

Emily Blanks Summary

Voted to increase property taxes. (Source: Bonner Springs City Council, September 8, 2025)

Endorsed by the KNEA and AFL-CIO (Source: www.emilyforkansas.com)

-Higher Property Taxes in opposing a lid (Source: AFL-CIO Endorsement)

MESSAGING: Stands shoulder to shoulder with partisan politicians and extreme special interest groups who have pledged to block property tax cuts.

Source: <https://ksaflcio.org/news/2026-ksleg-recap-week2>

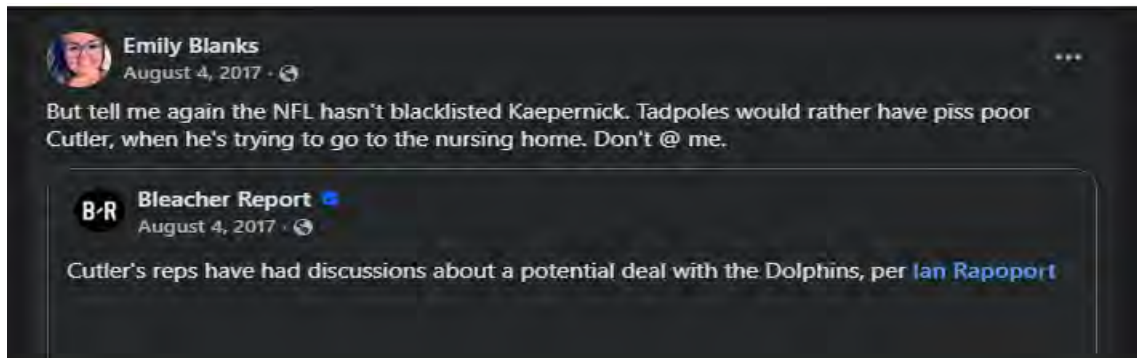
-Higher Income and Sales Taxes, including eliminating the state tax on social security and groceries. (Source: KNEA Endorsement)

-Support Medicare for All which would end private insurance and end Medicare as we know it. (Source: AFL-CIO Endorsement)

MESSAGING: Abolishes private health insurance, even your employer-sponsored plan. \$9,000 in new taxes for the average family. \$32 trillion in new spending for a government-run healthcare system.

Source: AFL-CIO Supports Medicare for all <https://aflcio.org/resolutions/resolution10>; Kansas.com, 9/23/2019; NYTimes.com, 3/23/2019; Time Magazine, 7/30/2018.

Defended Colin Kaepernick using the F-word.





Emily Blanks

January 14, 2021 · 🌐

...

Say it with me, it was never about the flag. It was about suppressing black voices.

Also, this wasn't a fucking Walmart, it was oUR NATION'S FUCKING CAPITOL. Don't preach about loving our country, respecting the law, protecting blue lives and not restoring to violence when we witnessed a LIVE COUP encouraged by y'all's fake-president + his wack job attorney THEN carried out by the cult train. Y'all literally found thee most elite way to expose yourselves for who you really are.

Traitorous bastards.

If you voted for Trump, this falls on YOU. Everything you needed to know has been in front you for YEARS. Don't act shocked now and try to back peddle. If you hate the poor, women, people of color, LGBTQ, the disabled, doctors, nurses, scientists and Purple Heart recipients, then just say so and move along. See less



Wajahat Ali 
@WajahatAli

...

Compare Republican outrage to
Kaepernick kneeling during the
anthem to protest police brutality
against black lives

Emily Blanks Resume



Emily Blanks

Passionate about creating change, leaving a positive impact and being kind along the way. Love making and sharing connections, as we are better together!

Show all →

Experience



City Councilwoman

City of Bonner Springs · Full-time

Dec 2023 - Present · 2 yrs 9 mos

Bonner Springs, KS 66012 · On-site



Freelance Blogger

Visit Shawnee · Contract

Apr 2023 - Present · 3 yrs 5 mos

Shawnee, Kansas, United States · Remote

Writing a multitude of blogs focused on Visit Downtown Shawnee and Visit Shawnee. Highlighting small businesses such as merchants and eateries. Researching each business to insure accurate information and representation of the brand. Has an overall goal of encouraging consumers to shop local and support small businesses.

♥ Community Outreach, Brand Development and +1 skill



Social Media Manager

Self Employed · Contract

Jan 2023 - Present · 3 yrs 8 mos

Kansas City Metropolitan Area · Remote

Create relevant content to represent each client's business-related brand. Post daily stories and schedule posts based on current needs. Interact with followers, reply to messages, and engage with relevant pages. The goal is to bring each brand to life and connect with consumers.

♥ Community Outreach, Creative Strategy and +10 skills



Executive Director

Bonner Springs-Edwardsville Area Chamber of Commerce · Part-time

Oct 2022 - Present · 3 yrs 11 mos

Bonner Springs, Kansas, United States · Hybrid

Create meaningful and successful relationships between businesses, the community, the cities, and the school district. Our Chamber is unique in its commerce-to-community connections. Achieving overall... more

♥ Community Outreach, Time Management and +15 skills



Peop





OTTO REMODELING LLC

Full-time · 5 yrs 7 mos

Kansas City, Kansas, United States

- **Project + Business + Office Manager**

Mar 2019 - Nov 2022 · 3 yrs 9 mos

Happily continued my designated roles within the office and business management while also stepping into a project management role. Schedule pre-planning meetings with clients to walk the full project and discuss all of its needs. Created project templates to ensure all of our clients and their projects are concise and consistent. Organize and build online look-books and run downs for clients, vendors and our team to see. Consistently update project folders based on real time information. Gather product information to include specification sheets and locations. Help coordinate sub-contractors and vendors for their onsite needs. Communicate with the team daily on all project updates. Set hard deadlines for clients, sub-contractors and vendors to ensure timelines are met. Spearhead client relations consistently throughout the project to keep communication transparent and trusting.

Skills: Project Management, Subcontracting, +6 skills

- **Business + Office Manager**

Aug 2017 - Mar 2019 · 1 yr 8 mos

Continued roles and responsibilities in office management while stepping into a role of business managing too. Created weekly client's invoices and budget reports based on monies spent and expected to spend. Designed, implemented and streamlined paperless invoicing and supporting documents for clients. Forecasted monthly revenue based on open projects and their scope of work. Liaison between sub-contractors and their estimates for the client's projects. Responsible for tax preparation, healthcare plans, company spending reports and vendor pricing structures.

Skills: Positive Employee Relations, Event Planning, +9 skills

- **Office Manager**

May 2017 - Aug 2017 · 4 mos

Effectively organized and managed the growth of company's recent transition into a bigger scale business model. Immediately began creating new processes and procedures to streamline efficiency. Responsible for day-to-day duties of typical office management; new hires, payroll, A/R, payables, employee's schedules and fielding phone calls and emails appropriately. Helped grow our work and employee culture by planning happy hours, holiday parties, celebrating birthdays + anniversaries and started the annual Christmas card. Created content and posted for social media sites.

Skills: Process Improvement, Time Management, +6 skills



Director Of Event Operations

Sassy Redhead Events · Contract

May 2017 - Jul 2021 · 4 yrs 3 mos

Kansas City, Kansas, United States · On-site

Experience in planning and executing events ranging from 50-18,000 people. Excels in global planning down to day of event needs. Acted as lead coordinator for day-of events. Orchestrated marketing campaigns via print, social media, gorilla tactics and special events. Led with passion and determination to ensure the outcome reflected well to the clients and the consumers. Passionately created a variety networking, music, and fundraising type of successful events. Consistently remained under budget while providing maximum results. Responsible for client, vendor and entertainment negotiations. Focused on diverse and inclusion based decisions. Began building my own brand and relations to create further opportunities for our team. Traveled out of state to stake awareness in other alike markets.

💎 **Event Production, Event Planning and +10 skills**



Merchandise Manager

Ulta Beauty · Full-time

May 2016 - May 2017 · 1 yr 1 mo
Olathe, Kansas, United States

Played an intricate role in opening the new 20,000 sq. ft location. Carried out the daily responsibilities of running a fast paced retail store. Oversaw and supported a sales team of 25 and a salon of 15 service providers. Achieved \$2M in annual sales, to include top three prestige sales in the company. Created daily and weekly reports of sales, returns and shrink. Responsible for successful Ad-set, merchandising, planning inventory, in-store events and vendor management. Achievement in keeping low shrink.



Events Manager + Marketing Assistant

Mauge · Part-time

Apr 2014 - May 2016 · 2 yrs 2 mos
Chicago, Illinois, United States

Focused on client and brand driven events. Experience in digital, print, TV and radio. Assisted creative director with sales and brand pitches. Aided graphic design on creation and editing all materials. Created project timelines based on focused needs. Passionate about community involvement. Managed communication between the clients and our departments. Kept updated on various marketing and brand trends.

♥ Community Outreach, Creative Strategy and +3 skills

(Source: Emily Blanks LinkedIn Account)

City Council

On September 8, 2026, Emily Blanks made a motion and then voted to increase the mill levy rate to 38.993.

CITY COUNCIL MEETING - 7:32 P.M.

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

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Tillie Laplante, Finance director; Lesley Strohschein, Finance Director; Michael Kelling, Police Captain; Mike Roe, Deputy Fire Chief; and Jack Granath, Library Director

Mayor Stephens led the Pledge of allegiance.

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

NEW BUSINESS -

Public Hearing on Levying a Property Tax Exceeding the Revenue Neutral Rate - Gurley moved and Shannon seconded to open a public hearing to levy a property tax exceeding the Revenue Neutral Rate beginning at 7:34 p.m. Unanimous approval.

Shannon moved and Blanks seconded to adopt a resolution to exceed the revenue neutral rate. Unanimous approval. Assigned Resolution No. 2026-11.

Blanks moved and Shannon seconded to close the public hearing at 7:47 p.m. Unanimous approval.

Budget Updates - The City Manager discussed the changes to the Library funding, and the impact of the proposed mill levy. No action taken.

(Source: Bonner Springs City Council Meeting Minutes, September 8, 2026)

This tax hike increased the Bonner Springs Mill Levy by 1 mill, as it hiked it from 37.993 to 38.993.

Date: September 8, 2026
To: Mayor and City Council
From: Tillie LaPlante

Subject: Public Hearing on Levying a Property Tax Exceeding the Revenue Neutral Rate

Recommendation: Staff recommends approval.

Action: The following actions are required:

1. Make a motion to open a Public Hearing to Levy a property tax Exceeding the Revenue Neutral Rate beginning at _____p.m.
2. Hear public comments.
3. Make a motion to approve a resolution to Exceed the Revenue Neutral Rate.
4. Make a motion to close the Public Hearing at _____p.m.

Background: Established by the Kansas Legislature in 2021, all local tax jurisdictions (i.e. the city, county, school district, community college, etc.) are required to pass a resolution if it intends to collect more tax revenue than in the prior year. This is referred to as a Revenue Neutral Rate (RNR). In other words, the revenue neutral rate is the property tax rate that would generate the same total property tax in dollars for the City as the previous tax year using the current tax year's total assessed valuation. Being revenue neutral would require the City to provide next year's services with this year's budget, regardless of increased costs. For the City of Bonner Springs, the current tax rate is 37.993 mills. The revenue-neutral rate would be 34.608 mills.

2027

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE

The governing body of
City of Bonner Springs

will meet on September 8, 2026 at 7:30 p.m. at City Hall, 200 E. 3rd Street for the purpose of hearing and answering objections of taxpayers relating to revenue neutral rate and proposed tax rate, as required by KSA 79-2988.

SUPPORTING COUNTIES
Wyandotte County (home county) Johnson County, Leavenworth County

Revenue Neutral Rate*	34.608	Proposed Tax Rate	38.993
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Tax Rates are expressed in mills
* Revenue Netural Rate as defined by KSA 79-2988

(Source: Bonner Springs City Council Agenda Packet, September 8, 2026)

**Special City Council Meeting Minutes
September 8, 2026**

CITY COUNCIL MEETING – 7:32 P.M.

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

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Tillie Laplante, Finance director; Lesley Strohschein, Finance Director; Michael Kelling, Police Captain; Mike Roe, Deputy Fire Chief; and Jack Granath, Library Director

Mayor Stephens led the Pledge of allegiance.

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

NEW BUSINESS -

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Shannon moved and Blanks seconded to adopt a resolution to exceed the revenue neutral rate. Unanimous approval. Assigned Resolution No. 2026-11.

Blanks moved and Shannon seconded to close the public hearing at 7:47 p.m. Unanimous approval.

In 2025, Emily Blanks voted to raise property taxes by voting to exceed the Revenue Neutral rate.

OLD BUSINESS - None presented

NEW BUSINESS -

1. Public Hearing on Levying a Property Tax Exceeding the Revenue Neutral Rate, Amending the 2025 Budget and Adopting the 2026 Budget –

Shannon moved and Blanks seconded to open a Public Hearing to Levy a property tax Exceeding the Revenue Neutral Rate, Amending the 2025 Budget, and Adopting the 2026 Budget beginning at 7:43 p.m.

