Resolution of Intent if the conditions specified in this Section 4 are not, in the sole reasonable judgment of the City, satisfied, or upon change of federal or state law or regulations materially and adversely affecting the City's issuing authority.

If the Bonds are not issued for any reason, including noncompliance with the conditions of this Section 4, the City shall not be subject to any liability, whatsoever, to the Company.

Section 5. **Sale of the Bonds/Authority to Proceed**. The sale of the Bonds shall be the responsibility of the Company. Subject to the provisions of Section 4 of this Resolution, the Company is authorized to proceed with the construction of the Building 2 Project and to advance such funds as may be necessary to accomplish such purposes, and to the extent permitted by law, the City shall reimburse the Company for such expenditures out of the proceeds of the Bonds, when and if issued. Notwithstanding such authorization, the Company proceeds at its own risk, and if for any reason, the Bonds are not issued, the City shall have no liability to the Company for any reason.

Section 6. **Further Action**. Subject to the provisions of Section 4 of this Resolution, the Mayor, the City Clerk and other officers, employees and agents of the City, including Bond Counsel, are authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Governing Body of the City all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder. Such officers and agents are authorized and directed to execute and file (a) with the Kansas Board of Tax Appeals, when and if the Bonds are issued, an informational statement relating to the Bonds as required by State law, and (b) with the Kansas Department of Revenue, an application for an exemption from sales tax for materials purchased for the Building 2 Project with the Bond proceeds.

Section 7. **Approval of PILOT Agreement**. The Agreement, in substantially the form attached hereto as *Exhibit A*, is hereby approved.

Section 8. **Effective Date**. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City and shall remain in effect until June 30, 2023.

[*remainder of page left blank intentionally*]

ADOPTED by the City Council of the City of Bonner Springs, Kansas, on January 24, 2022.

CITY OF BONNER SPRINGS, KANSAS

(Seal)

By___________________________________
Jeff Harrington, Mayor

ATTEST:

____
Christina Brake, City Clerk

EXHIBIT A

FORM OF PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT

[*to be inserted*]

PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT

THIS PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT (this "Agreement"), made and entered into as of this ________ 1, 202_, by and between **SCANNELL PROPERTIES #516, LLC**, an Indiana limited liability company (the "Company"), and **THE CITY OF BONNER SPRINGS, KANSAS**, a municipal corporation (the "City").

WITNESSETH:

1. **Tax Exemption; Payment in Lieu of Taxes**. In consideration of the issuance by the City of its industrial revenue bonds in the maximum principal amount of $35,000,000 (the "Bonds") to finance the cost of acquiring, constructing, equipping, and furnishing a warehouse, distribution, and office facility, including buildings, improvements and equipment as described on *Exhibit B* (the "Building 2 Project Improvements"), located on real property in the City as described on *Exhibit A* (the "Building 2 Project Site," and together with the Building 2 Project Improvements, the "Building 2 Project"), to be leased by the City to the Company, and in consideration of Company's execution of the Lease Agreement dated as of ________ 1, 202_ (the "Lease"), as may be amended from time to time, between the City and the Company, pursuant to which the Building 2 Project is leased to the Company, and in further consideration of the laws of the State of Kansas granting an exemption from real and personal property taxation for the portion of the Building 2 Project purchased with the proceeds of the Bonds for the period of up to 10 years, commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company agrees to make payments in lieu of ad valorem property taxes in the amount specified herein and in the manner provided for herein, and the City agrees to apply for an ad valorem property tax exemption for such portion of the Building 2 Project for the 10 year period herein described.

2. **Amount of Payments; Place of Payment**. In lieu of all general ad valorem real and personal property taxes on the portion of the Building 2 Project financed with the proceeds of the Bonds as permitted by K.S.A. 79-201a *Second* or *Twenty-Fourth*, for the 10 calendar years commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company shall pay, if due, by separate check to the Treasurer of the Unified Government of Wyandotte County and Kansas City, Kansas (the "County"), or other appropriate officer as required by the laws of the State of Kansas, a payment in lieu of taxes ("PILOT") in the amount reflected on *Exhibit C* to this Agreement. Such amount shall be billed to the Company by statement of the County Clerk of the County (or such other appropriate officer of the County or City) which bill shall be issued approximately contemporaneously with the issuance of general tax bills in the State of Kansas and shall be due on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Currently, tax bills are issued by November 20th of each year and are due as follows: one-half (1/2) on or before December 20th in respect of the PILOT for the then current calendar year, and the remainder for such calendar year on or before May 10th of the following calendar year. There shall be no property tax exemption for any portion of the facility or equipment located at the Building 2 Project Site or elsewhere that has not been financed with the proceeds of the Bonds unless such portion of the facility or equipment has been specifically exempted from taxation in connection with, and purchased with the proceeds of, another series of industrial revenue bonds subsequently issued by the City or is otherwise exempt from taxation by Kansas law. Further, and notwithstanding anything in this Agreement to the contrary, the property tax exemption referred to in this Section shall not exempt the Building 2 Project or any portion thereof from any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

3. **Distribution of Payment**. All payments in lieu of taxes shall be distributed to all applicable taxing subdivisions in the County, as provided in K.S.A. 12-1742.

4. **Default**. Should the Company fail to make the payments described in this Agreement or fail to comply with the Tax Abatement Policy as set forth in Section 5 below, or if a default shall occur under the Lease and not be cured within any time period permitted under the Lease, this Agreement may be terminated at the option of the City effective on the date in the year such payment was originally due or the date of such default, as applicable, and the Company agrees that from and after such termination date, in lieu of any payments hereunder (including PILOTs), it shall pay in full the regular amount of ad valorem property taxes on the property constituting the Building 2 Project, including the portion of the Building 2 Project financed with the Bonds, on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Should the Company fail to fulfill the community benefit provisions set forth in Section 6 below or otherwise fail to satisfy any of the conditions set forth on *Exhibit C* used to calculate the tax abatement percentage of the Building 2 Project, this Agreement shall not be terminated but the abatement percentage set forth in *Exhibit C* may be reduced at the option of the City by the amount of such percentage(s) set forth in *Exhibit C* corresponding to such failure, effective on the date of such failure or nonperformance, and the Company agrees that from and after such date, it shall pay such additional PILOTs on the property constituting the Building 2 Project, including the portion of the Building 2 Project financed with the Bonds, as set forth in *Exhibit C*. As a condition precedent to the City's exercise of any remedies under this Section 4, however, the City shall first give the Company written notice of such event of default or nonperformance, and the Company shall have a period of sixty (60) days to cure such event of default or nonperformance; provided, that if such event of default or nonperformance cannot be fully remedied within such 60-day period, but can reasonably be expected to be fully remedied and the Company is diligently attempting to remedy such default or nonperformance, no event of default or nonperformance shall occur so long as the Company shall prosecute and complete such cure with due diligence and dispatch.

5. **Subject to Tax Abatement Policy**. This Agreement is subject to all terms and provisions of the "POLICY AND PROCEDURES FOR ISSUING INDUSTRIAL REVENUE BONDS IN BONNER SPRINGS, KANSAS" dated September 12, 2005, and revised October 11, 2011 and September 25, 2017, attached hereto as *Exhibit D* (the "Tax Abatement Policy"); provided, however, in the event of any conflict between the provisions of the Tax Abatement Policy and this Agreement, the terms and provisions of this Agreement shall control. City agrees that any amendments, modifications or revisions to the Tax Abatement Policy made after the effective date of City Resolution No. 2022-[___] which would impose additional requirements or obligations upon the Building 2 Project or under this Agreement shall not be applicable to the Building 2 Project or this Agreement.

6. **Community Benefits**. A portion of the tax abatement percentage (as more particularly described on *Exhibit C*) is contingent upon an investment, donation or contribution by the Company in community programs or other community benefits in an amount not less than $17,500 per year in each of the 10 calendar years that the abatement is in place. Such investment, donation or contribution shall include membership in the Bonner Springs Chamber of Commerce and the Wyandotte Economic Development Council and may include, by way of example without limitation, any one or more of the following:

   a. Providing a community impact grant to community organizations including but not limited to: Recreation Scholarship Fund, Tiblow Transit, the Bonner Springs/Edwardsville Education Foundation, and/or Vaughn-Trent Community Services;

b. Developing and funding a student internship/teacher externship program with the Bonner Springs/Edwardsville School District;
c. Sponsoring or funding a City event or recreation program or sidewalk or trail connection;
d. Providing funding for the City's annual heritage festival, Tiblow Days;
e. Developing and funding an employee volunteer program focused on adopting a City park or another volunteer engagement program with the City;
f. A donation to charitable organizations operating in Bonner Springs, Kansas (including, by way of example without limitation, local food banks, mental health organizations, United Way, Salvation Army, homeless shelters, etc.) in amounts determined at the sole discretion of the Company;
g. A donation to the City in amounts determined at the sole discretion of the Company, to be used by the City for any of the above-described programs or activities;
h. Any other purpose agreed upon by the City and the Company; or
i. The Company may decide, in its discretion, to make an annual investment, donation or contribution to the City, in an amount equal to $17,500 less the sum of all other investments, donations or contributions made pursuant to this Section and attributable to the year in question, which the City may apply to one or more of the foregoing community benefits in its discretion.

On or prior to February 1 of each year, starting in the second full calendar year of the abatement, the Company shall provide such documentation as is reasonably requested by the City to confirm that, for the prior calendar year, the Company complied with the community benefits described above.

7. **Approval of Exemption**. This Agreement is conditioned on the issuance by the Kansas Board of Tax Appeals of an order exempting the portion of the Building 2 Project financed with proceeds of the Bonds from ad valorem property taxation in accordance with Kansas law, including K.S.A. 79-201a *Second* or *Twenty-Fourth*, and upon receipt by the City from the Company of all information necessary to file the Application for Exemption with the Kansas Board of Tax Appeals by no later than February 1, 202_. The Company acknowledges that the exemption must be annually renewed and agrees to provide the City with information to complete the annual renewal by February 1 of each year in which the exemption is in place.

8. **Payment of Fees and Expenses**. This Agreement is conditioned on payment when due by the Company of the City's application fee, closing fee, origination fee, and renewal fees described in the Tax Abatement Policy; provided, however, that the origination fee, calculated as 1% of the par amount of the Bonds issued for the Building 2 Project and payable by the Company per the Tax Abatement Policy, shall be payable as follows:

   a. One-half (1/2) of such origination fee shall be paid to the City on or prior to the Bond closing; and
   b. One-tenth (1/10) of such origination fee shall paid to the City on or prior to December 20 in each of the first five (5) years of the ten-year exemption from ad valorem property taxes under this Agreement.

9. **Counterparts**. This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed to be an original and all of which shall constitute the same instrument.

10. **Transferability**. The benefits of this Agreement may not be transferred to any assignee of the Company without the written consent of the City; provided, however, that the Company may assign this Agreement without the consent of the City: (a) if the assignee is an entity with which

the Company has merged in accordance with Section 9.4 of the Lease; (b) to any affiliate of the Company or to the Company's successors in interest (whether by merger, consolidation or otherwise); (c) to a lender via collateral assignment for financing purposes; or (d) to one or more owners or end-users of the Building 2 Project approved (or deemed approved) by the City pursuant to the procedure set forth in Section 11 below, provided any assignment pursuant to (b) or (d) above shall be subject to providing the City with a fully-executed assignment and assumption agreement, pursuant to which the assignee expressly assumes and agrees to be bound by the obligations so assigned, in which event the City agrees to release the Company from any further obligations or liabilities with respect to the obligations so assigned and assumed.

11. **Use Restrictions**. The Building 2 Project may be developed and used in accordance with the City of Bonner Springs, Kansas Zoning Ordinance, referenced in Section 17-201 of the Code of the City of Bonner Springs, including those uses permitted in the "I-1" Light Industrial District, subject to the following procedure:

a. The term "Restricted Uses" shall mean: any establishment selling or exhibiting, or widely known to be directly associated with, pornographic materials, drug-related paraphernalia, products displaying racist or hate speech, or other morally repugnant use.
b. The Company shall not be allowed to sublease or convey the Building 2 Project to a proposed user until the City Manager of the City first receives prior written notice, including the name and general nature of the proposed user (or, if confidential, such other information reasonably requested by the City Manager), and a period of fifteen (15) days to: (i) approve such user, (ii) if the City Manager reasonably determines the proposed user may constitute a Restricted Use, place the matter on the next available City Council agenda for consideration to approve the proposed user, or deny the proposed user on the basis that it constitutes a Restricted Use; or (iii) deny the proposed user (with a right to appeal to the City Council on the next available City Council agenda). It is the parties' intent that the City approval right be limited to Restricted Uses, that such approval not be arbitrarily withheld or denied, and that such approval not be withheld, conditioned or delayed for the purpose of preventing a proposed user from competing with an existing City business or for any other purpose other than the proposed user constitutes a Restricted Use. In the event any proposed user is not approved, denied, or placed on the next available City Council agenda, within the aforementioned fifteen (15) day period, the proposed user will be deemed approved.

