State of Kansas
Recreation Commission

2025/2026

CERTIFICATE

To the Clerk of Johnson, State of Kansas
We, the undersigned officers of
Blue Valley Recreation Commission
certify that the hearing mentioned in the attached publication was held and after the budget hearing this budget was duly approved and adopted as the maximum expenditure for the various funds for the year. Per K.S.A. 12-1927 a copy of the budget has been submitted to the sponsoring entity and to county clerk .

Table of Contents for the Adopted Budget	Page No.	2025/2026 Adopted Budget of Expenditures for the Proposed Budget Year
General	2	23,189,278
Benefits	3	2,246,417
TOTAL	xxxxxx	25,435,695
Budget Hearing Notice		
Combined Rate/Budget Hearing Notic	1	
RNR Hearing Notice		

Total Revenue Neutral Rate	2.747
Total Proposed Estimated Mill Rate	2.800
Does budget require a resolution to exceed the RNR?	YES

AMY MEEKER-BERG
COUNTY CLERK
JOHNSON COUNTY, KANSAS

Date Received: October 29, 2025
Amy Meeker-Berg
County Clerk

Commission Members

Permanent Recreation Commission Address	Sponsoring USD/City Address
Blue Valley Recreation Commission	Blue Valley School District #229
6545 W 151st St	15020 Metcalf Ave
Overland Park, KS 66223	Overland Park, KS 66223

Provide point of contact:
Jamie Steeve
POC phone number:
913-685-6000

Other County:	Miami
Other County:	0
Other County:	0
Other County:	0
Other County:	0

CPA Summary

State of Kansas
Recreation Commission

2025/2026

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CPA Summary

Statement of Conditional Lease-Purchase and Certificate of Participation

Items Purchased	Contract Date	Term of Contract (Months)	Int Rate %	Ending Date of Contract	Total Amount Financed (Beg Princ)	Princ Bal On @ Beg of FY: 2024/2025	Pmts Due for the Year of 2024/2025	Pmts Due for the Year of 2025/2026
Total						0	0	0

If leasing/renting with no intent to purchase, do not list--such transactions are not lease-purchases.

Blue Valley Recreation Commission 2025/2026

FUND PAGE

Adopted Budget **General Fund**	Prior Year Actual 2023/2024	Current Year Estimated 2024/2025	Proposed Budget Year 2025/2026
Unencumbered Cash Balance	8,998,412	9,565,306	9,774,720
Receipts:			
Cancellation PY Encumbrances	39,031	148,944	0
Tax Revenue	11,265,813	11,494,537	11,879,828
Program Fees	4,348,130	4,699,756	4,831,771
Transfer of Restricted Revenue	-450,000	-450,000	-625,920
Operations Revenue	1,224,741	1,372,837	1,227,500
Membership Fees	2,126,052	2,188,867	2,200,000
Revenue Restricted for Improvements	450,000	450,000	450,000
Miscellaneous			
Does misc. exceeds 10%			
Interest on Idle Funds	527,962	565,536	425,000
Total Receipts	19,531,729	20,470,477	20,388,179
Resources Available	28,530,141	30,035,783	30,162,899
Expenditures:			
Lease and Government Obligations	2,680,793	2,699,313	4,471,582
Existing Capital Needs	5,880,507	6,579,953	5,959,029
Administration	1,385,829	1,349,960	1,444,283
Facilities	4,293,514	4,620,838	5,337,401
Activity Center	1,538,572	1,621,181	1,727,307
Sports Complex	2,124,185	2,197,960	2,375,676
Recreation Complex	1,061,434	1,191,858	1,374,000
Miscellaneous			500,000
Does misc. exceeds 10%			
Total Expenditures	18,964,834	20,261,063	23,189,278
Unencumbered Cash Balance	9,565,306	9,774,720	6,973,621

Dollar amount to be raised by 2.45 mill: $ 11,635,504

CPA Summary

Blue Valley Recreation Commission 2025/2026

FUND PAGE

Adopted Budget **Benefits**	Prior Year Actual 2023/2024	Current Year Estimated 2024/2025	Proposed Budget Year 2025/2026
Unencumbered Cash Balance	893,568	1,509,527	1,938,378
Receipts: Tax Revenue	2,183,583	2,093,510	1,708,548
Miscellaneous			
Does misc. exceeds 10%			
Interest on Idle Funds			
Total Receipts	2,183,583	2,093,510	1,708,548
Resources Available	3,077,151	3,603,037	3,646,926
Expenditures:			
Employee Benefits	1,567,624	1,664,659	2,246,417
Miscellaneous			
Does misc. exceeds 10%			
Total Expenditures	1,567,624	1,664,659	2,246,417
Unencumbered Cash Balance	1,509,527	1,938,378	1,400,509

CPA Summary

Resolution No. _2025_____

A RESOLUTION OF THE _Blue Valley Recreation Commission_____, LOCATED IN _Johnson County__ KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE;

WHEREAS, the Revenue Neutral Rate for the __Blue Valley Recreation Commission____ was calculated as __2.747____ mills by the __Johnson___ County Clerk; and

WHEREAS, the budget proposed by the Governing Body of the _Blue Valley Recreation Commission__ will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body held a hearing on _August 20, 2025_ (Insert Date) allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony; and

WHEREAS, the Governing Body of the _Blue Valley Recreation Commission__, having heard testimony, still finds it necessary to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE _Blue Valley Recreation Commission__:

The _Blue Valley Recreation Commission__ may levy a property tax rate exceeding the Revenue Neutral Rate of _2.747__ mills.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

ADOPTED this _20_ day of _August 2025_ (month and year) by the __Blue Valley___ Recreation Commission.