Blanks moved and Long seconded to approve a resolution to Exceed the Revenue Neutral Rate. The motion carried on a seven to one vote, Kipp dissented. Assigned Resolution No. 2025-07.

Gurley moved and Shannon seconded to close the Public Hearing at 8:31 p.m.

2. Approve 2025 Budget Amendments and 2026 Budget - Reeves moved and Blanks seconded to adopt the 2025 Budget Amendments, the 2026 Budgeted Expenditures of \$34,597,590 and the 2025 Ad Valorem Tax for the 2026 Budget in the amount of \$5,574,102 as reflected in the published Budget Hearing Notices. Unanimous approval.

3. 2026-2030 Capital Improvement and Equipment Plans - Shannon moved and Blanks seconded to approve the 2026-2030 Capital Improvement and Equipment Plans as presented. Unanimous approval.

4. Memorandum of Understanding - Bonner Springs Recreation Foundation - Blanks moved and Reeves seconded to approve the Memorandum of Understanding with the Bonner Springs Recreation Foundation. Unanimous approval.

(Source: City Council Meeting Minutes September 8, 2025)

In 2024, Emily Blanks voted against increasing Revenue Neutral Rate.

1. **Public Hearing to Levy a Property Tax Rate Exceeding the Revenue Neutral Rate** - Gurley moved and Blanks seconded to open a Public Hearing to Exceed the Revenue Neutral Rate beginning at 7:34 p.m.
 - Scott Harding, 13786 Valleyview, stated he is concerned about the seniors and poor in Bonner Springs that can't afford new taxes and asked the council to vote "no" to exceed revenue neutral. Harding stated ten people have moved out of his neighborhood because the property values have increased too much, causing their insurance rate to increase.

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- Craig Istas, 13520 Pioneer, asked the council to vote against revenue neutral, he stated people can't afford the increases every year.
 - Randy Ney, 101 S. Park, stated he is representing Robert and Carol Holmes. He asked how many years in the last ten years has the council voted to exceed revenue neutral? Ney stated his in-laws live on a fixed income and he has to choose between paying for medicine, food or paying his taxes.
 - Keith Session, 169 Emerson, stated property values have shot up, and he believes that brought a huge windfall to the City. He believes the city is requesting to increase the property tax rate. He wants to know if the windfall was spent on the new police cars, the library and the new water treatment plant. Session stated everyone is under a lot of inflationary challenges and living on fixed incomes.
 - Karen Leshner, 13324 Metropolitan, stated taxes are affecting those who are still working. Leshner stated taxes are going up, but income isn't increasing.

Shannon moved and Blanks seconded to close the Public Hearing at 7:45 p.m.

2. **Resolution to Levy a Property Tax Rate Exceeding the Revenue Neutral Rate** - Shannon moved and Long seconded to adopt a resolution to levy a property tax rate exceeding the revenue neutral rate. Motion carried on a vote of 5-2. McMahan and Blanks dissented.
3. **Approve Notice of Public Hearing and Schedule Public Hearing for Proposed 2024 Budget Amendments** - Blanks moved and McMahan seconded to approve the public hearing notice and schedule a public hearing for the 2024 Budget Amendments for Monday, September 9, 2024. Unanimous approval.

(Source: City Council Meeting Minutes August 26, 2024)

Blanks voted to increase a sales tax when she voted to increase the Guest Tax rate to 8% in Bonner Springs.

5. **Ordinance to Increase Transient Guest Tax Rate** - Shannon moved and Blanks seconded to adopt an ordinance to increase the City of Bonner Springs Transient Guest Tax rate to eight percent (8%). Unanimous approval. Assigned Charter Ordinance No. 39.
6. **Ordinance to Allow Sidewalk Use for Businesses** - Store owner, Tracy Shiner, CST Sweets, spoke in support of the ordinance. Gurley moved and Wood seconded to adopt an ordinance to allow sidewalk use for businesses. Tracy Shiner, CST Sweets, encouraged the Council to approve the ordinance. Unanimous approval. Assigned Ordinance No. 2597.

(Source: Bonner Springs City Council Meeting Minutes, June 23, 2025)

Emily Blanks voted to spend \$30K on an executive search firm designed to hire a city manager.

Invocation – No invocation presented.

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

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

1. Minutes of the August 26, 2024, City Council meeting.
2. Claims for City Operation

OLD BUSINESS - None presented.

NEW BUSINESS -

1. **Public Hearing for 2025 Budget** - Shannon moved and Blanks seconded to open a Public Hearing for the 2025 Budget beginning at 7:23 p.m. Unanimous approval.
Shannon moved and Gurley seconded to close the Public Hearing at 7:49 p.m. Unanimous approval.
2. **Approve 2025 Budget** - Reeves moved and Shannon seconded to adopt the 2025 Budgeted Expenditures of \$34,536,001 and the 2024 Ad Valorem Tax for the 2025 Budget in the amount of \$5,198,475. Unanimous approval.
3. **Award Selection for RFP for Executive Search Services** - Blanks moved and Long seconded to authorize the Mayor to execute a contract with Strategic Government Resources, for executive recruitment services to fill the city manager position for an amount not to exceed \$30,000. The motion carried on a 5-4 vote with Reeves, Shannon, Wood and McMahan dissenting. The Mayor cast the tie-breaking vote.

(Source: Bonner Springs City Council Meeting Minutes, September 9, 2024)

Blanks voted to access “Biden Bucks” when she voted for \$1.3 Million in ARPA grant funding.

NEW BUSINESS -

1. **Bid Award - Second Street Waterline** - Reeves moved and Blanks seconded to award the Second Street Water Line Improvement project to Conley Sitework & Utilities, Inc. in the amount of \$989,005 contingent upon funding through Wyandotte County ARPA funding. Unanimous approval.
2. **Agreement With the Unified Government of KCK/WyCo for American Rescue Plan Funds** - Gurley moved and Long seconded to approve an agreement with the Unified

Government of Wyandotte County for access to \$1.3 million in ARPA grant funding.
Unanimous approval.

(Source: Bonner Springs City Council Meeting Minutes, July 22, 2024)

Blanks voted to spend over \$258K on outdoor lighting for a baseball field.

**City Council Meeting Minutes
March 09, 2026**

WORKSHOP – 6:15 P.M.

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

City Staff Present: Amber Vogari, City Manager; Chris Brake, City Clerk; Carrie Handy, Assistant City Manager; Megan Gilliland, Economic Development Manager; Tillie LaPlante, Finance Director; Justine Spease, Recreation Manager; Shawn Ming, Recreation Coordinator; James Zeeb, Fire Chief and Heather Pate, Police Captain

1. **Centennial Park Extension MOU Discussion** - The Economic Development Manager led a discussion about the MOU for the proposed Centennial Park Extension.
2. **Pool Conditions Report**— George Deines, Councilman-Hunsaker, reviewed the pool conditions report and presented recommendations for repair and maintenance schedules.

The workshop adjourned at 7:13 p.m.

CITY COUNCIL MEETING - 7:30 P.M.

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

City Staff Present: Amber Vogan, City Manager; Chris Brake, City Clerk; Carrie Handy, Assistant City Manager; Mark Lee, Community Development Director; Tillie Laplante, Finance Director; Magen Gilliland, Economic Development Manager; Justine Spease, Recreation Manager and Shawn Ming, Recreation Coordinator

The mayor led the Pledge of allegiance.

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

CONSENT AGENDA – Reeves moved and Long seconded to approve the consent agenda as presented. Unanimous approval.

1. Minutes of the February 23, 2026 City Council Meeting
2. Claims for City Operations

OLD BUSINESS - None presented

NEW BUSINESS -

1. **Bid Award - Lions Park Ballfields Lighting** - Shannon moved and Gurley seconded to award the bid for the Lion's Park Ballfield Lighting to Third Generation Electric, in the amount of \$258,852. Unanimous approval.

(Source: Bonner Springs City Council Meeting Minutes, March 09, 2026)

In 2024, Blanks voted no on Bonner Springs' invocation policy.

NEW BUSINESS -

1. **Public Use Request - Kobi's Bike Rally (revised)** - This item was pulled from the consent agenda for separate consideration. The Economic Development Coordinator reviewed the updated request in response to concerns previously presented by city staff. Long moved and Blanks seconded to approve the revised public use request for Kobi's Bike Rally. Unanimous approval.
2. **Wyandotte County Appraiser Valuations Update** - Matthew Willard, Wyandotte County Appraisers Office, presented an update on property valuations.
3. **Governing Body Policy - City Council Invocations** - Shannon moved and McMahan seconded to approve Governing Body Policy - City Council Invocations, as presented. Motion failed on a vote of 4-2 with Gurley, Kipp, Long and Blanks voting no.

Subject	City Council Invocation Policy
Date Adopted	
Prepared and Approved By	
Date of Revision	
Revised and Approved By	
Purpose	To provide procedures pertaining to invocations at regular City Council Meetings.

The City Council implemented the practice of opening all regular City Council meetings with an invocation and wish to ensure inclusion of all individuals or groups, regardless of faith, belief, doctrine, dogma or lack thereof, to participate or refrain from participation as their own conscience dictates.

1. It is the policy of the City Council to allow for an invocation or prayer, not to exceed two minutes in length, to be offered to open its meetings for the benefit of the City Council and the community.
2. This policy is not intended, and shall not be implemented or construed in any way to affiliate the City Council with, nor express the Council's endorsement or preference for, any faith or religious denominations.
3. This policy is intended to acknowledge and express the City Council's respect for the diversity of both organized and unorganized religious denominations, as well as other faiths, belief systems, or the lack thereof, represented and practiced among the citizens of the City of Bonner Springs.
4. The invocation shall be listed on the agenda prior to regular agenda items for the meeting so that it may be clear the invocation is not considered a part of the public business.
5. The Mayor shall acknowledge the invitational speaker at the time designated by the adopted standard order of business.
6. In the event the scheduled invitational speaker fails to appear or there is no scheduled speaker, the City Council shall observe a moment of silence.
7. No member of the City Council, City employee, or any other person in attendance at a meeting shall be required to participate in any invocation or prayer that is offered.
8. Avoid references to a particular deity (such as Jesus Christ, Buddha, Allah, or "Our Father in Heaven"). More generic and inclusive terms, such as "God," "Holy One," and "Creator" are acceptable.
9. Avoid reference to any particular religious holiday, significant date, holy day, or religious event.
10. Refrain from reading or quoting from any sectarian book, doctrine, or other material.
11. Refrain from any reference to a particular religion or religious sect.
12. the invocation may not proselytize or advance any faith, or disparage the religious faith or non-religious views of others.
13. The invocation shall be voluntarily delivered, without compensation.
14. To request to give the invocation at a Council Meeting, contact the City Clerk who will schedule the request based on a first come, first served basis.
15. Any invitational speaker who violates this policy shall be subject to disqualification from offering future invocations

(Source: Bonner Springs City Council Meeting Minutes and Agenda Packet, May 28, 2024)

In May of 2025, Blanks voted to amend the city fee schedule.

City Council Meeting Minutes
May 27, 2025

CITY COUNCIL MEETING - 7:30 P.M.

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

City Staff Present: Amber Vogan, City Manager and Chris Brake, City Clerk

PRESENTATION

1. **Proclamation - National Gun Violence Awareness Day** - The Mayor presented a proclamation to Moms Demand Action members recognizing National Gun Violence Awareness Day.

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

CONSENT AGENDA - Blanks seconded to approve the consent agenda as presented. Unanimous approval.

1. Minutes of the May 12, 2025 City Council Meeting
2. Claims for City Operations
3. Public Use Request – Tiblow Trot

OLD BUSINESS – None presented

NEW BUSINESS -

1. **Ordinance to Redefine Wards** - Shannon moved and Blanks seconded to adopt an ordinance to redefine the current wards. Motion carried on a vote of seven to one, with Reeves dissenting.
2. **Agreement with Unified Government for On-Site DMV Renewal Services** - Blanks moved and McMahan second to approve the agreement with the Unified Government for on-site DMV renewal services pending legal review. Unanimous approval.
3. **Resolution to Amend the City Fees Schedule** - Shannon moved and Reeves seconded to adopt a resolution amending the City fee schedule for the city of Bonner Springs, Kansas. Unanimous approval.

In December 2025, Blanks voted to approve the fee schedule.