12. **No Waiver**. No waiver by the City of any breach of this Agreement shall be construed to be a waiver of any other or subsequent breach.

13. **Governing Law**. This Agreement shall be governed by the laws of the State of Kansas.

[*remainder of page left blank intentionally*]

IN WITNESS WHEREOF, the City has caused this Agreement to be signed by a duly authorized official, such signature to be attested by a duly authorized officer and its official seal to be applied, and the Company has caused this Agreement to be executed by a duly authorized officer, as of the day and year first above written.

CITY OF BONNER SPRINGS, KANSAS

By:____
Jeff Harrington, Mayor

(SEAL)

ATTEST:

By: ___________________________________
Christina Brake, City Clerk

SCANNELL PROPERTIES #516, LLC,
an Indiana limited liability company

By: ____
[*name, title*]

[SEAL, if any]

EXHIBIT A

DESCRIPTION OF THE BUILDING 2 PROJECT SITE

[*to be inserted*]

EXHIBIT B

DESCRIPTION OF THE BUILDING 2 PROJECT IMPROVEMENTS

All buildings, building improvements, machinery and equipment purchased in whole or in part from the proceeds of the Bonds, together with all substitutions and replacements for any of the foregoing property.

EXHIBIT C

ANNUAL PILOT

Lease Year	Tax Year	PILOTs (#1-5 met)	Add'l PILOTs (#5 not met)	Add'l PILOTs (#4 not met)	Add'l PILOTs (#3 not met)	Add'l PILOTs (#2 not met)
1	2024	**$323,211**	**$26,595**	**$26,595**	**$53,190**	**$106,379**
2	2025	**327,998**	**26,994**	**26,994**	**53,987**	**107,975**
3	2026	**332,857**	**27,399**	**27,399**	**54,797**	**109,595**
4	2027	**337,789**	**27,810**	**27,810**	**55,619**	**111,238**
5	2028	**342,794**	**28,227**	**28,227**	**56,454**	**112,907**
6	2029	**347,875**	**28,650**	**28,650**	**57,300**	**114,601**
7	2030	**353,032**	**29,080**	**29,080**	**58,160**	**116,320**
8	2031	**358,267**	**29,516**	**29,516**	**59,032**	**118,064**
9	2032	**363,579**	**29,959**	**29,959**	**59,918**	**119,835**
10	2033	**368,972**	**30,408**	**30,408**	**60,816**	**121,633**
		$3,456,374	**$284,637**	**$284,637**	**$569,274**	**$1,138,548**

The PILOTs set forth above and payable each year reflect a 70% abatement on the estimated value of the Building 2 Project plus the existing $4,073 tax liability for the unimproved Building 2 Project Site (payable pursuant to City policy). The 70% level of abatement is comprised of, and conditioned on, the following:

1. 50% standard level of abatement per City policy;
2. 10% additional abatement based on Company's minimum investment in the Building 2 Project of at least $31,000,000;
3. 5% additional abatement based on construction of a minimum 596,000 square foot facility[1] comprising the Building 2 Project;
4. 2.5% additional abatement based on the community benefits set forth in Section 6 of this Agreement; and
5. 2.5% additional abatement based on substantial completion of the Building 2 Project, as reflected by the issuance of a temporary certificate of occupancy, on or before June 30, 2023.

If the Company should fail to satisfy any of the conditions described in paragraphs 2 through 5, above, subject to the Company's right to cure, the additional tax abatement percentage associated with such condition or conditions shall be subtracted from the maximum seventy percent (70%) abatement percentage. By way of example, if the facility is not at least 596,000 square feet in size as set forth in paragraph 3, above, the tax abatement percentage shall decrease to sixty-five percent (65%). Upon such reduction in the tax abatement percentage, the PILOTs set forth in the "PILOTs (#1-5 met)" column above shall be increased by the amounts associated with such requirement and described in the applicable "Add'l PILOTs" column(s) above.

There shall be no adjustment to the schedule above in the event the actual appraised value of the Building 2 Project during the term of the abatement is higher or lower than the estimated appraised value used by the parties to this Agreement to calculate the PILOTs for each year.

[1] Note: PILOT payments shall be increased if the actual size of the facility exceeds 596,000 square feet, assuming an appraised value of $42.00 per additional square foot and calculated in the same manner as used to calculate the PILOTs set forth in this *Exhibit C*.

In addition to the PILOTs set forth above, the Company shall timely remit all general ad valorem real and personal property taxes attributable to (i) any portion of the Building 2 Project not financed with the proceeds of industrial revenue bonds and not otherwise exempt from taxation and (ii) any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

EXHIBIT D

TAX ABATEMENT POLICY

[*to be inserted*]

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Amber Vogan

Subject: Public Hearing About Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 3)

Recommendation: The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend the Council hold the public hearing.

Action: 1. Make a motion to open the public hearing for the Resolution on Intent to Issue Industrial Revenue Bonds for Scannell Building No. 3 at ____p.m.
2. Hear public comments.
3. Make a motion to close the public hearing at ____p.m.

Background: Scannell Properties, LLC is the main developer of the Compass 70 Logistics Center. This development has three buildings planned with the first being Medline Industries.

Discussion: Scannell Properties LLC submitted an IRB application for an industrial project to build, furnish, and equip a new warehouse, distribution, and office facility for lease. They plan to have construction completed by end of year 2024.

The total estimated investment in this building is $32,000,000, including land, construction, and machinery and equipment. Although user leases are not final, the company has other similar facilities. Based on those facilities, they anticipate 111 new hires in their first year of operation with average annual salaries totaling $44,000. In the following two years they anticipate 111 additional new hires with average annual salaries of $45,329.

The total property tax abatement for this project is 70%. The increase in the abatement level from the standard 50% was awarded due to the investment level of the project (+10%), construction of a minimum 625,000 sq. ft. facility (+5%); completion of the facility in 2023 (+2.5%), and negotiated community benefits (+2.5%). The negotiated community benefits require the company to make an annual $17,500 minimum investment in community programs over the 10-year abatement period. Some examples for community benefits include, but are not limited to, grants or donations to City, USD 204, or community organizations; USD 204 internship/externship programs; sponsorship of City events or recreation programs; funding sidewalks or trail connections; membership of the Chamber of Commerce and Wyandotte Economic Development Council; and/or employee volunteer programs to adopt a park or engage with the City.

Financial Impact: The taxing jurisdictions will collect an annual PILOT payment (as defined in the PILOT agreement) over the next 10-year period. At closing, half of the 1% origination fee estimated at $160,000 will be paid to the City to be used for future economic development projects. The remaining half of the origination fee will be paid to the city in the first five years of the ten-year exemption period, in $32,000 payments per year. In addition, the City will collect franchise fees for utilities. The attached Cost Benefit Analysis shows positive benefit/cost ratios for all taxing jurisdictions, and a payback period for return on investments varying from one to seven years depending on the taxing jurisdiction, with the exception of Kansas City

Kansas Community College (KCKCC). The benefit/cost ratio and payback period for return on investment for KCKCC are not correctly reflected in the CBA due to limitations with the Kansas Department of Commerce software. The PILOT payments for KCKCC were not able to be included in the CBA, so the actual benefit/cost ratio and payback period for KCKCC will be better than shown. The City will realize the return on investment after five years with a benefit/cost ratio of 1.73 and a compound rate of return over the next ten years totaling 5.64%.

A Tax Abatement Cost-Benefit Analysis of
Properties-Scannell BLDG 3

The firm is located in: City of BonSprg Scannell Report Printed: 1/21/2022

Description of the firm's location or expansion in the community:

Class A industrial offiec, warehouse, and distribution business park (Scannell Building 3)

This report includes an analysis of costs and benefits from the firm for the following taxing entities where the firm is or will be located. These taxing entities are considering tax abatements or incentives for the firm:

City:	**BonSprg Scannell**
County:	**Wyandotte**
School District:	**USD#204**
Special Taxing District:	**KS City KS Comm. College**
State of Kansas	

Contents of this report:

About this Cost-Benefit Analysis Report — Page 2

Summary of Costs and Benefits for all Taxing Entities — Page 5

The Economic Impact that the Firm will have on the Community — Page 6

Costs and Benefits for:

City:	BonSprg Scannell	Page 7
County:	Wyandotte	Page 8
School District:	USD#204	Page 9
Special Taxing District:	KS City KS Comm. College	Page 10
State of Kansas		Page 11

About this Cost-Benefit Analysis Report

This cost-benefit analysis report was prepared using a computer program that analyzes economic and fiscal impact. The report shows the impact that the firm, its employees and workers in spin-off jobs will have on the community and the state.

The economic impact over the next ten years is calculated along with the accompanying public costs and benefits for the State of Kansas and the taxing entities included in this analysis.

The analysis also shows the effect of tax abatements and incentives that may be considered for the firm.

Here is how the analysis was performed:

1. Data was entered for the state and community's tax and other rates; the firm and its employees; tax abatements and other incentives being considered for the firm; construction activity; and expected visitors.
2. Using the data entered, as well as some rates built into the computer program, calculations were made of the economic impact of the firm along with the related costs and benefits.

The calculations of impact include direct, indirect and induced impact. Regional economic multipliers, specific to the firm's industry group, were used by the program to calculate the direct and induced or spin-off jobs and earnings in the community.

These are the report sections:

Summary of Costs and Benefits for all Taxing Entities
This report page summarizes the costs and benefits for all taxing entities resulting from the firm and from new direct, indirect and induced jobs.

The Economic Impact that the Firm will have on the Community
This report page shows the number of direct, indirect and induced jobs that will be created in the community, the number of new residents and additional school children, and increases in local personal income, retail sales, economic activity and the property tax base in the first year and over the next ten years.

Benefits and Costs for Each Taxing Entity
These report pages summarize the costs and benefits for the State of Kansas and for each taxing entity as a result of the firm locating or expanding in the Kansas community.

The public benefits include additional revenues from the firm and employees for the taxing entities - - -sales taxes, property taxes, utilities, utility franchise fees, other payments by new residents, Payments in lieu of taxes (PILOT) by the firm and additional school funding. Public costs include the additional costs of public services for new residents and the firm, costs of educating new students that move to the school district, along with tax abatements and incentives provided to the firm.

In addition to a presentation of public costs and benefits, this report also computes the present value of net benefits to be received by each taxing entity; the payback period for incentives and taxes to be abated; the rate of return on investment for each entity, and, cost benefit ratios.

Payback Period
The investment payback period for each taxing entity was computed. This analysis views the financial incentives, including tax abatement, that the taxing entities are considering for the firm as an investment that the public will be making in the company. The payback period, therefore, is the number of years that it will take each taxing entity to recover the cost of incentives from the net annual benefits that they will receive. This payback period also shows the point in time where the cost and benefits are equal for the level and length of tax abatements and incentives being granted. The payback period is a basis for judging the appropriateness of providing incentives to a firm. Generally, the shorter the payback period the better the investment.

Present Value

The present value of the expected cash flow over the next ten years for each entity was computed. Present value is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. The analysis uses a discount rate that is entered to make the dollars comparable—by expressing them in today's dollars (present value). Generally, a positive present value indicates an acceptable investment.

Rate of Return on Investment

The rate of return on investment for each taxing entity was also computed. As with the computation of payback, the rate of return analysis views the incentives that each taxing entity is considering as an investment that the public will be making in the company. The rate of return, therefore, is the compound rate of return, over the next ten years, on each taxing entity's investment in the firm. Generally, a positive compound rate of return is considered desirable.

Benefit to Cost Ratio

The benefit to cost ratio for each taxing entity was also computed. This ratio compares public benefits over a ten year period from the new or expanding firm to public costs during the same period. For example, a benefit to cost ratio of 1.55 (or 1.55 to 1) shows that ten year benefits are 155 percent of public costs. Conversely, a benefit to cost ratio of .75 shows that public benefits are only 75 percent of public costs --costs exceed benefits. Generally, a benefit to cost ratio of 1.30 to 1 is considered acceptable for a taxing entity to grant tax abatements and other financial incentives to a firm.

How were the benefits and costs determined?

City, County, Special Taxing District and State Benefits and Costs

The Cost Benefit Analysis (CBA) operates with the assumption that 70% of the jurisdiction's revenues and expenditures supports its citizens, and 30% supports its businesses. Therefore, 70% of the revenues/costs (divided by number of residents) are calculated as the average revenue/cost per resident; 30% of these revenues/costs (divided by the number of workers in the jurisdiction) are calculated as the average revenue/cost per worker.

The CBA predicts potential benefits and costs from residents by multiplying the number of new employees moving to the jurisdiction by the average revenue/cost per resident. Benefits and costs from the business expansion are predicted by multiplying the average revenue/cost per worker.

Collection of sales taxes, transient guest taxes and property taxes as well as utility enterprises and franchise fees are potential benefits from an expansion.. Other revenues include fees, permits, license, and other charges.

The program predicts costs by removing utility enterprise expenditures and internal transfers from the general operating budget, and reducing the result to a cost per resident and a cost per worker.

