



City of Bonner Springs

KANSAS

City Council Meeting Minutes
March 10, 2025

WORKSHOP – 6:30 P.M.

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

City Staff Present: Amber Vogan, Interim City Manager; Chris Brake, City Clerk; Tillie LaPlante, Finance Director Megan Gilliland, Economic Development Coordinator; Mark Lee, Community Development Director and Matt Beets, Public Works Director

1. **WM Presentation** - John Blessing, WM, presented options for solid waste collection.

CITY COUNCIL MEETING - 7:30 P.M.

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

City Staff Present: Amber Vogan, Interim City Manager; Chris Brake, City Clerk; Tillie LaPlante, Finance Director Megan Gilliland, Economic Development Coordinator; Mark Lee, Community Development Director; Matt Beets, Public Works Director; Jack Granath, Library Director and Tim Richards, Fire Chief

Others present: Tyler Ellsworth, Kutak Rock, City Bond Counsel

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA.

- Rob Richardson, 2103 Washington Blvd, KCKS, representing Kevin Stratham, 12340 Kansas Ave., was concerned about SUP-01-25. He asked the City Council to remand the SUP item back to the Planning Commission. He also wanted to correct misinformation that he felt was presented at the planning commission meeting about the site becoming a landfill. He felt the SUP was rushed; asked the council to take public testimony.
- Paul Barrett, 309 Oak, clarified that the misinformation at the Planning Commission meeting was his question, and not intended to be misinformation. He supports the SUP. The seismic study completed by a third-party company was within guidelines. He understood the blasting would be transitioning to underground and stated he understood the intent is to create a cave system, which would minimize blasting noise and dust. He stated APAC has been a great business partner in the community, supporting a number of organizations and feels that after the quarry is done, a subropolis could bring in more businesses.
- Mark Biesma, 540 S 122nd St., attended the Planning Commission public hearing and doesn't feel the concerns of the neighbors were heard. His concerns include, noise, property damage, air quality, ground water quality, aircraft usage, property value impacts, road blockages and impacts to development of adjacent properties. He feels the 20-year term is too long and noted nearby quarries in DeSoto and Olathe have 2-year and 5-year terms. He is concerned about the hours of operation and believes the 6:00 am start time is not reasonable. He is concerned the SUP does not have any additional restrictions on blasting limits. Last year's largest blast was 36% of allowable limit (according to the third-party evaluator) but exceeded the limit at their previously owned Olathe quarry by 150%. The new permit

would allow a blast three times larger than the largest blast in 2024. He is also concerned about mining setbacks. The proposed SUP includes 5a 00' setback to residences, and a 200' setback to other property lines. The Olathe and DeSoto quarries, similarly located, require a 1000' setback to residences and 750' setback to other property lines. He is also concerned about reclamation. APAC has turned other quarries into landfills in the past.

- Dylan Reynolds, Reynold's Snack Shack owner, introduced himself. He bid on the concession stand bids.

CONSENT AGENDA - Reeves moved and McMahan seconded, to approve the consent agenda as presented. Unanimous approval.

1. Minutes of the February 24th City Council Meeting
2. Minutes of the February 26th Special City Council Meeting
3. Claims for City Operation
4. 2024 4th Quarter Financial Reports

OLD BUSINESS - None presented.

NEW BUSINESS -

1. **Vehicle Storage Building Purchase and Installation** - Reeves moved and Long seconded, to award the bid for the vehicle storage building structure purchase and installation to Clearspan in the amount of \$470,880.24. Unanimous approval.
2. **Award Bid - 2025 Annual Mowing Services** - Wood moved and Reeves seconded, to award the bid for the 2025 Annual Mowing Services to Monson Lawn Care for an estimated cost of \$60,255. Unanimous approval.
3. **Award Bid - Library HVAC Hardware** - McMahan moved and Gurley seconded, Award the bid for the replacement of two HVAC rooftop units at the Bonner Springs City Library to Cool Heat KC, LLC in the amount of \$83,503, and allow the excess budget authority to be applied to the upcoming library exterior lighting project. Unanimous approval.
4. **Award Bid - Library HVAC Software** - Long moved and McMahan seconded, to award the bid for replacement of the HVAC global controller software at the Bonner Springs City Library to iControls Inc. in the amount of \$9,800, and allow the excess budget authority to be applied to the upcoming library exterior lighting project. Unanimous approval.
5. **Replat – FP-01-25 – Replat of 1715 and 1725 S. 138th Street** - McMahan moved and Gurley seconded, to accept the dedication of public right of way and easements for the replat of 1715 and 1725 S. 138th Street. Unanimous approval.
6. **Ordinance to Extend the Allowed Camping Permit Length to Ninety-Six (96) Hours** - Reeves moved and McMahan seconded, to adopt an ordinance to amend the Code of Ordinances of the City, Chapter XII Public Offenses, Article 3. Camping Permits to extend the allowed permit length to ninety-Six (96) hours. Unanimous approval. Assigned Ordinance No. 2589.
7. **Appoint a City Manager and Approve the City Manager's Contract Effective March 11, 2025.** - McMahan moved and Wood seconded, to approve the City Manager's contract with Amber Vogan, effective March 11, 2025. Unanimous approval.

8. **Executive Session to Discuss a Development Agreement, Pursuant to Exception for Consultation With an Attorney, K.S.A. 75-4319(b)(2)** - Gurley moved and Long seconded, to go into executive session pursuant to the exception for consultation with an attorney, K.S.A. 75-4319(b)(2) The open meeting will resume in the Council Chamber at 9:00 p.m. Unanimous approval.
Gurley moved and Reeves seconded, to resume the open meeting with no action taken at 9:01 p.m. Unanimous approval.
9. **Approve Notice of Public Hearing and Schedule Public Hearing to Modify the Original Westgate Redevelopment District** - McMahan moved and Gurley seconded, to adopt a resolution to set a public hearing for April 14, 2025, at 7:30 p.m. to modify the original Westgate Redevelopment District.

REPORTS

1. **City Manager's Report** – Thanked Council and staff for the opportunity to serve, she is very excited and hopes to accomplish a lot.
120 on Oak project dirt work has started; the parking lot is closed now.
138th Street project should be starting in April.
Sidewalks on Morse and 2nd to begin this week weather permitting
Anticipating some phone outages tomorrow for server work. Should not affect Court on Wednesday.
2. **City Council Items**
 - McMahan – The Chamber’s Penguin Plunge went well, credit to Emily and her staff. He suggested they make the making it an all-day thing in the future with bar b que. He is super excited about Happy Hearts Working moving into their new location. He offered condolences to Emily regarding the loss of her grandfather.
 - Long- Also offered condolences to Emily and her family. Stated the Chamber dinner and Penguin Plunge take a lot of planning; thank you to Emily and everyone involved. Congratulations to Ms. Vogan on her new position. She is excited about apartments at 120 on Oak.
 - Reeves asked for an estimated start date for the water line extension/looping on Tiblow Lane and stated he’s glad Amber's here.
 - McMahan stated he saw evidence that things are happening at the future QuikTrip location and offered congratulations to Amber.
3. **Mayor's Report** – Thanked the Economic Development Coordinator, Megan for updating the website on projects. He has been linking people on social media to the city website for information. He asked for an update on the 2nd street waterline construction. Staff stated it should be complete mid-April; the majority of the work is completed.

ADJOURNMENT - Adjournment - Wood moved and Reeves seconded, to adjourn the City Council meeting at 9:12 p.m.

Christina Brake, City Clerk