5. **Recreation Bus Purchase** - Wood moved and Blanks seconded to approve the purchase of a 2019 World Trans 23T from Masters transportation at a cost of \$66,099 in January 2026. Unanimous approval.
6. **Final Change Order for the 2025 Street Resurfacing Project** - Gurley moved and Blanks seconded to approve the final change order for the 2025 Street Resurfacing Project with Phillips Sitework in the amount of \$12,380. Unanimous approval.
7. **New Vehicle Storage Facility – Security, Camera, and Access Control Systems** - Blanks moved and Reeves seconded to approve the purchase of low-voltage security, camera, and access control systems for the new public works vehicle storage facility from American Digital Security in the amount of \$38,954.52. Unanimous approval.
8. **Use of Vehicle Storage Facility Project Funds for Security and Access Control Upgrades** - Shannon moved and McMahan seconded to approve the use of vehicle storage facility project funds for security and access control upgrades at the Public Works Center in the amount of \$41,467.34. Unanimous approval.
9. **Creation of a Utility Systems Maintenance Technician Position for the Public Works Department** - Reeves moved and McMahan seconded to approve the creation of a Utility Systems Maintenance Technician position within the public works department. Unanimous approval.
10. **Ordinance Amending the Pay Plan for 2026** - Gurley moved and Wood seconded to adopt an ordinance amending the pay plan for the City of Bonner Springs, Kansas. Unanimous approval. Assigned Ordinance No. 2606.
11. **Non-Monetary Benefit Request: Additional Holidays** - Shannon moved and Wood seconded to approve December 26, 2025, and January 2, 2026, as additional City holidays. Unanimous approval.
12. **Resolution Amending Documents Related to the Wilkerson Crane Industrial Revenue Bond Agreement** – Wood moved and McMahan seconded to adopt a resolution amending the Wilkerson Crane IRB and PILOT agreement extending the term of the exemption to 2032. Unanimous approval. Assigned Resolution No. 2025-10
13. **Resolution to Approve City Fee Updates for 2026** - Gurley moved and Shannon seconded to adopt a resolution to amend the City fee schedule as proposed, effective January 1, 2026. Unanimous approval. Assigned Resolution No. 2025-10

(Source: City Council Meeting Minutes December 15, 2025)

The 2025 fee schedule included a hike on garbage fees

Fee	2024	2025	Change
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Residential refuse	\$15.80	\$16.65	+5.4%
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(Source: <https://www.bonnersprings.org/DocumentCenter/View/6576/2024-City-Fee-Schedule> & <https://www.bonnersprings.org/DocumentCenter/View/7523/2025-City-Fee-Schedule>)

In April 2026, Blanks vote to approve the city fee schedule

Works Vehicle Storage Building project in the amount of \$36,865.52. Unanimous approval.

4. **Resolution to Amend the City Fees Schedule** - Shannon moved and Reeves seconded to adopt a resolution amending the city fee schedule for the City of Bonner Springs, Kansas. Unanimous approval. Assigned Resolution No. 2026-06

(Source: Bonner Springs City Council Meeting Minutes. April 27, 2026)

The 2026 fee schedule included a large sewer fee increase of \$30 per month.

Fee	2025	2026
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Sewer minimum, 2-inch	\$37.48	\$67.48
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The 2026 fee schedule included fees that make it more expensive to build a home.

Fee	2025	2026	Change
Nonstructural alteration	\$275	\$446	+62%
Structural alteration	\$400	\$632	+58%
Structural and egress alteration	\$500	\$866	+73%
New construction, 0–3,000 sq. ft.	\$1,200	\$1,630	+36%
New construction, 3,001–5,000 sq. ft.	\$1,340	\$1,792	+34%
New construction, over 5,001 sq. ft.	\$1,440	\$1,930	+34%

Fee	2025	2026	Change
Manufactured-home move-in	\$175	\$350	+100%
Detached accessory structure	\$350	\$482	+38%
Portable building	\$275	\$446	+62%
Modular-home plan review	\$500	\$642	+28%
Structure relocation	\$485	\$640	+32%
Above-ground pool	\$100	\$175	+75%
Electrical permit	\$100	\$175	+75%
Mechanical permit	\$100	\$175	+75%
Plumbing permit	\$100	\$175	+75%

(Source: <https://www.bonnerrsprings.org/DocumentCenter/View/7523/2025-City-Fee-Schedule> & <https://www.bonnerrsprings.org/DocumentCenter/View/7133/2026-City-Fee-Schedule>)

Emily Blanks voted to keep adult entertainment fees the same from the 2023 schedule to the 2026 schedule, giving the adult entertainment a break for inflation.

2026 Schedule

31 City Clerk	Adult Entertainment - Business License Late Renewal	\$100
32 City Clerk	Adult Entertainment - Entertainer/Employee Late Renewal	\$50
33 City Clerk	Adult Entertainment Business license	\$500
34 City Clerk	Adult Entertainment Dancing or Other Entertain. Permit	\$50
35 City Clerk	Adult Entertainment Entertainer/Employer	\$100
36 City Clerk	Adult Entertainment Lost or Replacement Permit	\$25

(Source: <https://www.bonnerrsprings.org/DocumentCenter/View/7133/2026-City-Fee-Schedule>)

2025 Schedule

City Clerk	Adult Entertainment - Business License Late Renewal	\$100
City Clerk	Adult Entertainment - Entertainer/Employee Late Renewal	\$50
City Clerk	Adult Entertainment Business License	\$500
City Clerk	Adult Entertainment Dancing or Other Entertain. Permit	\$50
City Clerk	Adult Entertainment Entertainer/Employer	\$100
City Clerk	Adult Entertainment Lost or Replacement Permit	\$25

(Source: <https://www.bonnerrsprings.org/DocumentCenter/View/7523/2025-City-Fee-Schedule>)

2024 Schedule

City Clerk	Adult Entertainment Business License	\$500
------------	--------------------------------------	-------

City Clerk	Adult Entertainment Dancing or Other Entertain. Permit	\$50
City Clerk	Adult Entertainment Entertainer/Employer	\$100
City Clerk	Adult Entertainment Lost or Replacement Permit	\$25
City Clerk	Occup. License - All Businesses Not in City	\$90.00
City Clerk	Massage-Business Estab or In Office - New	\$200
City Clerk	Massage-Business Estab or In Office - Renewal	\$150
City Clerk	Massage-Therapist - New	\$125
City Clerk	Massage-Therapist - Renewal	\$75
City Clerk	Massage-Sole Practitioners with Bus Establishment Lic.	\$0
City Clerk	Adult Entertainment - Business License Late Renewal	\$100
City Clerk	Adult Entertainment - Entertainer/Employee Late Renewal	\$50

(Source: <https://www.bonnerrsprings.org/DocumentCenter/View/6576/2024-City-Fee-Schedule>)

2023 Schedule

City Clerk	Adult Entertainment - Business License Late Renewal	\$100
City Clerk	Adult Entertainment - Entertainer/Employee Late Renewal	\$50
City Clerk	Adult Entertainment Business License	\$500
City Clerk	Adult Entertainment Dancing or Other Entertain. Permit	\$50
City Clerk	Adult Entertainment Entertainer/Employer	\$100
City Clerk	Adult Entertainment Lost or Replacement Permit	\$25

(Source: <https://www.bonnerrsprings.org/DocumentCenter/View/7524/2023-City-Fee-Schedule>)

In 2026, Blanks voted to purchase Automated License Plate Readers at five intersections in Bonner Springs.

3. **Purchase Agreement for Automated License Plate Reader (ALPR) Systems at Five Key Intersections** – Shannon moved and Blanks seconded, to approve the city manager to sign a purchase agreement for the acquisition and implementation of ELSAG Automated License Plate Reader (ALPR) systems with Leonardo for an initial cost of \$83,190 plus \$4,800 annually. Unanimous approval.

(Source: Bonner Springs City Council Meeting Minutes. April 27, 2026)

Blanks's 2026 Statement of Substantial Interests also lists Shiner Holding Company as an income source, indicating a financial relationship during 2025.

If you have nothing to report in Section "E"1, check here ☐

NAME OF BUSINESS	ADDRESS	TYPE OF BUSINESS
Bonner Springs-Edwardsville Area Chamber of Commer	PO Box 548 Bonner Springs, KS 66012	Self-Employed - Business Group
Range 23 Brewing	127 Oak Street Bonner Springs, KS 66012	Taproom
Shiner Holdings	224 Oak Street Bonner Springs, KS 66012	Retail

2. SPOUSE'S PLACE(S) OF EMPLOYMENT OR OTHER BUSINESS IN THE PRECEDING CALENDAR YEAR.

If you have nothing to report in Section "E"2, check here ☐

NAME OF BUSINESS	ADDRESS	TYPE OF BUSINESS

F. OFFICER OR DIRECTOR OF AN ORGANIZATION OR BUSINESS:

List any organization or business in which you or your spouse hold a position of officer, director, associate, partner or proprietor at the time of filing, irrespective of the amount of compensation received for holding such position. Please insert additional pag this section.

If you have nothing to report in Section F, check here ☐

BUSINESS NAME AND ADDRESS	POSITION HELD	HELD BY WHOM
Vaughn-Trent Community Services 300 Oak Street Bonner Springs, KS 66012	Director	Self
Bonner Springs Tourism 300 Cedar Street Bonner Springs, KS 66012	Director	Self

G. RECEIPT OF FEES AND COMMISSIONS:

List each client or customer who pays fees or commissions to a business or combination of businesses from which fees or commissions you or your spouse received an aggregate of \$2,000 or more in the preceding calendar year. The phrase "client or cu businesses or combination of businesses. In the case of a partnership, it is the partner's proportionate share of the business, and hence of the fee, which is significant, without regard to expenses of the partnership. An individual who receives a salary as c or commissions is generally not required to report under this provision. Please insert additional page if necessary to complete this section.

If you have nothing to report in Section G, check here ☐

NAME OF CLIENT / CUSTOMER	ADDRESS	RECEIVED BY

H. DECLARATION: I declare that this statement of substantial interests (including any accompanying pages and statements) has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of all of my other matters required by law. I understand that the intentional failure to file this statement as required by law or intentionally filing a false statement is a class B misdemeanor.

Date Electronically Filed: 6/8/2026 3:51:34 PM
Name of Person Making Statement: Emily Blanks

(Source: Kansas Secretary of State, Emily Blanks 2026 Statement of Substantial Interests)

In 2025, Blanks voted for an ordinance supported by Tracy Shiner and CST Sweets.

6. **Ordinance to Allow Sidewalk Use for Businesses** - Store owner, Tracy Shiner, CST Sweets, spoke in support of the ordinance. Gurley moved and Wood seconded to adopt an ordinance to allow sidewalk use for businesses. Tracy Shiner, CST Sweets, encouraged the Council to approve the ordinance. Unanimous approval. Assigned Ordinance No. 2597.

(Source: Bonner Springs City Council Meeting Minutes, June 23, 2025)

Bonner Springs Councilmember Emily Blanks moved the January 26, 2026 motion authorizing the city to explore a Centennial Park expansion proposed by Shiner Holding Company.

CONSENT AGENDA – Shannon moved and Long seconded, to approve the consent agenda as presented. Unanimous approval.

- Minutes of the January 12, 2026 City Council Meeting
- Minutes of the January 15, 2026 Joint City Council Planning Commission Meeting
- Claims for City Operations

OLD BUSINESS - None presented

NEW BUSINESS -

- Potential Centennial Park Extension** - Blanks moved and Shannon seconded, to authorize the mayor to sign a letter of interest on behalf of the city to explore concepts and cost estimates for the development of a park extension for Centennial Park in the 100 block of Oak. Unanimous approval.

At approximately **15:15**, Emily Blanks made the motion authorizing the mayor to sign the letter of interest. Shannon seconded it.

At approximately **16:36**, Blanks enthusiastically praised the project and the companies involved:

“Our community is just really grateful to you and your companies for coming into Bonner and seeing the vision and believing in our downtown...”

(Source: Bonner Springs City Council Meeting Minutes, January 26, 2026 & Video of That Meeting:
<https://www.youtube.com/watch?v=EWjipezk48k>)

On March 9, however, she did not participate in the vote approving the project’s memorandum of understanding because of what the official minutes call a “professional conflict of interest.” That MOU committed the city to a \$400,000 down payment toward purchasing the completed park project for as much as \$2 million. Blanks stated that her conflict of interest was because “I have recently started doing consulting work for Shiner Holdings.” (See her comment at the 1:21:45 Mark)

6. **Centennial Park Extension Project Memorandum of Understanding** - Reeves moved and Shannon seconded to authorize the city manager to sign a memorandum of understanding (MOU) for the Centennial Park Extension Project. Unanimous approval. Blanks dissented due to a professional conflict of interest.

(Source: Bonner Springs, City Council Meeting Minutes, March 9, 2026 & Video of Meeting:
<https://www.youtube.com/watch?v=7HzwBzNOFbg>)

The questions became more significant on July 27, when Blanks joined the unanimous vote approving the city’s claims. The supporting claims register included a \$4,500 façade-grant payment to Shiner Holding Company and a \$250 city credit-card purchase from CST Sweets for the Centennial Park groundbreaking.