School District Benefits and Costs

Property taxes as well as state and federal payments per full time student are used to predict benefits a school district may realize. The Kansas Department of Education condenses the school district's budget to a cost per student. One new student will not cause the addition of a new classroom or the hiring of another teacher, so it would not be fair to estimate the impact of new students using the average cost per student. The program utilizes a marginal cost per student (10% of the average cost per student, unless a different percentage is requested) to predict the cost to the district when a new student is added. Revenue per student is calculated from the amount of state and federal payment per student that the district receives.

The business predicts the average family size of new employees moving to the jurisdiction and the number of school age children in the family. The CBA can work with percentages, as in a family size of 2.5.

Indirect Jobs

The ripple or spin-off economic activity created by an expansion generates indirect or induced benefits. The number of jobs this activity generates depends largely on the type of business that is expanding and what types of jobs will be needed to support not only the business, but the new employees and their families. The program uses a default of 10% of the number of new employees to predict these jobs. The percentage can be adjusted, depending on community conditions, which also determine whether the indirect workers will be moving from out of state or out of county.

Formulas used in this analysis

- Present Value = (Total Benefits (for the year) ÷ 1+Discount Rate (5.5%))^Number of Years Abated)
- Compound Rate of Return = ((Present Value of Total Costs ÷ Present Value of Total Benefits)^ (1/Number of Years Abated))-1
- Benefit to Cost Ratio = Present Value of Total Benefits ÷ Present Value of Total Costs
- Payback Period = The point where total benefits equal or surpass total costs.

K.S.A. 79-213 (g) allows governmental bodies to seek assistance provided by the Kansas Department of Commerce (COMMERCE) in preparing an application requesting exemption from property taxes. COMMERCE prepared this cost benefit analysis as a service under this statute utilizing data gathered by the requesting governmental body, and makes no recommendation to the Board of Tax Appeals either for or against approval of a request for tax abatement.

Summary of Costs and Benefits for all Taxing Units

Benefits:

	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Corporate and Personal Income Taxes	Additional School Funding	Other Revenues (Including PILOT)	Total Benefits
City: BonSprg Scannell	$10,635	$3,940,020	$226,783			$4,595,334	$8,772,772
County: Wyandotte	$18,788	$3,662,331				$1,548,837	$5,229,956
USD#204		$5,252,081			$8,081,220		$13,333,301
KS City KS Comm. College		$2,514,129				$616,609	$3,130,739
State of Kansas	$190,906	$139,241		$4,669,915		$8,093,721	$13,093,783

Costs, Incentives and Taxes Abated:

	Costs of Services for the Firm and New Residents	Costs of Educating New Students	Taxes Abated	Incentives	Total Taxes Abated & Incentives	Total Costs
City: BonSprg Scannell	$1,097,184		$3,933,670	$0	$3,933,670	$5,030,854
County: Wyandotte	$654,547		$3,607,729	$0	$3,607,729	$4,262,276
USD#204		$202,250	$5,240,185		$5,240,185	$5,442,435
KS City KS Comm. College	$384,474		$2,511,965		$2,511,965	$2,896,440
State of Kansas	$3,339,720	$1,922,928	$137,567	$0	$137,567	$5,400,215

Net Benefits:

	Total Benefits	Present Value of Total Benefits	Total Costs (Includes Taxes Abated and Incentives)	Present Value of Total Costs	Benefit to Cost Ratio (Over 10 Years)
City: BonSprg Scannell	$8,772,772	$6,448,231	$5,030,854	$3,726,289	1.73 : 1
County: Wyandotte	$5,229,956	$3,879,495	$4,262,276	$3,155,088	1.23 : 1
USD#204	$13,333,301	$9,529,582	$5,442,435	$4,042,814	2.36 : 1
KS City KS Comm. College	$3,130,739	$2,315,989	$2,896,440	$2,146,740	1.08 : 1
State of Kansas	$13,093,783	$9,679,538	$5,400,215	$3,949,104	2.45 : 1

Other

	Net Benefits	Present Value of Net Benefits	Taxes Abated & Incentives	Present Value of Taxes Abated and Incentives	Payback Period for Taxes Abated and Incentives and Taxes Abated	Compound Rate of Return (Over 10 Yrs)
City: BonSprg Scannell	$3,741,918	$2,732,964	$3,933,670	$2,926,679	5 Years	5.64%
County: Wyandotte	$967,680	$724,408	$3,607,729	$2,700,583	7 Years	2.09%
USD#204	$7,890,866	$5,486,767	$5,240,185	$3,898,736	5 Years	8.95%
KS City KS Comm. College	$234,299	$169,249	$2,744,430	$1,868,921	8 Years	0.76%
State of Kansas	$7,693,568	$5,713,812	$137,567	$102,351	1 Year	9.38%

The Economic Impact of this expansion by Properties-Scannell BLDG 3

NAICS Code 531120 - Warehousing and storage

	In the first year	Over the next ten years
*Number of new direct and indirect jobs to be created	165	330
Number of new residents in the community	32	148
Number of additional students in the local school district	30	138
**Increase in local personal income	$7,134,059	$32,926,626
***Increase in local retail sales	$2,496,921	$11,524,319
Increase in the community's property tax base	$61,518,256	$80,267,371
Land	$2,481,744	$3,238,113
Buildings	$29,518,256	$38,514,629
Furniture, fixtures & Equipment	$0	$0
Residential Property	$1,488	$22,330

**The Employment Multiplier for NAICS Code 531120 is 1.4883. The Employment Multiplier is used to estimate the total change in the number of direct and indirect jobs as a result of the expansion.*

***The Earnings Multiplier for NAICS Code 531120 is 1.4607. The Earnings Multiplier is used for estimating to what degree more personal income will be generated.*

****The Percentage of Gross Salaries expected to be spent on retail sales is 0.35*

Property taxes to be abated by the following taxing entities:

City	☑	Special Taxing District 1	☑
County	☑	Special Taxing District 2	☐
School District	☑	The State	☑

Percent of property taxes to be abated on:	Land	Buildings and Improvements	Furniture, Fixtures & Equipment
Year 1	100.00%	100.00%	0.00%
Year 2	100.00%	100.00%	0.00%
Year 3	100.00%	100.00%	0.00%
Year 4	100.00%	100.00%	0.00%
Year 5	100.00%	100.00%	0.00%
Year 6	100.00%	100.00%	0.00%
Year 7	100.00%	100.00%	0.00%
Year 8	100.00%	100.00%	0.00%
Year 9	100.00%	100.00%	0.00%
Year 10	100.00%	100.00%	0.00%

City of: BonSprg Scannell

Benefits:

Year	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Other Municipal Revenues (Including PILOT)	Total
Construction Period	$351	$0	$1,838	$0	$2,189
1	$1,913	$343,200	$19,095	$240,360	$604,568
2	$2,927	$353,597	$19,742	$325,661	$701,927
3	$4,415	$364,516	$20,764	$433,280	$822,975
4	$134	$375,452	$21,311	$444,867	$841,763
5	$138	$386,880	$21,882	$456,778	$865,679
6	$142	$398,583	$22,478	$469,027	$890,231
7	$147	$410,599	$23,103	$481,686	$915,535
8	$151	$422,917	$23,758	$494,571	$941,396
9	$156	$435,604	$24,444	$507,887	$968,091
10	$160	$448,672	$28,368	$741,217	$1,218,418
Total	$10,635	$3,940,020	$226,783	$4,595,334	$8,772,772

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	City Costs for the firm and Municipal Services for New Residents	Total Costs, Taxes Abated & Incentives
Construction Period	$0	$0	$0	$0	$0
1	$343,136	$0	$343,136	$50,020	$393,156
2	$353,430	$0	$353,430	$77,644	$431,074
3	$364,033	$0	$364,033	$107,538	$471,571
4	$374,954	$0	$374,954	$110,764	$485,718
5	$386,203	$0	$386,203	$114,087	$500,289
6	$397,789	$0	$397,789	$117,509	$515,298
7	$409,722	$0	$409,722	$121,035	$530,757
8	$422,014	$0	$422,014	$124,666	$546,680
9	$434,674	$0	$434,674	$128,406	$563,080
10	$447,715	$0	$447,715	$145,516	$593,231
Total	$3,933,670	$0	$3,933,670	$1,097,184	$5,030,854

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	$2,189	$0	$2,189	$2,189	$0
1	$604,568	$393,156	$211,412	$211,412	$325,247
2	$701,927	$431,074	$270,853	$243,349	$317,540
3	$822,975	$471,571	$351,404	$299,261	$310,015
4	$841,763	$485,718	$356,045	$287,406	$302,669
5	$865,679	$500,289	$365,389	$279,572	$295,497
6	$890,231	$515,298	$374,933	$271,918	$288,495
7	$915,535	$530,757	$384,778	$264,510	$281,658
8	$941,396	$546,680	$394,716	$257,197	$274,984
9	$968,091	$563,080	$405,011	$250,147	$268,468
10	$1,218,418	$593,231	$625,187	$366,004	$262,106
Total	$8,772,772	$5,030,854	$3,741,918	$2,732,964	$2,926,679

Discounted payback period for taxes abated and incentives	5 Years
Compound rate of return over the next ten years on the city's investment of taxes abated and incentives for the firm	5.64%
Benefit/Cost Ratio (Over 10 Years)...	1.73 : 1

Wyandotte County

Benefits:

Year	Sales Taxes	Property Taxes	Other County Revenues (Including PILOT)	Total
Construction Period	$2,209	$0	$0	$2,209
1	$3,188	$315,253	$110,341	$428,782
2	$4,923	$325,577	$126,615	$457,116
3	$7,471	$338,023	$147,336	$492,830
4	$130	$348,164	$147,460	$495,754
5	$134	$360,030	$153,660	$513,823
6	$138	$371,658	$156,934	$528,730
7	$142	$383,310	$160,289	$543,741
8	$146	$394,809	$163,723	$558,678
9	$151	$406,654	$167,239	$574,043
10	$155	$418,853	$215,241	$634,250
Total	$18,788	$3,662,331	$1,548,837	$5,229,956

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	County Costs for the firm and County Services for New Residents	Total
Construction Period	$0	$0	$0	$0	$0
1	$314,704	$0	$314,704	$26,514	$341,218
2	$324,145	$0	$324,145	$41,526	$365,671
3	$333,869	$0	$333,869	$60,965	$394,834
4	$343,886	$0	$343,886	$62,794	$406,679
5	$354,202	$0	$354,202	$64,677	$418,880
6	$364,828	$0	$364,828	$66,618	$431,446
7	$375,773	$0	$375,773	$68,616	$444,389
8	$387,046	$0	$387,046	$70,675	$457,721
9	$398,658	$0	$398,658	$72,795	$471,453
10	$410,617	$0	$410,617	$119,368	$529,986
Total	$3,607,729	$0	$3,607,729	$654,547	$4,262,276

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	$2,209	$0	$2,209	$2,209	$0
1	$428,782	$341,218	$87,564	$82,999	$314,704
2	$457,116	$365,671	$91,445	$82,159	$291,229
3	$492,830	$394,834	$97,996	$83,455	$284,328
4	$495,754	$406,679	$89,075	$71,903	$277,590
5	$513,823	$418,880	$94,944	$72,645	$271,012
6	$528,730	$431,446	$97,284	$70,555	$264,590
7	$543,741	$444,389	$99,351	$68,298	$258,320
8	$558,678	$457,721	$100,957	$65,784	$252,199
9	$574,043	$471,453	$102,590	$63,363	$246,223
10	$634,250	$529,986	$104,264	$61,040	$240,388
Total	$5,229,956	$4,262,276	$967,680	$724,408	$2,700,583

Discounted payback period for taxes abated and incentives	7 Years
Compound rate of return over the next ten years on the county's investment of taxes abated and incentives for the firm................	2.09%
Benefit/Cost Ratio (Over 10 Years)................................	1.23 : 1

School District: USD#204

Benefits:

Year	Property Taxes	Additional State, Federal and Other School Funding (Including PILOT)	Total
1	$457,224	$166,007	$623,230
2	$471,129	$310,935	$782,064
3	$485,847	$477,992	$963,838
4	$500,422	$601,814	$1,102,236
5	$515,744	$730,995	$1,246,739
6	$531,397	$865,717	$1,397,114
7	$547,448	$1,006,172	$1,553,620
8	$563,872	$1,152,559	$1,716,431
9	$580,788	$1,305,081	$1,885,869
10	$598,211	$1,463,948	$2,062,159
Total	$5,252,081	$8,081,220	$13,333,301

Costs:

Year	Additional Costs	Property Taxes Abated	Total
1	$7,414	$457,104	$464,518
2	$11,710	$470,817	$482,527
3	$18,092	$484,942	$503,033
4	$19,193	$499,490	$518,124
5	$19,769	$514,475	$533,668
6	$19,769	$529,909	$549,678
7	$20,362	$545,806	$566,168
8	$20,973	$562,180	$583,153
9	$21,602	$579,046	$600,648
10	$44,501	$596,417	$640,918
Total	$202,250	$5,240,185	$5,442,435

Net Benefits (or Costs)