CONSENT AGENDA –

1. Minutes of the July 13, 2026 City Council Meeting
 2. Claims for City Operations
 3. Voting Delegates for the Annual League of Kansas Municipalities Conference Business Meeting
- Reeves moved and Shannon seconded to approve the consent agenda as presented. Unanimous approval. Unanimous approval.

BANKCARD PROCESSING CEN... 0007116	07/21/2026	WATERBURY WELCOME SHOP	
BANKCARD PROCESSING CEN... 0007116	07/21/2026	FACEBOOK- ADVERTISING	2.73
		PRICE CHOPPER- BONNER	47.02
BANKCARD PROCESSING CEN... 0007116	07/21/2026	BLAST FOR CREWS WTR/GAT	
		CST SWEETS- ICE CREAM	250.00
BANKCARD PROCESSING CEN... 0007116	07/21/2026	GROUNDBREAKING CENT PARK	
		PRICE CHOPPER-BONER BLAST	4.99
		SUPPLIES CREWS -ICE	



Bonner Springs, KS

Check Register

Packet: APPKT01159 - 07-15-2026 Supplement Check R

By Check Number

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

(Source: Bonner Springs City Council Meeting Minutes & Agenda Packet, July 27, 2026)

A Facebook post shows Blanks working for CST Sweets, which is associated with the Shiner family. The minutes record no abstention or conflict disclosure by Blanks concerning those payments, despite her having acknowledged a professional conflict involving Shiner only months earlier.



WE ARE LOOKING FOR:

EVENTS SALES ASSOCIATES

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- Retail Sales + Customer Service Experience
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- Driver's License + Reliable Transportation
- Hourly + Commission Compensation

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emily@cstsweets.com

27 4 16

Most relevant ▾



Seria Homes ✓

Oh I'd be perfect for this! I've done it before

14w Like Reply



Emily Blanks

Please email your resume to emily@cstsweets.com!

13w Like Reply

WAITING FOR VIDEO OF THIS MEETING TO SEE IF BLANKS VOTED. THIS HAS FAVORABLE TERM FOR SHINER HOLDINGS.

NEW BUSINESS -

Bid Award - Center Park Shelter Installation - Blanks moved and Gurley seconded to approve to award the bid to CM Concrete Inc. for the Center Park Shelter Installation in the amount of \$88,160. Unanimous approval.

Ordinance to Amend Cereal Malt Beverage License Approval Process - Blanks moved and Gurley seconded to adopt an ordinance amending the Code of the City of Bonner Springs, Chapter III, Beverages, Article 2. Cereal Malt Beverages to remove the requirement for City Council approval for licensure. Unanimous approval. Assigned Ordinance No. 2624.

Purchase Agreement for Centennial Park Extension - Kipp moved and McMahan seconded a motion to authorize the City Manager to sign a purchase agreement for the Centennial Park Extension project.

(Source: Bonner Springs City Council Meeting Minutes, August 24, 2026)

Recently on her City Council Facebook page, Emily Blanks celebrated the Bonner Springs public-private partnership with Shiner Holdings.

Emily Blanks - Bonner Springs City Council, Ward 2 · Follow
June 5 · 🌐

Groundbreaking Centennial Park Extension

June 15, 2026 1:30 P.M.

CENTENNIAL PARK
126 Cedar, Bonner Springs

City of Bonner Springs
KANSAS

SHINER
HOLDINGS

Bonner Springs
Edwardsville

YOU'RE INVITED!

City of Bonner Springs, Kansas - Government · Follow
June 2 · 🌐

The City of Bonner Springs, Kansas - Government, Bonner Springs Edwardsville Area Chamber of Commerce and Shiner Holdings welcome everyone to attend the ground breaking of the newest park for Bonner Springs! This effort is a public-private partnership with Shiner Holdings, parent company of CST Sweets and Bloomandgatherboutique, AND new owner of the vacant lot at 117 Oak. The park is going to be under construction soon and will transform the vacant lot to a public park with public restrooms, a mid-block crossing from Oak Street, and a splash pad! The community is invited to attend to celebrate the ongoing revitalization of downtown Bonner Springs!

#seeyouinthesprings
Bonner Springs Parks, Recreation, & Senior Center See less

Developer Projects

Bungalows at Bonner Springs: The Bungalows is a proposed 184-unit, single-family rental-home development on approximately 21.4 acres at 300 S. 130th Street. The developer, Cavan Properties/Advanced Acquisitions, is not requesting city incentives, but needed the property rezoned from rural and multifamily residential zoning to a planned multifamily residential district. On February 23, 2026, the Council sent the proposal back to the Planning Commission for additional consideration of traffic and renewed public comment; Blanks supported that motion. After the Planning Commission recommended approval, Blanks **seconded the motion and voted on April 13, 2026, to approve the rezoning and preliminary development plan.** The measure passed **6-1**, with Councilmember McMahan dissenting, and became Ordinance No. 2612. This was approval of the zoning and preliminary plan—not final approval of the project's plat.

NEW BUSINESS -

1. **BSRZ-03-25 - Rezoning and Preliminary Development Plan Request for the Bungalows at Bonner Springs** – Shannon moved and Blanks seconded to adopt an ordinance approving the rezoning and preliminary development plan request for the Bungalows at Bonner Springs. The motion carried on a six to one vote with McMahan dissenting. Assigned Ordinance No. 2612.
2. **BSRZ-01-26 – Rezoning Request for 236 Santa Fe Road** - Gurley moved and Wood seconded to adopt an ordinance approving the rezoning request for 236 Santa Fe Rd. Unanimous approval. Assigned Ordinance No. 2613

(Source: Bonner Springs City Council, April 13, 2026 Meeting Minutes & [Bonner Springs Bungalows at Bonner Springs project description](#))

The proposal drew pointed public comment. Greg Gibson, of Deerfield Village, said the project was too large for the site and cited what he called "186 rental units in that small space" as "way too many," arguing the layout left only about 10 feet between many buildings and would overwhelm nearby residential streets. Several neighbors raised traffic concerns focused on the K-7/Kansas Avenue intersection and the proposed Davis Avenue access. "How will they like this increase in traffic?" Gibson asked, and other residents said the intersection already experiences long delays.

(Source: <https://citizenportal.ai/articles/8545638/kansas/school-boards/bonner-springs/developer-proposes-184-build-to-rent-bungalows-near-i-70-in-bonner-springs-residents-raise-traffic-density-and-safety-concerns>)

Brad Landers, 333 S. 132nd Terrace, objected that proposed units would be only about ten feet from his property line and said density was his biggest concern.

Gregg Gibson, 13116 Heritage Drive, called the development too dense and warned it would worsen the already difficult traffic around K-7 and Kansas Avenue.

(Source: Bonner Springs Planning Commission Meeting Minutes, March 17, 2026)

Emily Blanks voted to approve the development agreement for a \$539 million Mattel theme-park project backed by more than \$221 million in tax incentives—including \$175 million in STAR bonds, a 20-year TIF and a new 2% sales-tax district.

1. **Public Hearing and Ordinance to Adopt Neighborhood Revitalization Plan No. 7 –**
 - a) Gurley moved and Blanks seconded to open a public hearing at 7:45 p.m. to hear public comments.
 - b) Blanks moved and Reeves seconded to close the public hearing at 7:55 p.m. to hear public comments.
 - c) Reeves moved to table the ordinance. No second was made. The motion failed for lack of second.
 - d) Gurley moved and Wood seconded to adopt an ordinance establishing Neighborhood Revitalization Plan No. 7. Unanimous approval. Assigned Ordinance No. 2601
2. **Development Agreement between the City of Bonner Springs and EMAP KC, LLC Related to the 118th and State STAR Bond District** - Gurley moved and Shannon seconded to adopt a resolution, including edits to section 3, approving a development agreement between the City of Bonner Springs and EMAP KC, LLC related to the 118th and State STAR Bond District, and authorize the mayor to execute the agreement. Unanimous Approval. Assigned Resolution No. 2025-08.
Greg Kindle, Wyandotte Economic Council, voiced his support of the project.
Glen Bilbo, EMAP KC, LLC, and Marc Abbott, Polsinelli, answered questions about the project.
3. **Audit Contract 2025 & 2026 Fiscal Years** - Shannon moved and Reeves seconded to approve a two-year contract extension with Gordon CPA to perform audit services for the City for Fiscal Years 2025 and 2026 in the amount of \$17,375 and \$17,985 respectively. If a single audit is required, the fee will be \$3,700 per major program. Unanimous approval.

(Source: Bonner Springs City Council Meeting Minutes, October 13, 2025)

Article about the project where an expert argues it is a risky project.

Bonner Springs is giving more than \$200 million of tax incentives for Mattel Adventure Park. City officials say it will boost the local tax revenues. But a public finance expert says the deal will mostly cost the state.

A theme park spotlighting famous toys including the Barbie brand and Hot Wheels is slated to come to Kansas powered by the state's sales tax incentive for major developments.

Bonner Springs officials in October approved a large tax incentive package to help the \$540 million development of Mattel Adventure Park in Wyandotte County.

The park will be built near an entertainment district in Kansas City, Kansas. That area already features shopping and sports venues, and it will likely be the new home of the Kansas City Chiefs [new \\$3 billion stadium](#).

But Zach Mohr, a public finance expert at the University of Kansas, said these kinds of major developments are still tying up the state's future revenue.....

.....But the cost for the project must come from somewhere, and that will likely be diverting money from the state's pocketbook.

Mohr, [an associate professor](#) for the University of Kansas School of Public Affairs, said the state levies its sales tax at a higher rate than any one community, meaning its chunk of the tax will mostly cover the bond cost.

But the state is already on the hook for several other STAR bond projects.

The park may inspire visitors to purchase more toys made by Mattel, which would lead to an increase in sales tax revenue to help pay for the project. But the other projects have added to the state's future costs.

The Kansas Department of Commerce [reported last year](#) that the state is paying off hundreds of millions of bonds for various projects throughout the state. Mohr said the state may soon hit a tipping point.

"Are we going to be able to continue to sustain projects not only of that size, but even larger?" he said. "I think that's a real unknown."

Mohr said the tax incentive's ability to capture increased sales tax may soon be outdated. He noted that the idea of the projects is to create more economic activity in the area around the projects.

But more consumers are turning to online shopping. That could lead to a significant number of theme parks visitors to purchase things like toys online — possibly even after they've already left the state.

That would result in Kansas missing out some of the expected increase in sales tax revenue.

"There is a lot of risk with all of these projects," Mohr said.

(Source: https://lawrencekstimes.com/2025/12/26/mattel-star-bond/?fbclid=IwY2xjawUUWTdwZG9mAWV4dG4DYWVtAjEwAGJyaWQRMUpHYWZZeU80VU1LeFVTUWNzcnRjBmFwcF9pZBAyMjlwMzIxNzg4MjAwODkyAAEeY8dsOKROt7WCs0VylBoONwMlqa-OBQij5mU5qohYzWpLvt2pOawExQCpHQM_aem_Nnpwzskf228mWeamFLVWUw)

Other Tax Incentives for Multi-Family/Apartment Developers

Blanks voted for tax breaks for apartment developers such as:

Westgate TIF District: The Westgate TIF was originally created for a proposed \$130 million mixed-use development that included 180 apartments, 181 attached villas and a 150-unit assisted-living facility, along with a hotel and commercial space. A TIF redirects part of the new property-tax revenue generated by development to reimburse eligible project costs. On April 14, 2025, Blanks seconded the unanimous ordinance expanding the district to align it more closely with the Destination KCK/STAR Bond area. Therefore, Westgate originally involved substantial multifamily and rental housing, but Blanks's specific 2025 vote expanded the broader incentive district—it did not independently approve or finance a new apartment project.

Sandstone Townhomes RHID: Sandstone was a direct multifamily housing incentive for 140 market-rate rental townhomes developed by River Bend Land Company. Its RHID allows increased property-tax revenue produced by the development to be used to reimburse eligible public-infrastructure expenses, such as streets, utilities and related improvements. On April 14, 2025, Blanks personally moved to approve the amended and restated RHID development agreement, and the motion passed unanimously.

2. **Public Hearing to Amend the Westgate TIF District** - Shannon moved and Long seconded to open the public hearing at 8:04 p.m. Unanimous approval.
Shannon moved and Blanks seconded to close the public hearing at 8:17 p.m. Unanimous approval.
3. **Ordinance to Extend the Westgate TIF Boundary** - Shannon moved and Blanks seconded to adopt an ordinance to modify the original Westgate TIF District to expand the property boundaries. Unanimous approval. Assigned Ordinance No. 2591.
4. **Resolution to Amend the Development Agreement for the Sandstone Reinvestment Housing Incentive District (RHID)** - Blanks moved and Long seconded to adopt a resolution approving the amended and restated development agreement for the Sandstone RHID. Unanimous approval. Assigned Resolution No. 2025 -03.