Year	Public Benefits	Total Costs and PropertyTaxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	$623,230	$464,518	$158,712	$150,438	$433,274
2	$782,064	$482,527	$299,538	$269,120	$423,007
3	$963,838	$503,033	$460,805	$392,428	$412,983
4	$1,102,236	$518,124	$584,112	$471,505	$403,197
5	$1,246,739	$533,668	$713,071	$545,595	$393,642
6	$1,397,114	$549,678	$847,436	$614,599	$384,314
7	$1,553,620	$566,168	$987,452	$678,811	$375,207
8	$1,716,431	$583,153	$1,133,278	$738,442	$366,316
9	$1,885,869	$600,648	$1,285,221	$793,790	$357,636
10	$2,062,159	$640,918	$1,421,241	$832,038	$349,161
Total	$13,333,301	$5,442,435	$7,890,866	$5,486,767	$3,898,736

Discounted payback period for taxes abated and incentives	5 Years
Compound rate of return over the next ten years on the school district's investment of taxes abated and incentives for the firm	8.95%
Benefit/Cost Ratio (Over 10 Years)...	2.36 : 1

Special Taxing District: KS City KS Comm. College

Benefits:

Year	Property Taxes	Additional Revenues	Total
1	$219,120	$26,034	$245,154
2	$225,751	$40,643	$266,393
3	$232,631	$58,445	$291,075
4	$239,610	$60,198	$299,808
5	$246,855	$62,004	$308,859
6	$254,294	$63,864	$318,158
7	$261,942	$65,780	$327,722
8	$269,801	$67,753	$337,554
9	$277,895	$69,786	$347,681
10	$286,232	$102,103	$388,335
Total	$2,514,129	$616,609	$3,130,739

Costs:

Year	Additional Costs	Property Taxes Abated	Total
1	$16,233	$219,120	$235,353
2	$25,342	$225,694	$251,035
3	$36,442	$232,464	$268,906
4	$37,535	$239,438	$276,974
5	$38,661	$246,621	$285,283
6	$39,821	$254,020	$293,841
7	$41,016	$261,641	$302,656
8	$42,246	$269,490	$311,736
9	$43,514	$277,575	$321,088
10	$63,665	$285,902	$349,566
Total	$384,474	$2,511,965	$2,896,440

Net Benefits (or Costs)

Year	Public Benefits	Total Costs and PropertyTaxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	$245,154	$235,353	$9,801	$9,290	$207,697
2	$266,393	$251,035	$15,358	$13,798	$202,775
3	$291,075	$268,906	$22,169	$18,879	$197,970
4	$299,808	$276,974	$22,834	$18,432	$193,279
5	$308,859	$285,283	$23,576	$18,039	$188,699
6	$318,158	$293,841	$24,316	$17,635	$184,227
7	$327,722	$302,656	$25,066	$17,231	$179,861
8	$337,554	$311,736	$25,818	$16,823	$175,599
9	$347,681	$321,088	$26,592	$16,424	$171,438
10	$388,335	$349,566	$38,769	$22,696	$167,376
Total	$3,130,739	$2,896,440	$234,299	$169,249	$1,868,921

Discounted payback period for taxes abated and incentives	8 Years
Compound rate of return over the next ten years on the taxing district's investment of taxes abated and incentives for the firm	0.76%
Benefit/Cost Ratio (Over 10 Years)...	1.08 : 1

State of Kansas

Benefits:

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	Other State Revenues (Including PILOT)	Total
Construction Period	$50,635		$268,201	$0	$318,836
1	$24,853	$12,017	$206,888	$348,653	$592,410
2	$49,960	$12,405	$319,558	$630,370	$1,012,293
3	$59,333	$12,819	$435,799	$800,414	$1,308,365
4	$799	$13,247	$448,873	$824,330	$1,287,250
5	$823	$13,689	$462,339	$848,965	$1,325,816
6	$848	$14,126	$476,209	$874,338	$1,365,521
7	$874	$14,566	$490,495	$900,472	$1,406,406
8	$900	$15,003	$505,210	$927,390	$1,448,502
9	$927	$15,453	$520,366	$955,116	$1,491,862
10	$954	$15,916	$535,977	$983,674	$1,536,522
Total	$190,906	$139,241	$4,669,915	$8,093,721	$13,093,783

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	State Costs for the firm and Services for New Residents	Cost of Educating New Students	Total
Construction Period	$0	$0	$0	$0	$0	$0
1	$12,000	$0	$12,000	$147,556	$76,695	$236,251
2	$12,360	$0	$12,360	$253,717	$157,992	$424,068
3	$12,731	$0	$12,731	$330,447	$189,853	$533,031
4	$13,113	$0	$13,113	$340,361	$195,549	$549,022
5	$13,506	$0	$13,506	$350,571	$201,416	$565,493
6	$13,911	$0	$13,911	$361,089	$207,458	$582,458
7	$14,329	$0	$14,329	$371,921	$213,682	$599,932
8	$14,758	$0	$14,758	$383,079	$220,092	$617,930
9	$15,201	$0	$15,201	$394,571	$226,695	$636,467
10	$15,657	$0	$15,657	$406,408	$233,496	$655,561
Total	$137,567	$0	$137,567	$3,339,720	$1,922,928	$5,400,215

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	$318,836	$0	$318,836	$302,214	$0
1	$592,410	$236,251	$356,160	$337,592	$11,374
2	$1,012,293	$424,068	$588,225	$528,492	$11,105
3	$1,308,365	$533,031	$775,333	$660,284	$10,842
4	$1,287,250	$549,022	$738,227	$595,909	$10,585
5	$1,325,816	$565,493	$760,323	$581,749	$10,334
6	$1,365,521	$582,458	$783,063	$567,913	$10,089
7	$1,406,406	$599,932	$806,475	$554,400	$9,850
8	$1,448,502	$617,930	$830,573	$541,200	$9,617
9	$1,491,862	$636,467	$855,394	$528,317	$9,389
10	$1,536,522	$655,561	$880,960	$515,741	$9,166
Total	$13,093,783	$5,400,215	$7,693,568	$5,713,812	$102,351

Discounted payback period for taxes abated and incentives	1 Year
Compound rate of return over the next ten years on the state's investment of taxes abated and incentives for the firm	9.38%
Benefit/Cost Ratio (Over 10 years)..	2.45 : 1

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From:

Subject: Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 3)

Recommendation: The City Manager, Assistant City Manager, Finance Director, and Bond Counsel recommend adoption of the resolution.

Action: Make a Motion to Adopt a Resolution of Intent to Issue Industrial Revenue Bonds and Property Tax Abatement for Scannell Properties, LLC (Building 3).

Background:

Discussion: All information is included with the previous item: Public Hearing about Resolution of Intent to Issue Industrial Revenue Bonds for Scannell (Building 3). The resolution and PILOT agreement are attached.

Financial Impact:

RESOLUTION NO. 2022-__

A RESOLUTION DETERMINING THE INTENT OF THE CITY OF BONNER SPRINGS, KANSAS, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF APPROXIMATELY $35,000,000 TO PAY THE COST OF ACQUIRING, CONSTRUCTING, EQUIPPING, AND FURNISHING A COMMERCIAL FACILITY WITHIN THE CITY (SCANNELL BUILDING 3 PROJECT), AND APPROVING A PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT IN CONNECTION THEREWITH.

WHEREAS, the City of Bonner Springs, Kansas (the "City"), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas (the "State");

WHEREAS, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations;

WHEREAS, Scannell Properties #516, LLC, an Indiana limited liability company (together with its assigns, as permitted by the Agreement referenced herein, the "Company"), has requested that the City issue its taxable industrial revenue bonds in the maximum principal amount of approximately $35,000,000 (the "Bonds") for the purpose of financing the cost of acquiring, constructing, equipping, and furnishing a warehouse, distribution, and office facility, including real estate, buildings, improvements, and equipment (the "Building 3 Project"), generally located southwest of Riverview Avenue and 110th Street within the City, all pursuant to the Act;

WHEREAS, subject to the provisions of Section 4 of this Resolution, it is found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City issue its Bonds under the Act, such Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Building 3 Project by the City to the Company;

WHEREAS, the Company has also requested that the City consider granting an exemption from ad valorem taxes for the portion of the Building 3 Project financed with the Bonds in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth* and has indicated its intent to make payments in lieu of taxes upon terms to be mutually agreed to by the City and the Company; and

WHEREAS, pursuant to K.S.A. 12-1749d, the City has caused a cost benefit analysis to be prepared, has on this date conducted a public hearing on the granting of an exemption from ad valorem taxes in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth*, has published notice of such public hearing not less than seven days prior to the hearing in the official City newspaper and has provided notice of the public hearing to the governing bodies of the Unified Government of Wyandotte County and Kansas City, Kansas, and Unified School District No. 204;

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

Section 1. **Approval of Building 3 Project**. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City finds and determines that the acquisition, construction, equipping, and furnishing of the Building 3 Project will promote, stimulate and develop the general welfare and economic prosperity of the City through the promotion and advancement of physical and mental health, industrial, commercial, agricultural, natural resources or recreation development of the City and the issuance of the City's Bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. **Intent to Issue Bonds**. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City determines and declares the intent of the City to acquire, construct, equip and furnish the Building 3 Project using the proceeds of the Bonds all in accordance with the Act.

Section 3. **Provision for the Bonds**. Subject to the provisions of Section 4 of this Resolution, the City will: (i) issue its Bonds to pay the costs of acquiring, constructing, equipping and furnishing the Building 3 Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City; (ii) provide for the lease (with an option to purchase) of the Building 3 Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the Bonds by the City and take or cause to be taken such other action, as may be required to implement this Resolution.

Section 4. **Conditions to Issuance**. Notwithstanding this Resolution of Intent of the City to issue the Bonds, the issuance of the Bonds is expressly subject to presentation, completion and final approval by the Governing Body of the City of each of the following conditions:

(a) Satisfactory negotiation and approval of a base lease, lease agreement, trust indenture, bond ordinance and other documents necessary for the issuance of the Bonds;

(b) Execution of that certain Payment in Lieu of Tax and Performance Agreement (the "Agreement") in substantially the form attached hereto as *Exhibit A,* by and between the City and the Company, wherein the Company agrees to pay a portion of the ad valorem taxes that would otherwise be payable on the portion of the Building 3 Project financed with the proceeds of the Bonds;

(c) Obtaining of all necessary zoning and building permits and compliance with all necessary regulatory approvals and with City ordinances;

(d) Successful private placement of the Bonds or other purchase method approved by the City;

(e) Approval of the Bonds by Bond Counsel, Kutak Rock LLP ("Bond Counsel"), and approval of certain legal matters pertaining to the Bonds by counsel to the Company; and

(f) Adequate security for the payment of the Bonds.

The City hereby reserves the right to rescind this Resolution of Intent if the conditions specified in this Section 4 are not, in the sole reasonable judgment of the City, satisfied, or upon change of federal or state law or regulations materially and adversely affecting the City's issuing authority.

If the Bonds are not issued for any reason, including noncompliance with the conditions of this Section 4, the City shall not be subject to any liability, whatsoever, to the Company.

Section 5. **Sale of the Bonds/Authority to Proceed**. The sale of the Bonds shall be the responsibility of the Company. Subject to the provisions of Section 4 of this Resolution, the Company is authorized to proceed with the construction of the Building 3 Project and to advance such funds as may be necessary to accomplish such purposes, and to the extent permitted by law, the City shall reimburse the Company for such expenditures out of the proceeds of the Bonds, when and if issued. Notwithstanding such authorization, the Company proceeds at its own risk, and if for any reason, the Bonds are not issued, the City shall have no liability to the Company for any reason.

Section 6. **Further Action**. Subject to the provisions of Section 4 of this Resolution, the Mayor, the City Clerk and other officers, employees and agents of the City, including Bond Counsel, are authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Governing Body of the City all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder. Such officers and agents are authorized and directed to execute and file (a) with the Kansas Board of Tax Appeals, when and if the Bonds are issued, an informational statement relating to the Bonds as required by State law, and (b) with the Kansas Department of Revenue, once the Company has engaged a general contractor and submitted an application for a building permit for the Building 3 Project, an application for an exemption from sales tax for materials purchased for the Building 3 Project with the Bond proceeds.

Section 7. **Approval of PILOT Agreement**. The Agreement, in substantially the form attached hereto as *Exhibit A*, is hereby approved.

Section 8. **Effective Date**. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City and shall remain in effect until December 31, 2024.

[*remainder of page left blank intentionally*]

ADOPTED by the City Council of the City of Bonner Springs, Kansas, on January 24, 2022.

CITY OF BONNER SPRINGS, KANSAS

(Seal)

By___________________________________
Jeff Harrington, Mayor

ATTEST:

____
Christina Brake, City Clerk

EXHIBIT A

FORM OF PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT

[*to be inserted*]

PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT

THIS PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT (this "Agreement"), made and entered into as of this ________ 1, 202_, by and between **SCANNELL PROPERTIES #516, LLC**, an Indiana limited liability company (the "Company"), and **THE CITY OF BONNER SPRINGS, KANSAS**, a municipal corporation (the "City").