(Source: Bonner Springs City Council Meeting Minutes, April 14, 2025)

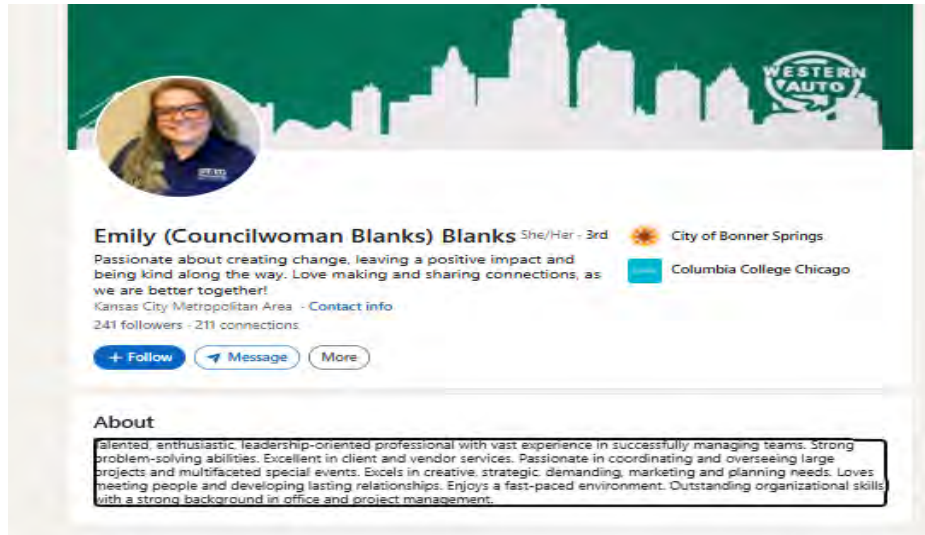
Neighborhood Revitalization Plan No. 7: Plan No. 7 established a citywide property-tax rebate program rather than approving an incentive for one named developer. Blanks seconded the motion scheduling its hearing and joined the unanimous October 13, 2025 vote adopting it. The plan specifically makes multifamily and duplex developments valued at \$230,000 or more eligible for a 50% rebate on the increased property taxes for five years; qualifying senior-housing developments can receive a 75% rebate for ten years.

1. **Public Hearing and Ordinance to Adopt Neighborhood Revitalization Plan No. 7 –**
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Greg Kindle, Wyandotte Economic Council, voiced his support of the project.
Glen Bilbo, EMAP KC, LLC, and Marc Abbott, Polsinelli, answered questions about the project.

(Source: Bonner Springs City Council Meeting Minutes, October 13, 2025)

Social Media

Emily Blanks uses “She/Her” pronouns.



A screenshot of a Facebook profile for Emily Blanks. The profile picture shows a woman with glasses and a blue shirt. The cover photo features a city skyline silhouette with a 'WESTERN AUTO' logo. The name 'Emily (Councilwoman Blanks) Blanks' is followed by 'She/Her · 3rd' and a location pin icon for 'City of Bonner Springs'. Below the name is a bio: 'Passionate about creating change, leaving a positive impact and being kind along the way. Love making and sharing connections, as we are better together!'. It also lists 'Kansas City Metropolitan Area · Contact info' and '241 followers · 211 connections'. There are buttons for '+ Follow', 'Message', and 'More'. The 'About' section is partially visible, showing a professional description.

Emily (Councilwoman Blanks) Blanks She/Her · 3rd  City of Bonner Springs

Passionate about creating change, leaving a positive impact and being kind along the way. Love making and sharing connections, as we are better together!

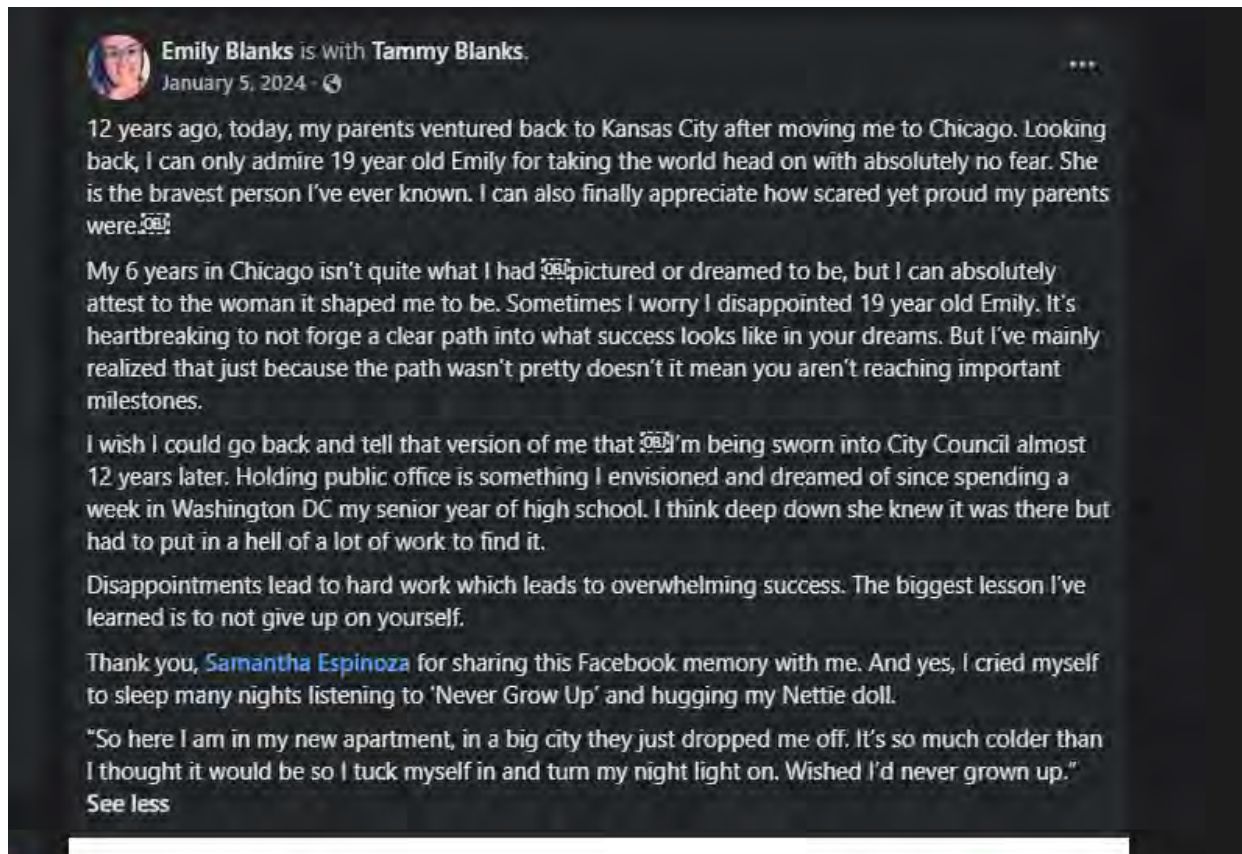
Kansas City Metropolitan Area · [Contact info](#)

241 followers · 211 connections

[+ Follow](#) [Message](#) [More](#)

About

talented, enthusiastic, leadership-oriented professional with vast experience in successfully managing teams. Strong problem-solving abilities. Excellent in client and vendor services. Passionate in coordinating and overseeing large projects and multifaceted special events. Excels in creative, strategic, demanding, marketing and planning needs. Loves meeting people and developing lasting relationships. Enjoys a fast-paced environment. Outstanding organizational skills with a strong background in office and project management.



A screenshot of a Facebook post by Emily Blanks. The post is dated January 5, 2024, and is shared with Tammy Blanks. The text of the post is a reflective piece about her childhood move from Kansas City to Chicago 12 years ago, her time in City Council, and her appreciation for her parents and a friend who shared a childhood memory.

 **Emily Blanks** is with **Tammy Blanks**.
January 5, 2024 · 

12 years ago, today, my parents ventured back to Kansas City after moving me to Chicago. Looking back, I can only admire 19 year old Emily for taking the world head on with absolutely no fear. She is the bravest person I've ever known. I can also finally appreciate how scared yet proud my parents were.

My 6 years in Chicago isn't quite what I had ~~pic~~ pictured or dreamed to be, but I can absolutely attest to the woman it shaped me to be. Sometimes I worry I disappointed 19 year old Emily. It's heartbreaking to not forge a clear path into what success looks like in your dreams. But I've mainly realized that just because the path wasn't pretty doesn't it mean you aren't reaching important milestones.

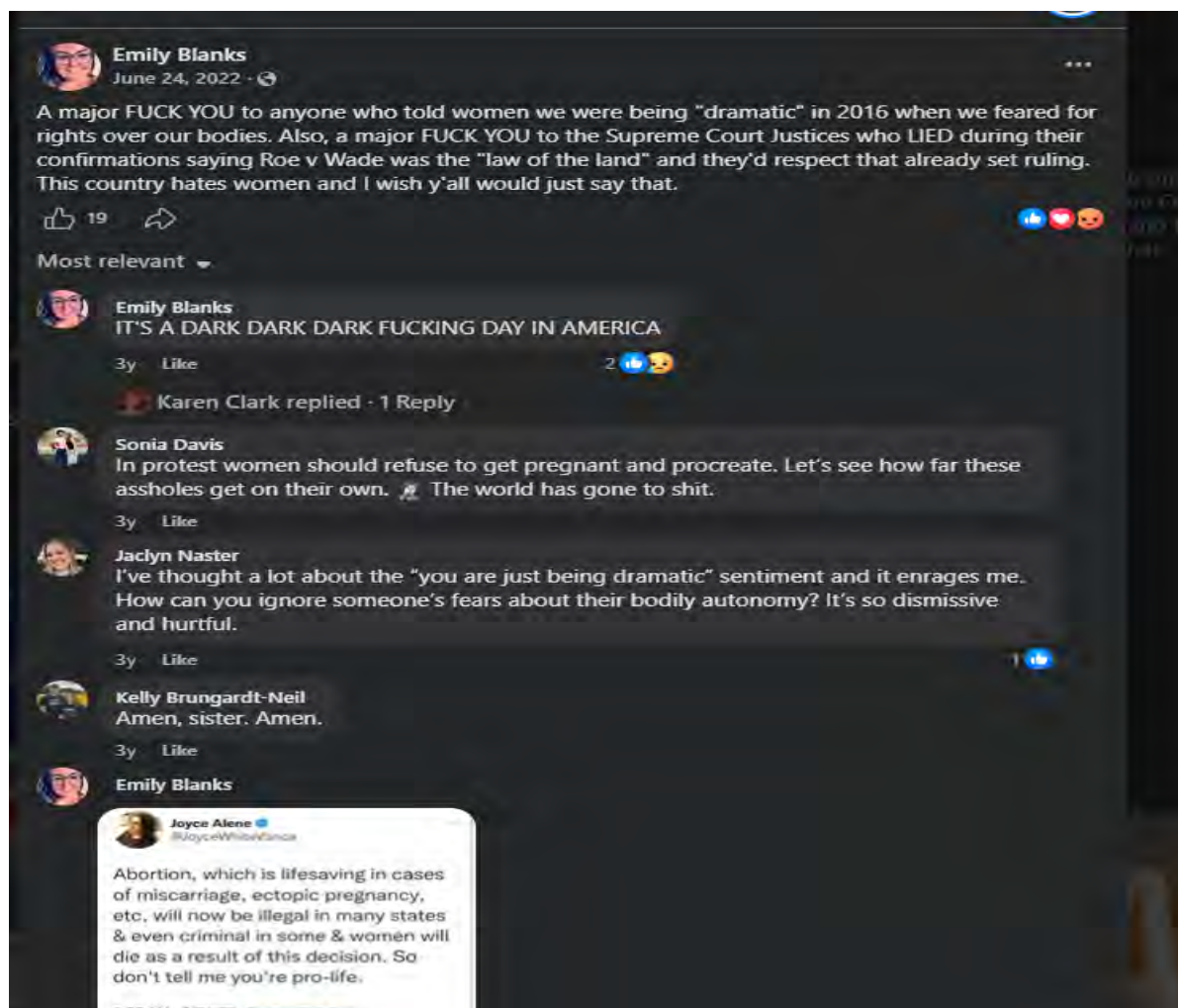
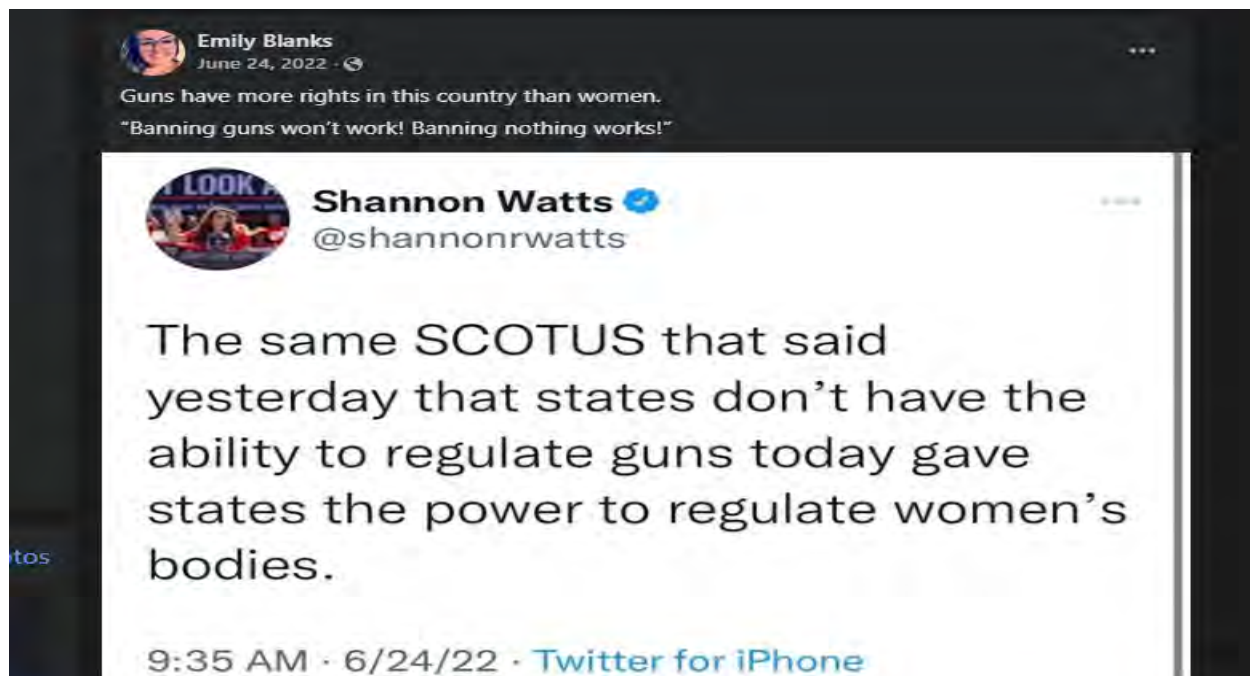
I wish I could go back and tell that version of me that ~~you~~ I'm being sworn into City Council almost 12 years later. Holding public office is something I envisioned and dreamed of since spending a week in Washington DC my senior year of high school. I think deep down she knew it was there but had to put in a hell of a lot of work to find it.

Disappointments lead to hard work which leads to overwhelming success. The biggest lesson I've learned is to not give up on yourself.

Thank you, [Samantha Espinoza](#) for sharing this Facebook memory with me. And yes, I cried myself to sleep many nights listening to 'Never Grow Up' and hugging my Nettie doll.

"So here I am in my new apartment, in a big city they just dropped me off. It's so much colder than I thought it would be so I tuck myself in and turn my night light on. Wished I'd never grown up."

See less



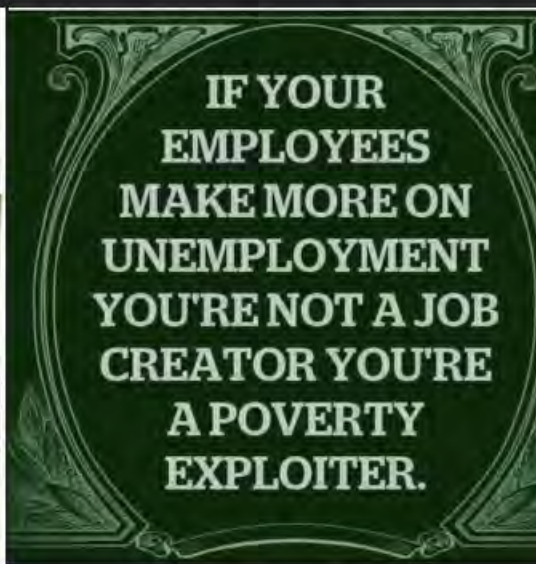


Emily Blanks

May 6, 2021 · 🌐

If you can't pay \$15+ an hour, blame your poor business model, not people for wanting basic needs like housing and groceries.

I'm LOVING watching the corporate, capitalistic, work yourself to death for employers in return for nothing, complex crash, burn and blow up.



👍 12 ➦



Most relevant ▾



B.b. Standridge

They are the welfare queens not the employees.

5y Like



Emily Blanks

B.b. Standridge You know those companies LOVE us tax payers fitting the bill of their lack in employee wages.

5y Like



Matt Strauss

On the flip side if you're getting paid a living wage to work at Walmart at least be able to tell me where they moved the Peanut Butter.



Matt Strauss

On the flip side if you're getting paid a living wage to work at Walmart at least be able to tell me where they moved the Peanut Butter.

5y Like



Emily Blanks

Matt Strauss <https://www.google.com/.../walmart-and-mcdonalds-among...>



CNBC.COM

Walmart and McDonald's are among top employers of Medicaid and food stamp beneficiaries, report says

5y Like



Emily Blanks

Matt Strauss Very far fetched dream for Walmart employees. As of November 2020, they're one of the very top corporations that have full time employees on food stamps and Medicare.

NO persons working a full time job should be forced into government aided programs for basic human rights and needs. Period.

You know who pays for it? Us tax payers. Walmart, McDonalds and all of the big businesses should be required by law to pay their employees actual livable wages based on local living costs and inflation of all goods and products.

5y Like



Stephanie Martin

Preach it!

5y Like



Stephanie Martin

So. Back in 1979-1982 I was making 800 a month. 30% would be 240 before taxes for rent: house payment. Rented a 2 bdrm on Warner in Bonner for 175/mo. A person making 15/hr, using the 30% rule before taxes should only be paying 780 max on rent/house payment. Challenge: post your 2 bed apts or homes in that range where YOU would live. Go!

5y Like Edited



Emily Blanks

January 14, 2021 · 🌐

Say it with me, it was never about the flag. It was about suppressing black voices.

Also, this wasn't a fucking Walmart, it was oUR NATION'S FUCKING CAPITOL. Don't preach about loving our country, respecting the law, protecting blue lives and not restoring to violence when we witnessed a LIVE COUP encouraged by y'all's fake-president + his wack job attorney THEN carried out by the cult train. Y'all literally found thee most elite way to expose yourselves for who you really are.

Traitorous bastards.

If you voted for Trump, this falls on YOU. Everything you needed to know has been in front you for YEARS. Don't act shocked now and try to back peddle. If you hate the poor, women, people of color, LGTBQ, the disabled, doctors, nurses, scientists and Purple Heart recipients, then just say so and move along. [See less](#)



Wajahat Ali

@WajahatAli

Compare Republican outrage to
Kaepernick kneeling during the
anthem to protest police brutality
against black lives

vs.

Violent insurrectionists taking over the
US Capitol to overturn a democratic
election resulting in the deaths of 5



Emily Blanks

January 9, 2021 · 🌐

...

I know Trump's cult followers are dense so let me be VERY clear on two "arguments" that are wildly kicking your asses.

Social media platforms are private companies that can ban whomever they'd like, whenever they'd like, for any reason at all. Play by the rules or be put in permanent timeout. Yes, rules exist. Even though on Wednesday, y'all proved to us what we already knew, you believe rules don't apply to you. Believe it or not, it's not fully hell's playground in America.

I'd also like to note, HATE SPEECH (OR ANYTHING ALIKE) IS NOT PROTECTED BY THE FIRST AMENDMENT. Y'all just truly love to run around like toddlers, screaming you can do anything you want because of the Constitution. Trust me when I say, none of us believe you know what's even in the Constitution, let alone what it actually means. [See less](#)

👍 43 ➦ 1



[View more comments](#)



Nicole Stowe



Emily Blanks

August 4, 2017 · 🌐

...

But tell me again the NFL hasn't blacklisted Kaepernick. Tadpoles would rather have piss poor Cutler, when he's trying to go to the nursing home. Don't @ me.



Bleacher Report

August 4, 2017 · 🌐

Cutler's reps have had discussions about a potential deal with the Dolphins, per [Ian Rapoport](#)

BLEACHERREPORT.COM

Jay Cutler Reportedly Dolphins' Top Choice To Replace Ryan Tannehill

👍 1 ➦





Emily Blanks

June 24, 2017 · 🌐

It's 2017, and people are still trying to deny women access to healthcare AND control their reproductive rights. Lmfao. What in the actual fuck. If you don't know what I'm referring to, you need to pay attention. PSA: Stay out my vagina, y'all.

👍 12 ➦



Jake Logan

Emily not at brunch

By Like 4 🇺🇸 🇺🇸 🇺🇸 🇺🇸



Samantha Espinoza replied · 1 Reply



Kurt Bowers

Brunch is yuppee talk!!

By Like



Devin Burns

I don't want to stay out! I want to winter in your womb.

By Like

2 🇺🇸 🇺🇸



Emily Blanks added a temporary profile picture.

June 24, 2016 · 🌐



SHOW YOUR PRIDE

GLSEN



Emily Blanks

November 20, 2013 · 🌐

HOLY SHIT. I'm so excited! This is so fetch. I can't wait and will see this in theaters. ❤️

YOUTUBE.COM

Mean Girls - The Reunion (2013 Trailer)



1



[View more comments](#)



Emily Blanks

JK ITS FAKE AND IM SAD. THIS SHOULD HAPPEN THOUGH.



Emily Blanks updated her cover photo.

May 30, 2013 · 🌐



[View more comments](#)



Michael Emery O'Brien

PARTY BUS! YES! Invite me next time, you dick.

14y



Emily Blanks

March 6, 2010 · 🌐

Work from 8:30am-6:00pm on a Saturday should be illegal.



Emily Blanks - Bonner Springs City Council, Ward 2

January 8 · 🌐

January seems to hold significant milestones for me. Whether it's the opportunity of new beginnings or celebrating hard work from the year prior, it feels suiting; I believe in the magic of a New Year. 💖

It's hard to believe it's been two years since I had the honor of being sworn in as a City Councilwoman for the City of Bonner Springs. It'll always be extra special that my Grandpa JC and my Uncle Kevin, who have since passed, were with me during my ceremony. Serving this passionate community has been the privilege of a lifetime. The connections I've experienced through Council, the Chamber, events, organizations, the school district, and the people of Bonner Springs and Edwardsville have forever changed me for good. 💖

2-Year Spotlight of City Council: 🌐 🔔

- ✅ Funded our City Departments, while lowering the City tax levee by development growth
- ✅ \$500+ million development agreement that directly benefits the City now, and in the future
- ✅ A+ ratings on our finance Audits
- ✅ Secured moderate income and market rate apartments, townhomes, and senior living
- ✅ Transitioned our Fire Department to full-time
- ✅ Implemented an updated pay scale for City staff
- ✅ Invested in a new, \$30 million water treatment plant
- ✅ Invested over \$3+ million for updated equipment for Police, Fire, and Public Works
- ✅ Completed street projects and waterline projects
- ✅ Passed Common Consumption during special events to strengthen attendance & benefit our businesses
- ✅ Launched a public-private partnership w/ small businesses for façade improvements
- ✅ Cleaned up outdated City codes & ordinances
- ✅ Reconfigured City fees to make them small business friendly
- ✅ Personally pushed for a stronger City & Community engagement [See less](#)



Emily Blanks - Bonner Springs City Council, Ward 2's Post



Emily Blanks - Bonner Springs City Council, Ward 2

January 4 · 🌐

Thank you [Tom Stephens for Bonner Springs Mayor](#) for breaking down how STAR Bonds work and what's currently been approved by the State regarding the Chiefs.



Tom Stephens for Bonner Springs Mayor

January 4 · 🌐

There has been a voluminous amount of misinformation being posted regarding STAR Bonds and the Chiefs. This is not a post about any opinions, but just a way of providing factual information for all to form better opinions.

Fist of all, STAR bonds are incremental, that means that they do not capture any current revenue, but only the revenue generated above what was previously imposed. If it is a completely new development, on a site that had not previously generated any sales tax, then it would be capturing all of it, but if a STAR bond is used to enhance an area that has sales tax already being generated, only the new sales tax about that base amount is captured. It is important to note that a STAR bond district initially only refers to the State sales tax being generated, NOT THE LOCAL TAXES that would be generated. If there is a desire to capture local sales tax dollars to assist paying the STAR Bonds, then that has to be approved by the local jurisdiction, they cannot be automatically guaranteed and committed by the State.

The State, in forming the STAR Bond district for the Chiefs, has only committed the incremental portion of the State's Sales Tax generated, let me repeat that ONLY the STATE's SALES TAX, not the local sales tax. The cities that have been included in the STAR bond district are not losing any local sales tax, only any new incremental state sales tax, this does not affect the revenue streams of any of the cities. With that said, the cities involved will not be able to utilize STAR bonds as an incentive tool for the next 2 decades. They can still utilize other types of incentives, IRB, TIF, CID, etc., just not STAR BONDS.