WITNESSETH:

1. **Tax Exemption; Payment in Lieu of Taxes**. In consideration of the issuance by the City of its industrial revenue bonds in the maximum principal amount of $35,000,000 (the "Bonds") to finance the cost of acquiring, constructing, equipping, and furnishing a warehouse, distribution, and office facility, including buildings, improvements and equipment as described on *Exhibit B* (the "Building 3 Project Improvements"), located on real property in the City as described on *Exhibit A* (the "Building 3 Project Site," and together with the Building 3 Project Improvements, the "Building 3 Project"), to be leased by the City to the Company, and in consideration of Company's execution of the Lease Agreement dated as of ________1, 202_ (the "Lease"), as may be amended from time to time, between the City and the Company, pursuant to which the Building 3 Project is leased to the Company, and in further consideration of the laws of the State of Kansas granting an exemption from real and personal property taxation for the portion of the Building 3 Project purchased with the proceeds of the Bonds for the period of up to 10 years, commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company agrees to make payments in lieu of ad valorem property taxes in the amount specified herein and in the manner provided for herein, and the City agrees to apply for an ad valorem property tax exemption for such portion of the Building 3 Project for the 10 year period herein described.

2. **Amount of Payments; Place of Payment**. In lieu of all general ad valorem real and personal property taxes on the portion of the Building 3 Project financed with the proceeds of the Bonds as permitted by K.S.A. 79-201a *Second* or *Twenty-Fourth*, for the 10 calendar years commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company shall pay, if due, by separate check to the Treasurer of the Unified Government of Wyandotte County and Kansas City, Kansas (the "County"), or other appropriate officer as required by the laws of the State of Kansas, a payment in lieu of taxes ("PILOT") in the amount reflected on *Exhibit C* to this Agreement. Such amount shall be billed to the Company by statement of the County Clerk of the County (or such other appropriate officer of the County or City) which bill shall be issued approximately contemporaneously with the issuance of general tax bills in the State of Kansas and shall be due on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Currently, tax bills are issued by November 20th of each year and are due as follows: one-half (1/2) on or before December 20th in respect of the PILOT for the then current calendar year, and the remainder for such calendar year on or before May 10th of the following calendar year. There shall be no property tax exemption for any portion of the facility or equipment located at the Building 3 Project Site or elsewhere that has not been financed with the proceeds of the Bonds unless such portion of the facility or equipment has been specifically exempted from taxation in connection with, and purchased with the proceeds of, another series of industrial revenue bonds subsequently issued by the City or is otherwise exempt from taxation by Kansas law. Further, and notwithstanding anything in this Agreement to the contrary, the property tax exemption referred to in this Section shall not exempt the Building 3 Project or any portion thereof from any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

3. **Distribution of Payment**. All payments in lieu of taxes shall be distributed to all applicable taxing subdivisions in the County, as provided in K.S.A. 12-1742.

4. **Default**. Should the Company fail to make the payments described in this Agreement or fail to comply with the Tax Abatement Policy as set forth in Section 5 below, or if a default shall occur under the Lease and not be cured within any time period permitted under the Lease, this Agreement may be terminated at the option of the City effective on the date in the year such payment was originally due or the date of such default, as applicable, and the Company agrees that from and after such termination date, in lieu of any payments hereunder (including PILOTs), it shall pay in full the regular amount of ad valorem property taxes on the property constituting the Building 3 Project, including the portion of the Building 3 Project financed with the Bonds, on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Should the Company fail to fulfill the community benefit provisions set forth in Section 6 below or otherwise fail to satisfy any of the conditions set forth on *Exhibit C* used to calculate the tax abatement percentage of the Building 3 Project, this Agreement shall not be terminated but the abatement percentage set forth in *Exhibit C* may be reduced at the option of the City by the amount of such percentage(s) set forth in *Exhibit C* corresponding to such failure, effective on the date of such failure or nonperformance, and the Company agrees that from and after such date, it shall pay such additional PILOTs on the property constituting the Building 3 Project, including the portion of the Building 3 Project financed with the Bonds, as set forth in *Exhibit C*. As a condition precedent to the City's exercise of any remedies under this Section 4, however, the City shall first give the Company written notice of such event of default or nonperformance, and the Company shall have a period of sixty (60) days to cure such event of default or nonperformance; provided, that if such event of default or nonperformance cannot be fully remedied within such 60-day period, but can reasonably be expected to be fully remedied and the Company is diligently attempting to remedy such default or nonperformance, no event of default or nonperformance shall occur so long as the Company shall prosecute and complete such cure with due diligence and dispatch.

5. **Subject to Tax Abatement Policy**. This Agreement is subject to all terms and provisions of the "POLICY AND PROCEDURES FOR ISSUING INDUSTRIAL REVENUE BONDS IN BONNER SPRINGS, KANSAS" dated September 12, 2005, and revised October 11, 2011 and September 25, 2017, attached hereto as *Exhibit D* (the "Tax Abatement Policy"); provided, however, in the event of any conflict between the provisions of the Tax Abatement Policy and this Agreement, the terms and provisions of this Agreement shall control. City agrees that any amendments, modifications or revisions to the Tax Abatement Policy made after the effective date of City Resolution No. 2022-[___] which would impose additional requirements or obligations upon the Building 3 Project or under this Agreement shall not be applicable to the Building 3 Project or this Agreement.

6. **Community Benefits**. A portion of the tax abatement percentage (as more particularly described on *Exhibit C*) is contingent upon an investment, donation or contribution by the Company in community programs or other community benefits in an amount not less than $17,500 per year in each of the 10 calendar years that the abatement is in place. Such investment, donation or contribution shall include membership in the Bonner Springs Chamber of Commerce and the Wyandotte Economic Development Council and may include, by way of example without limitation, any one or more of the following:

    a. Providing a community impact grant to community organizations including but not limited to: Recreation Scholarship Fund, Tiblow Transit, the Bonner Springs/Edwardsville Education Foundation, and/or Vaughn-Trent Community Services;

b. Developing and funding a student internship/teacher externship program with the Bonner Springs/Edwardsville School District;
c. Sponsoring or funding a City event or recreation program or sidewalk or trail connection;
d. Providing funding for the City's annual heritage festival, Tiblow Days;
e. Developing and funding an employee volunteer program focused on adopting a City park or another volunteer engagement program with the City;
f. A donation to charitable organizations operating in Bonner Springs, Kansas (including, by way of example without limitation, local food banks, mental health organizations, United Way, Salvation Army, homeless shelters, etc.) in amounts determined at the sole discretion of the Company;
g. A donation to the City in amounts determined at the sole discretion of the Company, to be used by the City for any of the above-described programs or activities;
h. Any other purpose agreed upon by the City and the Company; or
i. The Company may decide, in its discretion, to make an annual investment, donation or contribution to the City, in an amount equal to $17,500 less the sum of all other investments, donations or contributions made pursuant to this Section and attributable to the year in question, which the City may apply to one or more of the foregoing community benefits in its discretion.

On or prior to February 1 of each year, starting in the second full calendar year of the abatement, the Company shall provide such documentation as is reasonably requested by the City to confirm that, for the prior calendar year, the Company complied with the community benefits described above.

7. **Approval of Exemption**. This Agreement is conditioned on the issuance by the Kansas Board of Tax Appeals of an order exempting the portion of the Building 3 Project financed with proceeds of the Bonds from ad valorem property taxation in accordance with Kansas law, including K.S.A. 79-201a *Second* or *Twenty-Fourth*, and upon receipt by the City from the Company of all information necessary to file the Application for Exemption with the Kansas Board of Tax Appeals by no later than February 1, 202_. The Company acknowledges that the exemption must be annually renewed and agrees to provide the City with information to complete the annual renewal by February 1 of each year in which the exemption is in place.

8. **Payment of Fees and Expenses**. This Agreement is conditioned on payment when due by the Company of the City's application fee, closing fee, origination fee, and renewal fees described in the Tax Abatement Policy; provided, however, that the origination fee, calculated as 1% of the par amount of the Bonds issued for the Building 3 Project and payable by the Company per the Tax Abatement Policy, shall be payable as follows:

a. One-half (1/2) of such origination fee shall be paid to the City on or prior to the Bond closing; and
b. One-tenth (1/10) of such origination fee shall paid to the City on or prior to December 20 in each of the first five (5) years of the ten-year exemption from ad valorem property taxes under this Agreement.

9. **Counterparts**. This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed to be an original and all of which shall constitute the same instrument.

10. **Transferability**. The benefits of this Agreement may not be transferred to any assignee of the Company without the written consent of the City; provided, however, that the Company may assign this Agreement without the consent of the City: (a) if the assignee is an entity with which

the Company has merged in accordance with Section 9.4 of the Lease; (b) to any affiliate of the Company or to the Company's successors in interest (whether by merger, consolidation or otherwise); (c) to a lender via collateral assignment for financing purposes; or (d) to one or more owners or end-users of the Building 3 Project approved (or deemed approved) by the City pursuant to the procedure set forth in Section 11 below, provided any assignment pursuant to (b) or (d) above shall be subject to providing the City with a fully-executed assignment and assumption agreement, pursuant to which the assignee expressly assumes and agrees to be bound by the obligations so assigned, in which event the City agrees to release the Company from any further obligations or liabilities with respect to the obligations so assigned and assumed.

11. **Use Restrictions**. The Building 3 Project may be developed and used in accordance with the City of Bonner Springs, Kansas Zoning Ordinance, referenced in Section 17-201 of the Code of the City of Bonner Springs, including those uses permitted in the "I-1" Light Industrial District, subject to the following procedure:

    a. The term "Restricted Uses" shall mean: any establishment selling or exhibiting, or widely known to be directly associated with, pornographic materials, drug-related paraphernalia, products displaying racist or hate speech, or other morally repugnant use.
    b. The Company shall not be allowed to sublease or convey the Building 3 Project to a proposed user until the City Manager of the City first receives prior written notice, including the name and general nature of the proposed user (or, if confidential, such other information reasonably requested by the City Manager), and a period of fifteen (15) days to: (i) approve such user, (ii) if the City Manager reasonably determines the proposed user may constitute a Restricted Use, place the matter on the next available City Council agenda for consideration to approve the proposed user, or deny the proposed user on the basis that it constitutes a Restricted Use; or (iii) deny the proposed user (with a right to appeal to the City Council on the next available City Council agenda). It is the parties' intent that the City approval right be limited to Restricted Uses, that such approval not be arbitrarily withheld or denied, and that such approval not be withheld, conditioned or delayed for the purpose of preventing a proposed user from competing with an existing City business or for any other purpose other than the proposed user constitutes a Restricted Use. In the event any proposed user is not approved, denied, or placed on the next available City Council agenda, within the aforementioned fifteen (15) day period, the proposed user will be deemed approved.

12. **No Waiver**. No waiver by the City of any breach of this Agreement shall be construed to be a waiver of any other or subsequent breach.

13. **Governing Law**. This Agreement shall be governed by the laws of the State of Kansas.

[*remainder of page left blank intentionally*]

IN WITNESS WHEREOF, the City has caused this Agreement to be signed by a duly authorized official, such signature to be attested by a duly authorized officer and its official seal to be applied, and the Company has caused this Agreement to be executed by a duly authorized officer, as of the day and year first above written.

CITY OF BONNER SPRINGS, KANSAS

By:____
Jeff Harrington, Mayor

(SEAL)

ATTEST:

By: ____________________________________
Christina Brake, City Clerk

SCANNELL PROPERTIES #516, LLC,
an Indiana limited liability company

By: ____
[*name, title*]

[SEAL, if any]

EXHIBIT A

DESCRIPTION OF THE BUILDING 3 PROJECT SITE

[*to be inserted*]

EXHIBIT B

DESCRIPTION OF THE BUILDING 3 PROJECT IMPROVEMENTS

All buildings, building improvements, machinery and equipment purchased in whole or in part from the proceeds of the Bonds, together with all substitutions and replacements for any of the foregoing property.

EXHIBIT C

ANNUAL PILOT

Lease Year	Tax Year	PILOTs (#1-5 met)	Add'l PILOTs (#5 not met)	Add'l PILOTs (#4 not met)	Add'l PILOTs (#3 not met)	Add'l PILOTs (#2 not met)
1	2025	**$347,258**	**$28,456**	**$28,456**	**$56,912**	**$113,823**
2	2026	**352,380**	**28,883**	**28,883**	**57,765**	**115,531**
3	2027	**357,579**	**29,316**	**29,316**	**58,632**	**117,264**
4	2028	**362,856**	**29,756**	**29,756**	**59,511**	**119,023**
5	2029	**368,212**	**30,202**	**30,202**	**60,404**	**120,808**
6	2030	**373,648**	**30,655**	**30,655**	**61,310**	**122,620**
7	2031	**379,166**	**31,115**	**31,115**	**62,230**	**124,459**
8	2032	**384,766**	**31,582**	**31,582**	**63,163**	**126,326**
9	2033	**390,451**	**32,055**	**32,055**	**64,111**	**128,221**
10	2034	**396,221**	**32,536**	**32,536**	**65,072**	**130,144**
		$3,712,536	**$304,555**	**$304,555**	**$609,109**	**$1,218,219**

The PILOTs set forth above and payable each year reflect a 70% abatement on the estimated value of the Building 3 Project plus the existing $5,788 tax liability for the unimproved Building 3 Project Site (payable pursuant to City policy). The 70% level of abatement is comprised of, and conditioned on, the following:

1. 50% standard level of abatement per City policy;
2. 10% additional abatement based on Company's minimum investment in the Building 3 Project of at least $32,000,000;
3. 5% additional abatement based on construction of a minimum 625,000 square foot facility[1] comprising the Building 3 Project;
4. 2.5% additional abatement based on the community benefits set forth in Section 6 of this Agreement; and
5. 2.5% additional abatement based on substantial completion of the Building 3 Project, as reflected by the issuance of a temporary certificate of occupancy, on or before December 31, 2024.

If the Company should fail to satisfy any of the conditions described in paragraphs 2 through 5, above, subject to the Company's right to cure, the additional tax abatement percentage associated with such condition or conditions shall be subtracted from the maximum seventy percent (70%) abatement percentage. By way of example, if the facility is not at least 625,000 square feet in size as set forth in paragraph 3, above, the tax abatement percentage shall decrease to sixty-five percent (65%). Upon such reduction in the tax abatement percentage, the PILOTs set forth in the "PILOTs (#1-5 met)" column above shall be increased by the amounts associated with such requirement and described in the applicable "Add'l PILOTs" column(s) above.

There shall be no adjustment to the schedule above in the event the actual appraised value of the Building 3 Project during the term of the abatement is higher or lower than the estimated appraised value used by the parties to this Agreement to calculate the PILOTs for each year.

[1] Note: PILOT payments shall be increased if the actual size of the facility exceeds 625,000 square feet, assuming an appraised value of $42.00 per additional square foot and calculated in the same manner as used to calculate the PILOTs set forth in this *Exhibit C*.

In addition to the PILOTs set forth above, the Company shall timely remit all general ad valorem real and personal property taxes attributable to (i) any portion of the Building 3 Project not financed with the proceeds of industrial revenue bonds and not otherwise exempt from taxation and (ii) any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

EXHIBIT D

TAX ABATEMENT POLICY

[*to be inserted*]

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Tillie LaPlante

Subject: Resolution Authorizing the Smart Water Meter Project

Recommendation: The Public Works Director and Finance Director Recommend Approval

Action: Make a motion to approve a resolution authorizing the Smart Water Meter Project

Background: At the Council Workshop on January 10, the Public Works Director outlined the request to upgrade the City's Water Meters throughout the City from Mechanical Meters to Ultrasonic Meters.

Discussion: The Ultrasonic Meters have 1) no moving parts, 2) a 20-year warranty for the residential-sized meters, 3) high accuracy readings, 4) high dependability due to durable construction, 5) several management options which can provide tampering detection, notifications of cold temperatures by meter, and detailed usage by hour. The meters also increase efficiency as staff is able to read the meters from City Hall through cell technology.

Financial Impact: The cost to replace the current Mechanical Meters with Ultrasonic Meters is $960,000. The purchase would be made with the issuance of General Obligation bonds which would be paid over a 10 year period. The estimated annual cost of the bond payments is $107,700. The repayment of the bonds would be made from the Water Fund beginning in 2023.

RESOLUTION NO. 2022-____

A RESOLUTION AUTHORIZING CERTAIN WATER SYSTEM IMPROVEMENTS TO BE MADE IN THE CITY OF BONNER SPRINGS, KANSAS, AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY TO PAY THE COSTS OF SUCH IMPROVEMENTS, ALL PURSUANT TO K.S.A. 65-163d THROUGH 65-163u.

WHEREAS, pursuant to K.S.A. 65-163d through 65-163u, as amended (the "Act"), any municipality operating a public water supply system, as defined by the Act, is authorized to acquire, construct, reconstruct, improve, equip, rehabilitate and extend all or any part of a public water supply system; provided, such acquisition, construction or other improvement to the water supply system is not related to the diversion or transportation of water acquired through a water transfer as defined by K.S.A. 82a-1501;

WHEREAS, the City of Bonner Springs, Kansas (the "City") has determined that it is necessary and desirable to make certain improvements to the City's water supply system consisting of the acquisition and installation of smart water meters and all related appurtenances (the "Improvements");

WHEREAS, the Governing Body of the City hereby finds and determines that it is desirable and in the best interests of the City to provide financing for a portion of the cost of the Improvements in an amount not to exceed $995,000 through the issuance of general obligation bonds issued pursuant to the Act with the balance of the cost of such Improvements paid from other available funds of the City;

WHEREAS, the total estimated cost of the Improvements is not less than $995,000, which includes the cost of issuance of the bonds;

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

Section 1. The Improvements are authorized under the Act, and the City is authorized to issue its general obligation bonds in an amount not to exceed $995,000 to pay a portion of the costs of the Improvements, including the costs of issuance of the bonds.

Section 2. This Resolution shall be in full force and effect from and after its adoption.

[*remainder of page left blank intentionally*]

4881-8098-0745.1

ADOPTED by the Governing Body of the City of Bonner Springs, Kansas on January 24, 2022.

CITY OF BONNER SPRINGS, KANSAS

____
Jeff Harrington, Mayor

(Seal)

ATTEST

____
Christina Brake, City Clerk

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Tillie LaPlante

Subject: Resolution Authorizing the Sale of General Obligation Bonds Series 2022-A

Recommendation: The Finance Director recommends approval

Action: Make a motion to approve a resolution authorizing the sale of approximately $980,000 principal amount of General Obligation Bonds.

Background: At the last Council Workshop,David Arteberry,the City's Financial Advisor, presented a financing plan to the City Council to fund the purchase of Ultrasonic Water Meters throughout the City.

Discussion: Staff is recommending the financing of the meters through a 10-year General Obligation Bond issue of approximately $980,000 which includes the cost of the meters and bond issuance costs.

Financial Impact: The repayment of the bonds will made through the Water Fund beginning in March of 2023.

RESOLUTION NO. 2022-___

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF APPROXIMATELY $980,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2022-A, OF THE CITY OF BONNER SPRINGS, KANSAS.

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

Section 1. The General Obligation Bonds, Series 2022-A, of the City of Bonner Springs, Kansas (the "City"), in the principal amount of approximately $980,000 (the "Bonds"), shall be offered for sale as provided in this Resolution.

Section 2. The City Finance Director and City Clerk, in consultation with the City's Financial Advisor, Stifel, Nicolaus & Company, Incorporated (the "Financial Advisor"), and the City's Bond Counsel, Kutak Rock LLP ("Bond Counsel"), are authorized and directed to negotiate the sale of the Bonds and to solicit bids from banks or investment banking firms to purchase the Bonds and, following review of the bids received, to report on all bids so received to the Governing Body at its meeting to be held on February 14, 2022.

Section 3. The Finance Director and City Clerk, in consultation with the Financial Advisor and Bond Counsel and the other officers and representatives of the City, are authorized and directed to take such other action as may be necessary to carry out the offering for sale of the Bonds, including, without limitation, publishing a notice of intent to seek private placement of the Bonds in the *Wyandotte Echo* and the *Kansas Register*.

Section 4. The Governing Body hereby ratifies and approves all actions previously taken by the Finance Director and the City Clerk, in consultation with the Financial Advisor and Bond Counsel and the other officers and representatives of the City, to facilitate the offering for sale of the Bonds.

Section 5. This Resolution shall be in full force and effect from and after its adoption.

[*remainder of page left blank intentionally*]

ADOPTED by the Governing Body of the City of Bonner Springs, Kansas, on January 24, 2022.

CITY OF BONNER SPRINGS, KANSAS

____
Jeff Harrington, Mayor

(Seal)

ATTEST

____
Christina Brake, City Clerk

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Justine Spease

Subject: Seasonal Employee Pay Scale

Recommendation: Recreation Manager recommends approval

Action: Make a motion to approve the updated Seasonal Employee Pay Scale.

Background: The previous pay scale for seasonal employees was approved in December of 2019. Since that time, it has become increasingly difficult to retain these seasonal staff positions due to a variety of factors.

Discussion: In order to remain competitive and ensure we are attracting and retaining qualified and motivated staff, it is recommended that many of the starting wages are increased. This is reflected in the pay scale with the recommended range for each position. These changes are based on a review of peer communities and similar job positions in the area.

Financial Impact: The proposed increase was budgeted for in the 2022 general fund and recreation programs budget based on maximum hours available, proposed range increase, and anticipated returning staff.

BONNER SPRINGS PARKS AND RECREATION - PART TIME & SEASONAL SALARY RANGES

JOB TITLE	Starting in FY2022 a 3% increase for each year served								
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9
Pool Cashier	$ 8.00	$ 8.24	$ 8.49	$ 8.74	$ 9.00	$ 9.27	$ 9.55	$ 9.84	$10.13
Camp Counselor	$ 8.75	$ 9.01	$ 9.28	$ 9.56					
Lead Camp Counselor	$ 9.50	$ 9.79	$10.08	$10.38	$10.69	$11.01	$11.34	$11.68	
Intern (one time seasonal position)	$10.00								
Lifeguards	$10.40	$10.71	$11.03						
Head Lifeguard	$11.00	$11.33	$11.67						
Swim Instructors	$11.00								
Field Supervisor; Seasonal Maintenance	$12.00	$12.36	$12.73	$13.11	$13.51	$13.91	$14.33	$14.76	$15.20
Building Supervisor	$12.20	$12.57	$12.94	$13.33	$13.73	$14.14	$14.57	$15.00	$15.45
Assistant Camp Director	$12.50	$12.88	$13.26	$13.66	$14.07	$14.49	$14.93	$15.37	$15.83
Assistant Pool Manager	$13.00	$13.39	$13.79	$14.21					
Pool Manager	$14.00	$14.42	$14.85	$15.30	$15.76	$16.23	$16.72	$17.22	$17.73
Camp Director	$16.00	$16.48	$16.97	$17.48	$18.01	$18.55	$19.10	$19.68	$20.27

Memorandum

Date: January 24, 2022
To: Mayor and City Council
From: Billy Naff

Subject: Great Plains SPCA Animal Services Agreement

Recommendation: The Chief of Police and Animal Control Officer recommend approval

Action: Make a motion to authorize the City Manager to execute an agreement with Great Plains SPCA for animal related services.

Background: Over the course of 2021, the City of Bonner Springs learned that Dr. Stolfus would be retiring from practice in 2022. As a result, the Police Department would no longer have that facility as a location for short-term shelter services or veterinary care for seized or collected animals .

In late 2021, the Police Department and ACO were notified by the Leavenworth County Humane Society that due to staffing and facility space concerns, they were no longer able to accept certain types of animals (specifically aggressive dogs, bite cases, and large dogs). Further, all animals would be reviewed on a case by case basis, as their core area of focus is Leavenworth County.

Discussion: Police Department staff have reviewed alternative options for veterinary care, impounds, and adoption. Through those efforts, an agreement with Great Plains SPCA has been prepared which will provide for required animal-related services in the event we are unable to take an animal to the Leavenworth County Humane Society.

Charges for services are detailed in the agreement. Notably, they include the following:

- $100 Administrative Fee, charged for any animal brought to Great Plains.
- $385 Base Fee, in addition to the Administrative Fee, for each animal delivered to Great Plains by the city that is not returned to the owner during the city's required holding period.
- $250 Medical Fee, applied (in addition to the administrative and base fees) in the case of animals delivered to Great Plains in need of immediate medical care to treat an injury or illness

The City Attorney has reviewed and has approved the agreement.

Financial Impact: The current budget provides $18,000 for animal control related boarding and vet care.

City Boarding Agreement

THIS AGREEMENT (this "Agreement") is effective as of January 1st, 2022 by and between **Bonner Springs, KS** (**"CITY"**) and **GREAT PLAINS SPCA ("GREAT PLAINS")** for and on behalf of itself and its subsidiaries.

WHEREAS, the City has enacted certain ordinances prohibiting dogs and cats from running at large in the City, mandating the licensing of dogs and cats, and providing for the impoundment and disposition of animals found running at large or otherwise in violation of said ordinances; and

WHEREAS, the City deems it desirable and in the best interest of the City to contract with Great Plains to board and dispose of dogs found running at large or otherwise impounded pursuant to City ordinance, or cats who are deemed ill or injured.