When it comes to Olathe and KCK, there is a request for them to also include their local incremental sales tax revenue generated from within the STAR Bond district, but that will need to be addressed by their local elected leaders to decide if they wish to contribute their locally generated sales tax dollars. From my understanding, the cities included were based on their touching of the I-70 & K-7 corridors connecting the two locations. There have been comments regarding one city that is located in both Wyandotte & Johnson counties and its exclusion from the district. One, they are not situated along those 2 highways, but secondly, they are not gaining anything other than the ability to have a STAR Bond project moving forward. I would enjoy hearing the argument that they will be seeing such a development in the future.

👍 8 💬 3 ➦



Most relevant ▾



Scott Harding

The Sports Authority Bill passed 79-41.

8w Like Reply



Scott Harding

So tell us how we're not gonna get our property taxes raised ?

8w Like Reply



Author

Emily Blanks - Bonner Springs City Council, Ward 2

Bonner Council has zero input or vote in the Chiefs stadium.

To your point, I personally think the Chiefs stadium is a bad deal for WYCO. WYCO leadership should've been at the negotiating table years ago vs left in the dark. Tax payers deserve a better deal!

8w Like Reply



Emily Blanks - Bonner Springs City Council, Ward 2

December 28, 2025 · 🌐

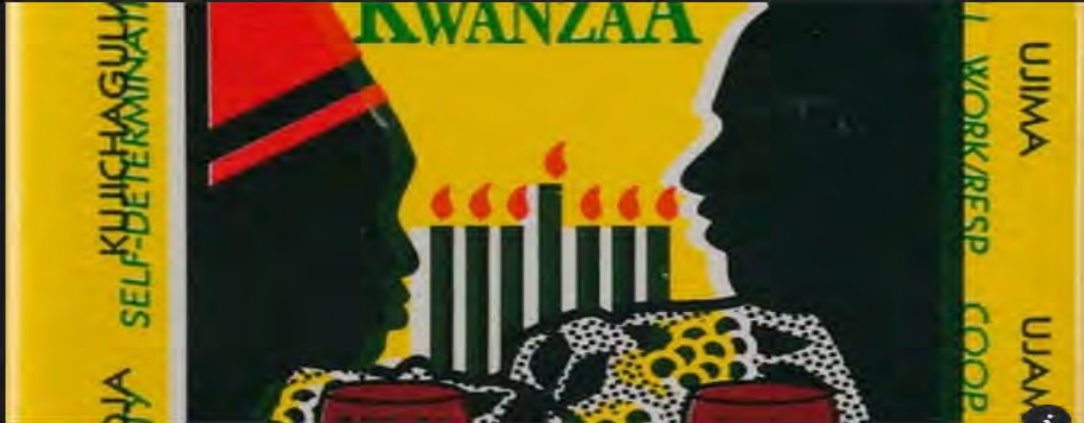


Kwanzaa is on its third day of seven principles. Today's principal is Ujima: collective ~~work~~ ^{work} and responsibility. This principle personally resonates with me.

"Emphasizing building and maintaining community together, viewing others' problems as one's own, and solving them collaboratively to achieve shared progress and empowerment."

Which of the seven principles resonate the most with you? Happy Kwanzaa to all that celebrate!

👍👍👍👍 See less



NMAAHC.SI.EDU

The Seven Principles of Kwanzaa

👍 2 💬 ➦ 1



Emily Blanks - Bonner Springs City Council, Ward 2

June 11, 2024 · 🌐



Bonner Springs City Library

June 11, 2024 · 🌐

Happy #PrideMonth!





sassy_redhead • [Follow](#)



sassy_redhead Kicking off the New Years with what we all have in common, social media. 📱

An insight to [@allthingsmikita](#) professional background, branding, maximizing reach, tricking the algorithm and life inside being non-monogamous 🗣️

[#SassyRedheadPresents](#)

278w



rwl1007 🍷🍷

278w 1 like Reply



allthingsmikita 🗣️ So much fun chatting with you! 💕

278w 1 like Reply



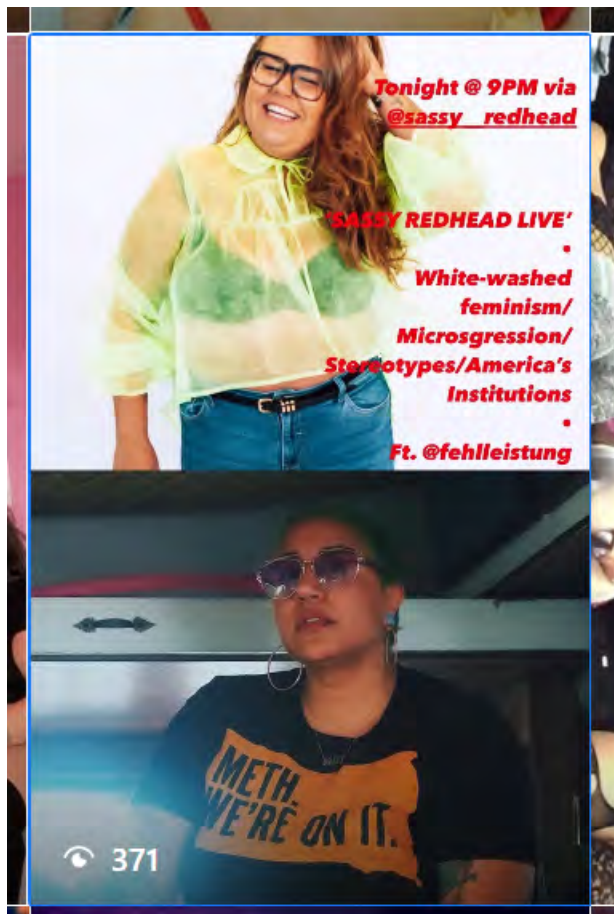
401 views

January 15, 2021



Add a comment...

[Post](#)



Emily Blanks – Bonner Springs City Council, Ward 2
November 10, 2023 · 🌐

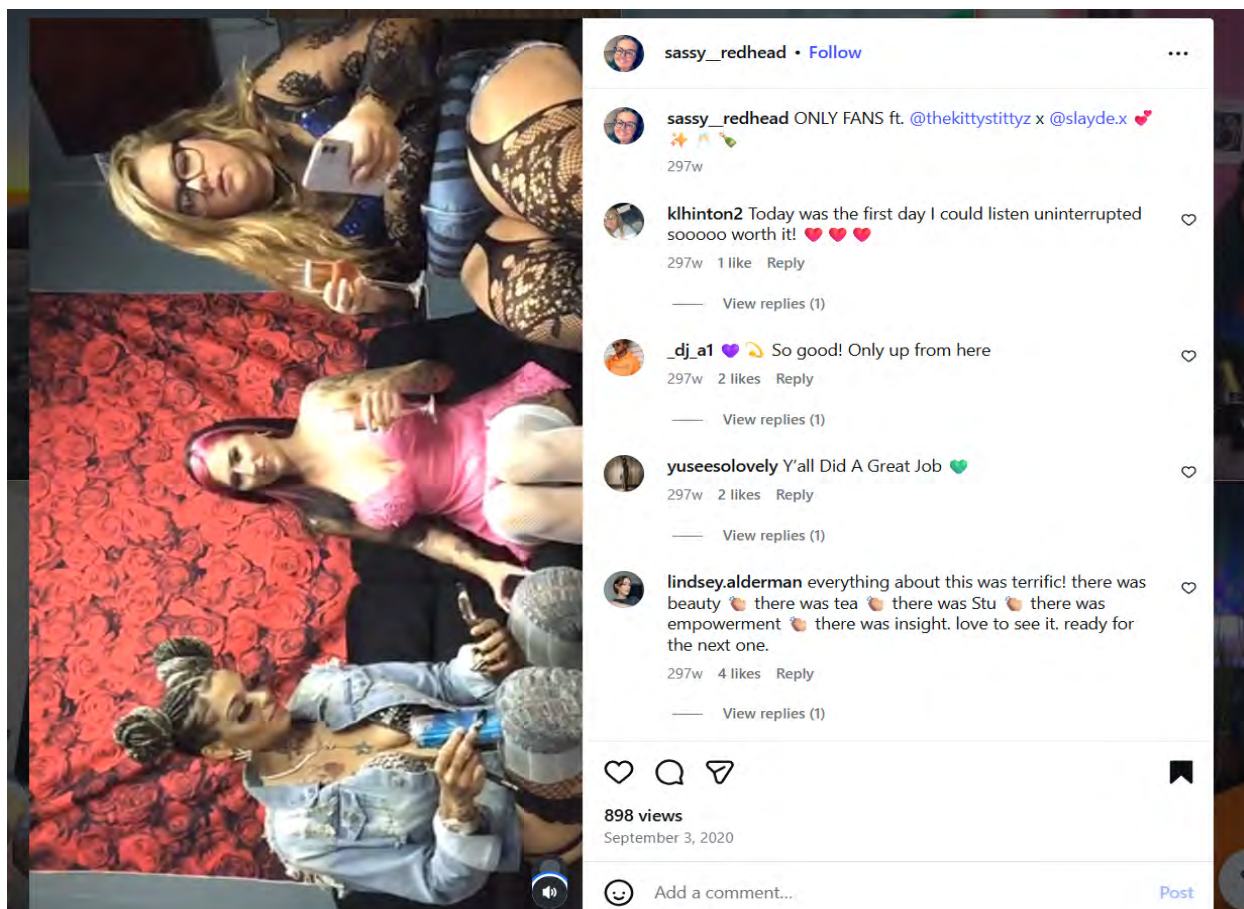
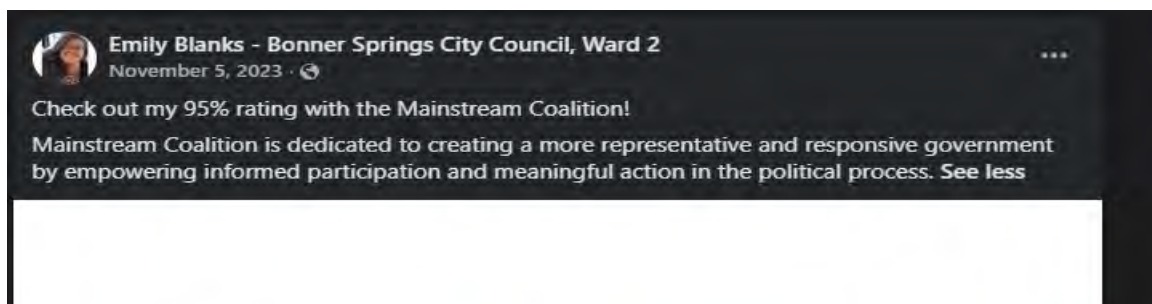
I'm still in shock I won. Thank you to everyone who supported me during my campaign and to those who believed in me enough to vote. I'm beyond privileged to take another step further in serving [City of Bonner Springs, Kansas](#)! I originally ran this race thinking there was an additional seat open this year. Then I was terrified to learn there was only 1 officially open for the election. I truly wasn't expecting to win the one seat open.

I knocked on 431 doors of registered voters out of 530 doors in my Ward. That's over 700+ people I engaged with verbally or by leaving a door hanger. Only 170 voters turned out so I'm even more amazed I won. It's been a long few months and I'm incredibly proud of the work accomplished by myself and with everyone who volunteered and attended campaign events. I'm in awe of how many friends, family, community members and peers lifted me up during this race.

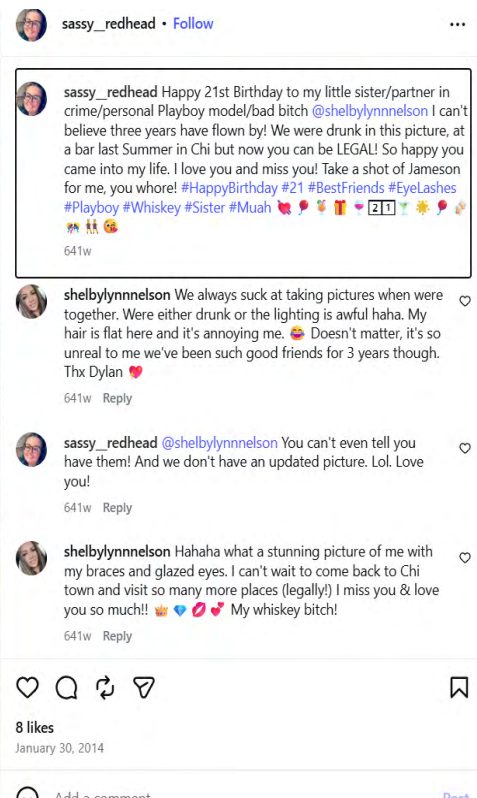
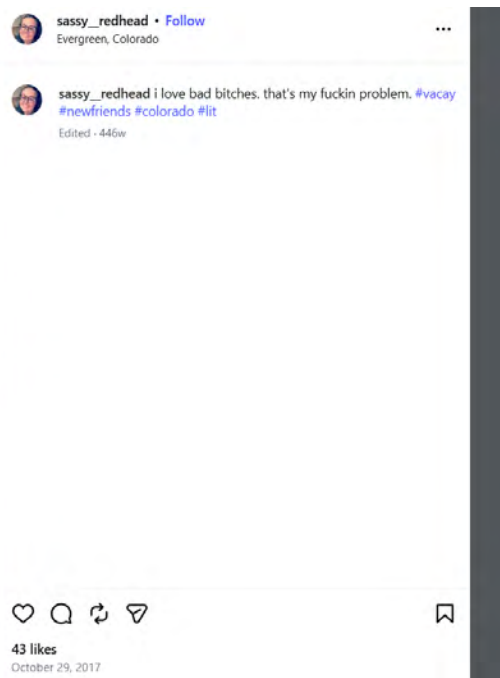
Thank you to [Dani Gurfey, City Council Ward 2](#) for being incredibly gracious and welcoming to me when I entered this race! She was the very first person to congratulate me on my win Tuesday night. Dani encouraged me, inspired me and set the tone of what I see a City Councilperson should be. I admire her in many ways and look forward to serving alongside her come 2024. Women are awesome and can do amazing things together. We have a bright future in Ward 2 and Bonner Springs!