NOW, THEREFORE, the parties agree as follows:

1. Services provided by Great Plains:

    a. Great Plains will provide, at its own expense, a suitable and adequate animal shelter for the proper handling of lost, stray or otherwise impounded animals, which shelter shall be supervised by a competent person or persons. Great Plains shall be open daily at such hours as Great Plains shall determine, provided it shall be open for the public to recover animals a minimum of six hours per day during normal business hours every day. Great Plains will provide 24-hour access to Animal Control and Police Officers for the impoundment of animals.

    b. Great Plains agrees to accept all dogs picked up or delivered to Great Plains by the City or its employees except for bite cases and cats who are not ill or injured; provided, however, Great Plains shall not have to accept large animals such as horses, cattle, deer, farm animals or other large, vicious or dangerous animals not customarily sheltered by Great Plains. Small mammals can be impounded and charged to the city at the discretion of the Shelter.

        i. Great Plains SPCA will not provide holding space for animals required for rabies observation for owned animals. Such animals will need to be transferred and held at a Johnson County Veterinary Hospital or maintained on homeowner quarantine if deemed appropriate by the City.

        ii. Great Plains SPCA reserves the right to make exceptions to the temporary holding of bite cases for a period not to exceed 48 hours until such pet can be transferred to another facility. City will be billed appropriately for the associated administrative and boarding fees per Section 4.

        iii. Great Plains SPCA reserves the right to reevaluate the holding space capacity for the City's stray animals at the earlier of:

1. Year-to-date impounds exceed 60, or
2. Six months from the date of this contract

c. Great Plains shall first refer all persons and calls concerning strays found in City to the City's Animal Control division. Great Plains agrees it will not accept an animal on behalf of the City without first obtaining authorization from the City but does maintain the right to accept pets from citizens in said city for an appropriate relinquishment fee paid to Great Plains by the citizen should the City's Animal Control division decline impoundment of the pet under the City's contract. The City will only be billed for animals they bring in or approve for public surrender.

d. Great Plains agrees to provide proper and adequate food, shelter, water and humane care to the animals delivered to it by the City during all times the animals are in its possession and until redeemed or otherwise disposed.

e. Animals delivered to Great Plains who need <u>immediate medical care</u> to treat an injury or illness, will be billed to said City at a fee of $250 per pet if delivered during normal business hours. Examples of such injuries or illnesses include but are not limited to: pets who have been hit by a car, broken limbs, lacerations or other open wounds, parvo virus, contagious diseases, or anything that is causing pain or discomfort to the animal. Routine medical care will not be billed to the City and will be provided to pets delivered by City's Animal Control division under the general contract terms. The City's Animal Control division also has the option to transfer the pet to another veterinary clinic for treatment at their own expense; however, pets who are obviously or suspected to be injured or seriously ill may not, under any circumstances, be delivered to Great Plains after hours. Any pet who is in the possession of the City after hours and is injured or ill must be transferred to an emergency hospital. It is not humane or acceptable for Animal Control Officers to deliver pets to Great Plains after hours who are suffering and in need of medical attention. Euthanasia will be reserved for pets who are suffering, not for pets with a treatable condition. Great Plains will not euthanize a pet, even if released by the City, who can be reasonably treated and rehabilitated. For all pets delivered to and housed at Great Plains, medical conditions will be promptly treated to prevent pain, suffering and discomfort. Medical care and decisions on care is at the discretion of the treating Veterinarian, not the City.

f. Great Plains agrees to hold all of the animals delivered to it by the City (except those covered by subsections b(i), b(ii), and b(iii)) for the duration of the cities required holding period (the "Holding Period"); provided, however, that any animal so impounded may be reclaimed by its legal owner within the Holding Period provided the owner pays any outstanding administrative and/or veterinary fees and charges to Great Plains. At the end of the Holding Period, all animals that remain unclaimed shall become the property of Great Plains and may be listed for adoption by Great Plains, transferred to another Humane Organization or Rescue, or humanely euthanized at the shelter.

Great Plains will not knowingly list for adoption any animal that is vicious or that has been deemed dangerous.

g. Great Plains has the right to deworm, vaccinate, and medically treat all animals upon arrival at Great Plains regardless of the pet's condition to protect the animal and others from disease and suffering.

h. Great Plains agrees to keep records and make such reports as shall be reasonably required by the City concerning the animals it cares for on behalf of the City, and Great Plains shall render monthly statements to the City.

i. Great Plains agrees to complete any City forms provided to it by Animal Control, and to collect any further information requested by Animal Control, related to persons recovering animals.

2. Obligations of the City:

   a. Any animal that appears to be suffering from injury or illness or appears to have a contagious disease shall be (1) released to Great Plains for medical treatment or, (2) must be taken by the City to a veterinarian of the City's choice immediately. This includes after hours impoundments. Medical conditions must be treated immediately to prevent suffering, pain, and discomfort.

3. After Hours Impoundment

   a. Great Plains prohibits inhumanely impounding an animal. Any animal impounded after normal working hours shall be provided with water and placed in a holding kennel of appropriate size. Great Plains shall provide after-hours Impounding Officers with all necessary supplies to include litter boxes, food, bedding and cleaning supplies. Animals are not to be left in traps or in outdoor pens overnight. No animal is to be left in the facility without proper paperwork being completed by the Animal Control Officer, Police Officer or City designee impounding the animal. Great Plains is responsible to ensure that there are adequate, secure, and sanitary cages or runs available for all impounded animals. Impounding Officers may not place injured or ill animals in kennels after hours. Such pets must be transported by Animal Control to an after-hours veterinary facility for care/treatment. Pets can be transferred to Great Plains the following morning during normal business hours for continued care.

4. Fees:

   a. In consideration for the above performance, the City agrees to pay Great Plains as follows:

i. Administrative Fee	$100 (Per Animal)

	Applied to every animal delivered to Great Plains by the City, including those that are ultimately returned to owner within the city's holding period.	
ii.	Base Fee Applied, in addition to the Administrative Fee, to each animal delivered to Great Plains by the city that is not returned to owner during the cities required holding period.	$385 (Per Animal)
iii.	Medical Fee Applied (in addition to the administrative and base fees) in the case of animals delivered to Great Plains in need of immediate medical care to treat an injury or illness, including without limitation, broken limbs, lacerations, parvo virus, open wounds or contagious diseases. This fee includes euthanasia if done after medical care is provided. The medical fee does not apply if only services are spay/neuter and vaccinations, (i.e., routine medical care).	$250 (Flat Fee)
iv.	Bite Certificate	$25 (Per Certificate)
v.	Euthanasia Fee Charged if immediate, with no medical services provided. To be determined by Great Plains medical team.	$100 (Per Animal)
vi.	Disposal Fee Charged if animal is delivered deceased or requires euthanasia. Administrative and Daily Rate under a. and b. will not be charged if animal is delivered deceased.	$30 (Per Animal)
vii.	Non-Placeable Animal Surcharge Animal designated as non-placeable by the City of Bonner Springs, which due to its aggressive disposition or specific legislation cannot be adopted by a resident Bonner Springs, including feral cats. This fee is in addition to Admin and base fees.	$100 (Per Animal)
viii.	Alarm Surcharge Charged if a drop off of an animal to the shelter after hours results in an Alarm Event and the dispatch of the Merriam PD to the premises.	$75 first offense; $100 for each offense thereafter.

b. When a litter is impounded, only one Administrative Fee will be charged for all puppies and kittens. If the mother is also impounded with the litter, a separate Administrative Fee will be charged. No more than two Administrative Fees will be charged in the event a litter is impounded. There are no Base Fee discounts for litters.

c. Pregnant dogs and cats, if determined to be at term when impounded, will be billed the same as litters. No Base Fees will be waived for the puppies and kittens born in care.

   i. "To term" is defined at Great Plains by x-ray confirmation and fetuses have visible spines and limbs. This means the pregnant cat or dog is 12-15 days out from going into labor.

d. The Base Fee will not be waived in the event an animal is euthanized due to medical or behavioral challenges while on stray hold unless euthanasia is elected on day one. If a medical case is euthanized on day one, only an Administrative Fee, Medical/Euthanasia Fee and Disposal Fee will be charged. If a medical case is euthanized after day one, an Administrative fee, Base fee, Medical fee, and Disposal fee will be charged.

e. Rabies quarantine or court hold animals will be charged an Administrative Fee and a daily boarding fee at a rate of $25 per day for those that are in our care for the duration of the mandated hold (by state or court system).

   i. If foster care is found for any court hold animals the fee will be reduced by half per day.

f. If an animal is reclaimed by its owner, Great Plains reserves the right to collect housing and boarding fees from the owner.

g. Invoices are due to Great Plains 30 days from invoice date.

h. These fees may be changed, or additional fees imposed by Great Plains, provided that Great Plains gives the City sixty (60) days prior verbal or written notice of such change or additional fees in accordance with Section 15.

5. Independent Contractor:

   a. The parties hereto agree that the services to be provided by Great Plains are being provided strictly on a contract basis. Great Plains is not and shall not be considered a part of the City and shall not be subject of the control of the City but shall be always considered an independent contractor

6. Assignability:

   a. This agreement shall not be assignable without prior written permission of both parties.

7. Non-Discrimination:

   a. Great Plains shall observe the provisions of the Kansas Act against discrimination and shall not discriminate against any person in the performance of work under the present contract because of race, religion, color, sex, disability, national origin or ancestry.

   b. In all solicitation or advertisements for employees, Great Plains shall include the phrase, "equal opportunity employer" or a similar phrase to be approved by the Kansas Human Rights Commission (Commission);

c. If Great Plains fails to comply with the manner in which it reports to the Commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, Great Plains shall be deemed to have breached the present contract and it may be canceled, terminated or suspended, in whole or in part, by the City;

d. If Great Plains is found guilty of a violation of the Kansas Act against discrimination under a decision or order of the Commission which has become final, Great Plains shall be deemed to have breached the present contract and it may be canceled, terminated, or suspended, in whole or in part, by the City; and

e. Great Plains shall include the provisions of subsections 7 (a) through (d) above in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.

f. The provisions of this section shall not apply to a contract entered into by Great Plains if:

    i. Great Plains employs fewer than four employees during the term of such contract; or

    ii. Great Plains contracts with the City cumulatively total $5,000.00 or less during the fiscal year for the City.

g. Great Plains further agrees that is shall abide by the Kansas Age Discrimination in Employment Act (K.S.A. 44-1111 et seq.) and the applicable provision in the Americans With Disabilities Act (42 U.S.C. 12101 et seq.) as well as all federal, state and local laws, ordinances and regulations applicable to Great Plains, and to furnish any certification required by any federal, state or local governmental agency in connection therewith.

8. Non-Exclusivity:

    a. This Agreement shall not preclude the City from entering into any agreement with, or from utilizing, any other impounding entity or shelter and shall not be considered exclusive.

9. Term:

    a. This Agreement shall be effective June 1, 2021 and shall continue in effect until December 31, 2021. The term of this Agreement shall be automatically extended at the end of the initial term for a twelve-month period, and in like manner for all succeeding years, unless and until either party terminates the Agreement pursuant to Section 10, below.

    b. Notwithstanding the foregoing or any other language contained in this Agreement, the City is obligated to pay only such periodic payments or monthly installments thereof as may lawfully be made from funds budgeted and approved for that purpose. The City agrees to notify Great Plains at the earliest possible time of the non-availability of funds from which to make any periodic payment or monthly installment.

c. The right of the parties to enter into this Agreement is subject to the provisions of the Cash Basis Law (K.S.A. 10-1112 and 10-1113), the budget Law (K.S.A. 79-2935), and other laws of the State of Kansas. This Agreement shall be construed and interpreted in such a manner as to ensure the parties shall at all times remain in conformity with such laws. Further, the parties reserve the right to unilaterally sever, modify, or terminate this Agreement at any time if, in the opinion of legal counsel, the Agreement may be deemed to violate the terms of any laws of the State of Kansas.

10. Termination:

    a. Either party may terminate this agreement at any time for their convenience by giving thirty (30) days written notice to the other party.

11. Periodic Meeting:

    a. The parties agree to meet as needed or requested by either party during the term of this Agreement to better anticipate the needs of the parties prior to renegotiation of the Agreement.

12. Insurance:

    a. During the term of this Agreement, Great Plains agrees to maintain insurance coverage of the types and minimum liability limits as set forth below. Great Plains shall furnish to the City a Certificate of Insurance verifying such coverage. The certificate holder on the Certificate of Insurance shall be as follows: City of Bonner Springs, KS.

    b. Prior to any material change or cancellation, the City will be given thirty (30) days advanced written notice by certified mail to the stated address of the certificate holder.

13. Minimum Liability Limits:

    a. Commercial General Liability insurance on an occurrence basis in amounts no less than $500,000 bodily injury and property damage per occurrence; $500,000 general aggregate.

    b. Industry Ratings – City will only accept coverage from an insurance carrier who carries a Best's policyholder rating of A-:VII or better; or is a company mutually agreed upon by the City and Great Plains.

14. Indemnification

    a. Great Plains shall indemnify, defend and hold harmless the City from and against all damages, expenses (including, but not limited to reasonable attorney fees), obligations, costs, liabilities, losses, claims, actions or causes of actions whatsoever sustained by the

City arising from or related to Great Plains' obligations pursuant to this Agreement to the extent that such damages, expenses, obligations, costs, liabilities, losses, claims, actions or causes of action are caused by the negligence of the Great Plains, its employees or its agents.

b. Subject to the Kansas Tort Claims Act, the City shall indemnify, defend and hold harmless Great Plains from and against all damages, expenses (including, but not limited to reasonable attorney fees), obligations, costs, liabilities, losses, claims, actions or causes of actions whatsoever sustained by Great Plains arising from or related to the City's obligations pursuant to this Agreement to the extent that such damages, expenses, obligations, costs, liabilities, losses, claims, actions or causes of action are caused by negligence of the City, its employees or its agents.

15. The parties agree that all notices under this Agreement shall be in writing and shall be deemed to have been duly given upon either being delivered personally or upon receipt if mailed by certified mail, return receipt requested. Notices shall be sent to the representatives named below or to any subsequent representative for which notice is provided pursuant to this section.

Great Plains SPCA	City of Bonner Springs, KS
Tam Singer	William Naff
CEO	Chief of Police
5428 Antioch Drive	215 E Cedar St
Merriam, KS 66202	Bonner Springs, KS 66012
913.831.7722	912.422.7800
tsinger@greatplainsspca.org	Bnaff@bonnerpd.org

16. Entire Agreement:

    a. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral and written, covering the same subject matter. This Agreement may not be modified or amended except in writing mutually agreed to, accepted and signed by both parties.

17. No Third Party Beneficiaries:

    a. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any third party.

18. Severability:

    a. Should any provision of this Agreement be determined to be void, invalid, unenforceable or illegal for whatever reason, such provision(s) shall be null and void; provided; however, that the remaining provisions of this Agreement shall be unaffected thereby and shall continue to be valid and enforceable.

[THE BALANCE OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties understand this Agreement and have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

CITY OF BONNER SPRINGS, KS		**GREAT PLAINS SPCA**	
By:		By:	
Name:	William Naff	Name:	Tam Singer
Title:	Chief of Police	Title:	CEO
Date:		Date:	

APPROVED AS TO FORM:

By: ____________________

Name: ____________________

Title: ____________________

Date: ____________________

City Manager's Update

Date: January 21st, 2022

To: Mayor and City Council

General

- Website Mobile App Project: Staff is working with CivicPlus for the new app configuration. A draft graphic design mockup for the app is attached. The app we had formerly stopped working on Apple devices after December 31st due to Apple no longer supporting the current app. The new app will be more user friendly and modern. Attached is a mock-up of the new design!
- Several positions are currently posted, including summer positions! We're looking for Lifeguards, Camp Counselors, Pool Managers, Admissions Workers, and Sports Officials! Apply online today!

Community Development

- Unified Development Ordinance Project: Staff continues to work with Freese and Nichols on the UDO review and updates. The Virtual Open House is live and notifications were sent out through multiple methods. Please visit www.bonnersprings/UDO and share your comments.

Recreation

- The installation of the new filter system at the pool has started! Tank is off deck and indoors, sand in old pit has all been removed, new sand for tank has been installed, and placement for new piping has begun.
- Travel Show to be held in the Gym on Thursday, January 27th at 1PM. Please pre-register for this FREE event where you will learn about the upcoming trips we have planned for 2022. By attending the Travel Show, you get first access to these trips, access to trip discounts, and the chance to win attendance prizes!
- Registration for Youth Soccer, Summer Ball, and Spring Break Camp are OPEN

Public Works

- New Water Treatment Plant Project
  - Moving forward with cores and analysis for new Water Wells
  - Proceeding with design of membrane processing due to reduced cost
  - Water Plant stayed in operation but the system is supplemented by BPU water
  - Continue to make repairs to the pumps & system as needed
- Recent Snow/ice control operations, equipment repairs and operations
  - 95 Man Hours
  - 100 Tons of Salt

Police

- New Hire: Officer Arnold, a 7.5 year veteran police officer, started with the police department January 19th, 2022. Officer Arnold comes to us from the Emporia, Kansas Police Department and brings with her a wealth of insight and experience.
- Lockup your belongings: Unlocked vehicles are an easy target for criminals and these cases are often difficult to solve.

- We understand its cold, but please do not turn on your car and leave running unattended. Not only is this a violation of city ordinance it also makes the vehicle an easy target for theft. Chief Naff recently approached a parent at a local convenience store after they left their small child in a running unlocked vehicle, while they ran in for donuts and an energy drink. The reminder of the risk was hopefully enough for this parent, but we won't always be so lucky!

Fire/EMS

- Staffing transition - Part Time Staffing initiated as of Jan 15th. A total of 20 Part-Time Firefighter, EMTs, Medics are currently on roster from within the dept. Application and interviews taking place this week for outside candidates
- Fire Fighter training academy starts Jan 26th through May, currently 16 students enrolled
- Hospitals are seeing high volumes. This is leading to further transports to find open beds and/or increased hospital times as we await access to rooms to transfer our patients.

Fire-EMS Status Report

	Week Ending			*Running*	*YTD*
	1/2/22	1/9/22	1/16/22	1/23/22	Total
(32) Emergency medical service (EMS) incident	10	21	16	9	56
Total Incidents	**14**	**30**	**23**	**14**	**79**
Average Per Day:	7	5	4		

Planning Pending Projects List

Case No.	Application Date	Project Name	Address	Project Type	Project Status	Board of Zoning Appeals	Approved/ Denied	Planning Commission	Approved/ Denied	Governing Body	Approved/ Denied	Applicant	Current Zoning or Future Land Use	Requested Zoning	No. Lots	Total Acres
OCTOBER SUBMITTALS																
LS-03-21	October 19, 2021	Copher Lot Split	1201 S. 138th Street	Lot Split	APPROVED			*January 18, 2022*	APPROVED			Andrea Weishaubt	A-1		2	60+/-
BSZO-02-21		Accessory Building Limitations	City Wide	Zoning Ordinance Amendment	PENDING COUNCIL APPROVAL			*January 18, 2022*	APPROVED	*February 14, 2022*		City of Bonner Springs				
BSZO-03-21		Accessory Dwelling Unit Regulations	City Wide	Zoning Ordinance Amendment	PENDING COUNCIL APPROVAL			*January 18, 2022*	APPROVED	*February 14, 2022*		City of Bonner Springs				
BSZO-04-21		Architectural Design Requirements	City Wide	Zoning Ordinance Amendment	PENDING COUNCIL APPROVAL			*January 18, 2022*	APPROVED	*February 14, 2022*		City of Bonner Springs				
NOVEMBER SUBMITTALS																
BSCP-01-21	November 15, 2021	K-7 & Nettleton Avenue	1401 S. 130TH ST	Comp Plan Change	PENDING COUNCIL APPROVAL			*January 18, 2022*	APPROVED	*February 14, 2022*		BK Properties LLC	Mixed Use	Industrial	2	51
BSRZ-03-21	November 15, 2021	K-7 & Nettleton Avenue	1401 S. 130TH ST	Rezoning	PENDING COUNCIL APPROVAL			*January 18, 2022*	APPROVED	*February 14, 2022*		BK Properties LLC	C-2/A-1/R-3	I-1	2	51
ST-07-21	November 15, 2021	Compass 70 - Lot 3	110 S. 110th Street	Site Plan	APPROVED			*January 18, 2022*	APPROVED			Scannell Properties	I-1		1	37 +/-
DECEMBER SUBMITTALS																
NONE YET - DEADLINE FOR PUBLIC HEARING ITEMS WAS 12/13/2021 TO BE INCLUDED ON THE FEBRUARY AGENDA																
JANUARY SUBMITTALS																
NONE YET - DEADLINE FOR PUBLIC HEARING ITEMS WAS 1/10/22022 TO BE INCLUDED ON THE MARCH AGENDA																

CODE ENFORCEMENT REPORT

INCIDENT CODE: * - All   USER: mstites   INCODE SYSTEM GENERATED REPORT

DATES: 1/03/2022 THRU 1/16/2022

****

	NEW INCIDENTS	RESOLVED/ CLOSED	CUMULATIVE ACTIVE CASES
BRUSH	1	1	1
GENERAL	7	6	2
INOP/UNLIC/ON-GRASS	8	1	18
OUTSIDE STORAGE	12	3	25
PERMIT CHECK	1	0	1
PROPERTY MAINTENANCE	3	2	5
SIGNS*	14	14	0
TALL GRASS/WEEDS	0	0	0
TOTALS	46	27	52

*Report shows number of locations. Multiple signs are usually pulled from each location.

REPORT OF BUILDING PERMITS ISSUED

INCODE SYSTEM GENERATED REPORT

ISSUED DATES: 1/03/2022 THRU 1/16/2022

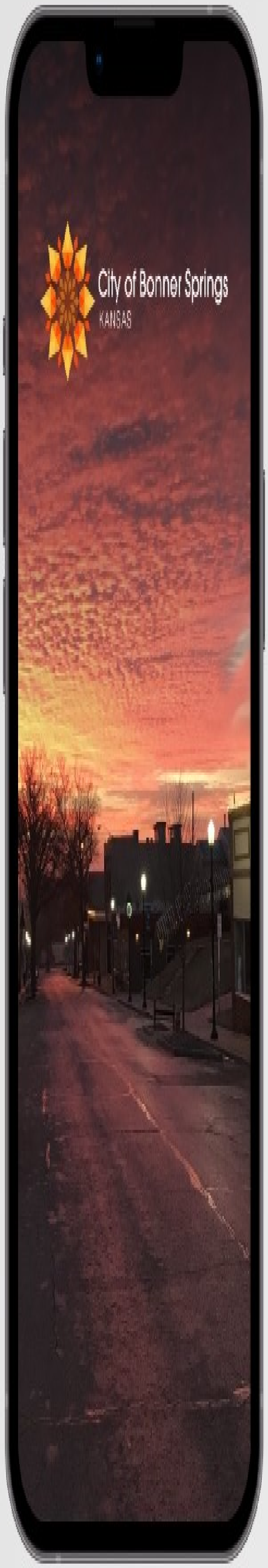
STATUSES: OPENED, COMPLETED

****

TYPE OF PERMIT	NUMBER OF PERMITS
COMMERCIAL REMODEL	1
COMMERCIAL ROOF	0
DEMOLITION	0
ELECTRICAL	1
FENCE	0
MECHANICAL	3
PLUMBING	2
RESIDENTIAL MANUFACTURED MOVE-IN	0
RESIDENTIAL REMODEL	0
RIGHT OF WAY	1
SIGN	0
UTILITIES OFF	1

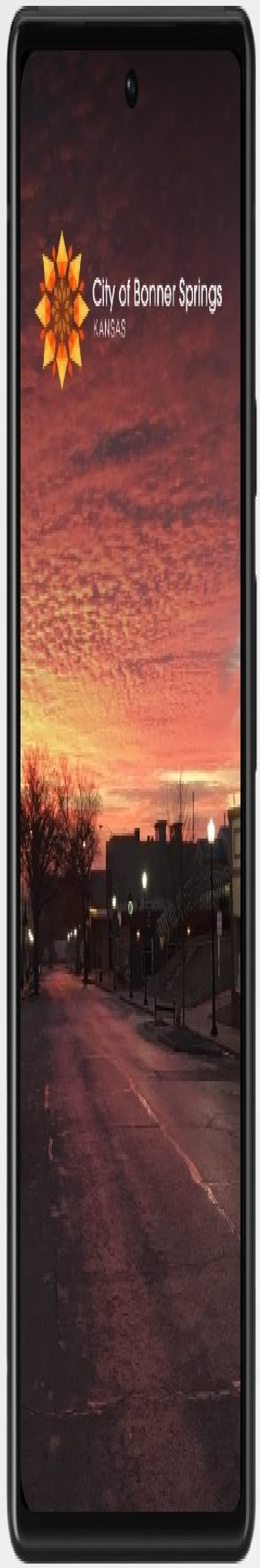
===

TOTAL 9

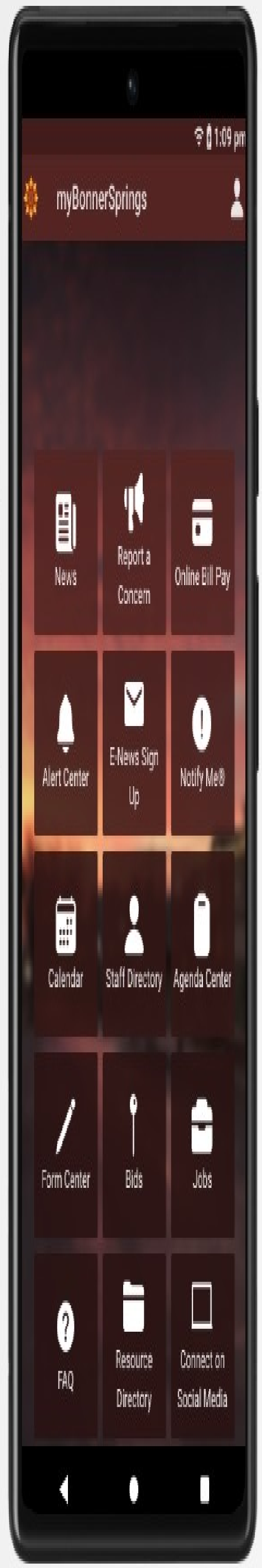


iOS Splash Screen

iOS Home Screen



Android Splash Screen



Android Home Screen (on scroll)

myBonnerSpri...

(App Name as shown on device)

Icon Previews