Thank you to everyone for their phone calls, texts, DM's and comments! I am overwhelmed by your kindness, and for sharing your emotional thoughts. This campaign ended up being bigger than myself, which is truly hard to grasp in this moment. I hope I make our community and those who believed in me extremely proud within the next two years.

Cheers to all of the times I was told I was too aggressive, bossy, difficult and just too much! I wouldn't be here if I listened to those voices over the years, starting in elementary school. This is a reminder to empower and lift up young girls, young ladies and women, throughout their difficult journey of finding themselves and their voice in this very loud world.









sassy_redhead • Follow

Barbie Dream House



misogyny, they took his word, without even verifying the claim. LOL

I educated them that my Instagram is somewhat rooted in the trauma and misogyny I have endured, by men with non-consensual recordings of me. [Yes, plural, more than one man has violated me this way.] An act that no woman should endure, an act that men belong in prison for. It's my key to freedom, a privilege all women deserve.

Being a millennial girl meant growing up in a world where thin was exclusively celebrated on TV, movies, magazines, and retail stores. It was easy to believe the shame bestowed upon your body. The self love it took to work past that is immeasurable. It was [and is] the most valuable piece of me. Only for men then and now, still selfishly attempting to wrecking ball it all.

To have men strip pieces away years ago, then again a man resurfaces said trauma by being so careless with false claims, because, "The facial recognition software had a hit.", is unacceptable and infuriating. We've now entered an hellscape where women not only have to worry about being slut shamed by a man, but now by the bias of technology AND its full-proof belief.

My Instagram is for ME and ALL the baddies working on reclaiming their bodies stolen from them by men, trauma, the patriarchy, the media and expectations you didn't ask for. These photos are the hatches I've buried, representing the weaponization of my body. Mail me your tears, if you don't like them. 🚫

Edited · 3d



sassy_redhead • Follow



sassy_redhead Champagne to celebrate! I will be keeping my student loans, watch my gay friends marry, and keep my birth control. #ObamaBiden2012 #ForwardChange #GodBlessMerica 🙌

🇺🇸 🇺🇸 🇺🇸 us 🇺🇸

705w



12 likes

November 6, 2012



Add a comment...

Post



sassy__redhead • Follow



sassy__redhead Only Fans ft. @thekittystittyz x @slayde.x

297w



healingtera 🍊🍊🍊 So good. I've got girl crushes♥

297w

1 like

Reply



490 views

September 3, 2020



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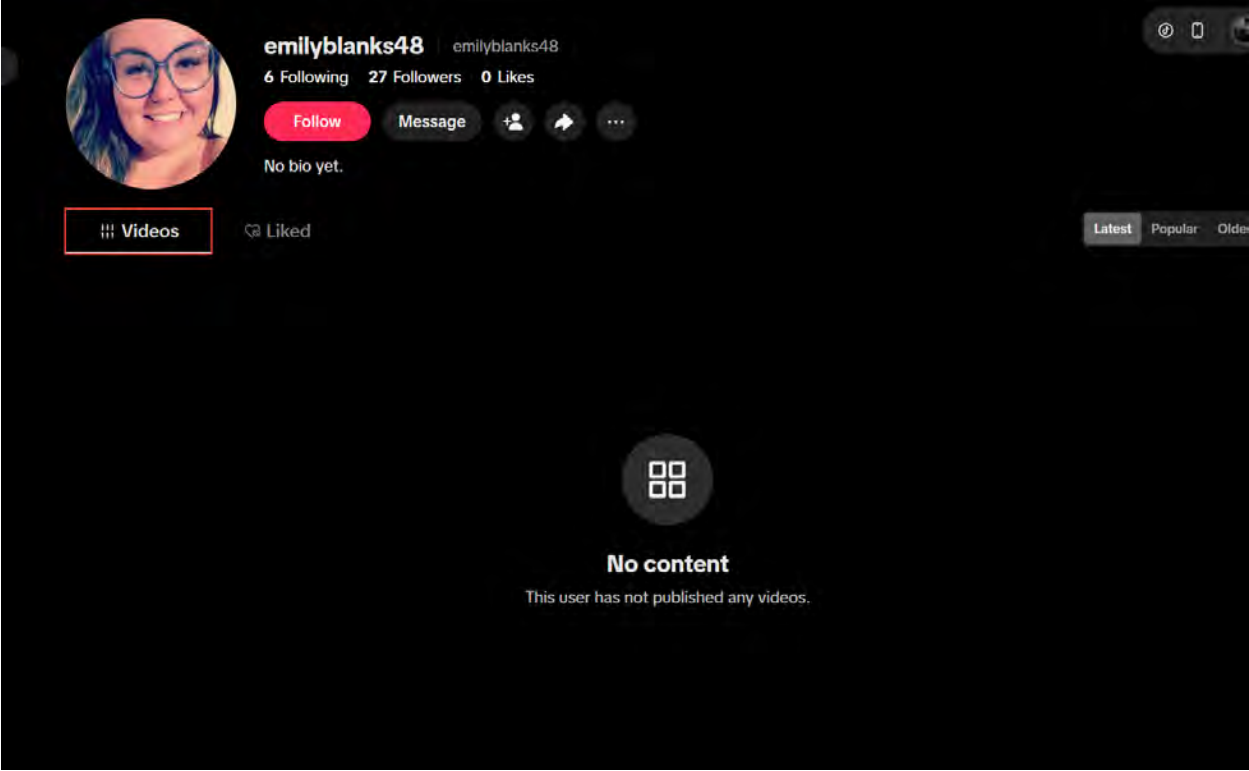
- sassy__redhead • Follow
- sassy__redhead ONLY FANS ft. @thekittystittyz x @slayde.x ❤️🌟
297w
- klhinton2 Today was the first day I could listen uninterrupted sooooo worth it! ❤️❤️❤️
297w 1 like Reply
View replies (1)
- _dj_a1 🌟👉 So good! Only up from here
297w 2 likes Reply
View replies (1)
- yuseesolovely Y'all Did A Great Job 🌟
297w 2 likes Reply
View replies (1)
- lindsey.alderman everything about this was terrific! there was beauty 🌟 there was tea 🌟 there was Stu 🌟 there was empowerment 🌟 there was insight. love to see it. ready for the next one.
297w 4 likes Reply
View replies (1)

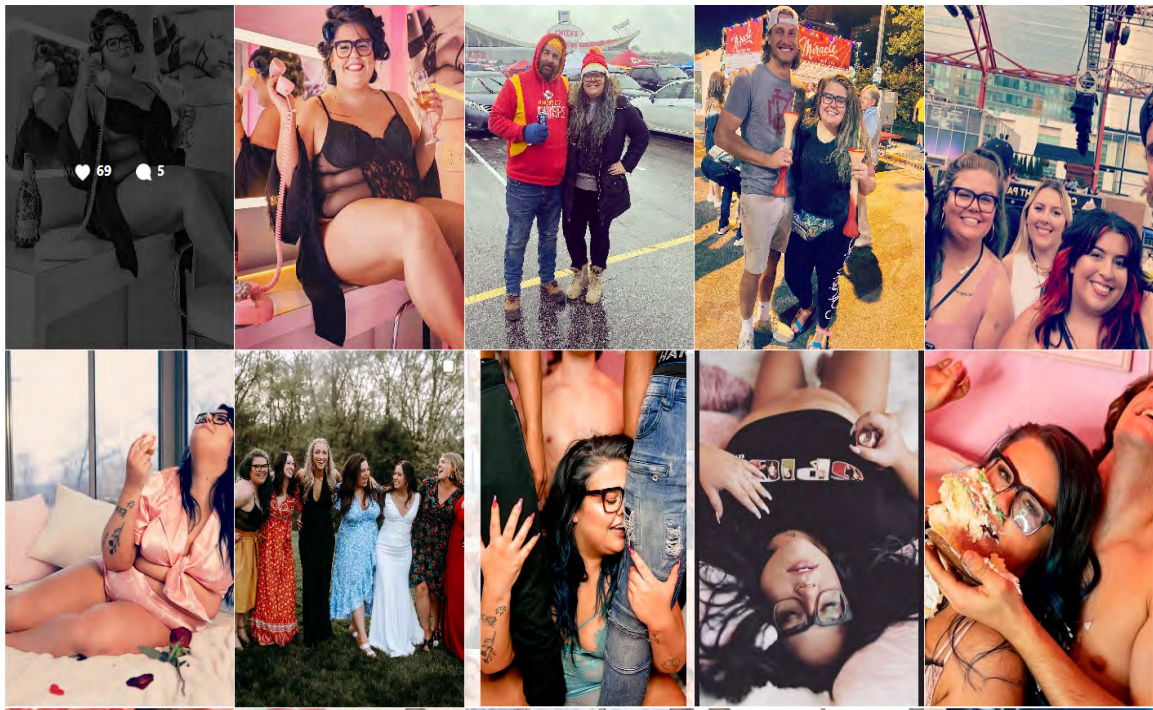
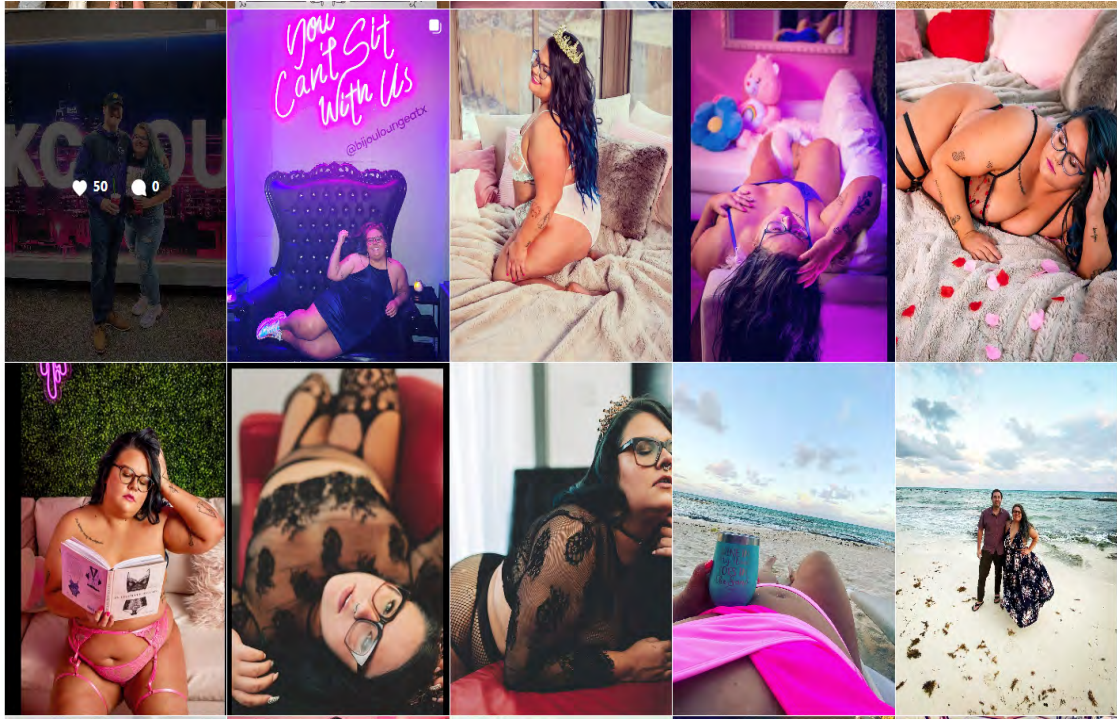


898 views
September 3, 2020

Add a comment

Post









Tonight @ 9PM via
@sassy_redhead

'SASSY REDHEAD LIVE'

- **White-washed feminism/**
- Microgression/**
- Stereotypes/America's**
- Institutions**
-

Ft. @fehilleistung

371