Commission Members

Chairperson

Secretary

Roll Call Vote

A Roll Call Vote of the ___Blue Valley Recreation Commission_ To Levy a Property Tax Exceeding the Revenue Neutral Rate
Hearing to Exceed Revenue Neutral Rate held on __August 20, 2025__
Resolution No. ___2025_____

Governing Body Member	Yes	No	No Vote
Henry Abbott	X		
Jaime Daniel	X		
Darren Dupriest	X		
Mark Hoffmeister	X		
Mike Lewis	X		
Ted McBride	X		
Christi Pribula			Absent
TOTAL	6	0	1

Certified: Karen Stout

Instructions: Under the amended provisions of KSA 79-2988 (passed with HB 2239 on April 1, 2022), any governing body that will hold a hearing and vote to authorize exceeding the RNR must record a roll call vote showing each name of the governing body and their vote. The certified record of roll call vote must be provided with the budget documents regardless of whether or not the vote passes or fails.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Johnson County Post
PO Box 8005, Prairie Village, KS 66208
(913) 439-6509

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Johnson County Post, a Weekly newspaper of general circulation, printed and published in Prairie Village City, Johnson County, State of Kansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Jul 28, 2025

Notice ID: rUJ5TGdk3LwgUIVhgpnE

Notice Name: Blue Valley RNR

Publication Fee: $76.73

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 08/01/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF REVENUE NEUTRAL RATE HEARING AND BUDGET HEARING

BUDGET SUMMARY OF EXPENDITURES

07/28/2025

OP takes steps to declare old Incred-A-Bowl 'unsafe and dangerous'

Kaylie McLaughlin
STAFF REPORTER

After discovering unpermitted changes made to the inside of the much-watched former Incred-A-Bowl building in southern Overland Park, the city has started the process of declaring it "unsafe and dangerous."

The building, at 8500 W. 151st St., was a bowling alley for years before the business closed in 2015. Since then, NMS LLC acquired the building, but plans to redevelop it have fallen through, and neighbors have complained about how they say the property has deteriorated.

NMS LLC, owned by Lenexa surgeon Paramjeet Sabharwal, has also received multiple code violations for the state of the property and has at times been delinquent on its property taxes.

On Monday, the Overland Park City Council voted 10-0 to schedule a public hearing for Oct. 6 for the building, after which the city could formally declare it "unsafe and dangerous" and compel its repair or demolition. Councilmembers Sam Passer and Jeff Cox were absent.

Initially, the item was listed on the city council's consent agenda, but Mayor Curt Skoog asked to remove it for more in-depth discussion of the situation before the vote.

Before the vote on Monday, Kristi Uenishi, a neighbor who lives off of 150th Street, said she was glad to finally see the city taking action on the Incred-A-Bowl building, which she called "atrocious."

"I'm glad you guys are doing something, and I appreciate it," she said. "It gives me a lot of faith in the city that things aren't just going to sit and deteriorate and look horrible."

Jim Brown, Overland Park's codes administrator, told the city council this week that a recent unrelated inspection of the old Incred-A-Bowl building in June revealed that structural modifications had been made to the center of the building without the required city permit or the review of a certified structural engineer.

Those changes made "an unsafe condition," he said, which could lead to a ceiling cave-in. It would be particularly dangerous in a fire, if first responders went on the roof, he said.

"We didn't know they'd done it until we were out there doing another inspection, and it caught our attention," Brown said.

If that isn't properly repaired and inspected by the Oct. 6 hearing, then the city could contract out someone to repair it or demolish it, and then charge the property owner for the expense. Additionally, the city can double the cost of a permit fee after it has discovered that unpermitted work is occurring at a site.

Overland Park has also previously documented unpermitted work at the site on at least two other occasions before, including one instance as recently as last year, according to city documents.

On top of those structural issues caused by recent unpermitted work, the city is also currently pursuing resolution for several code violations at the property through the municipal court system. Among the city's concerns are unauthorized outdoor material storage, general disrepair and erosion issues.

With all that in mind, Councilmember Melissa Cheatham said she worried that the city's ordinances weren't strong enough to prevent a situation such as the one at the Incred-A-Bowl building.

"I'm concerned that our ordinances don't seem adequate to deal with situations like this," she said. "It's not right that a building owner can routinely, regularly, constantly disregard our rules and seem to get away with it for a very long time. And it's not fair for neighbors to have to deal with it."

She suggested modifying city rules or lobbying the Kansas Legislature to strengthen municipalities' power to deal with situations like this more effectively.

Although skeptical that the property owner would follow through with their development plans because the owner has dropped plans in the past, the city council last year approved a rezoning and 10-year conditional special use permit for the property in the Trail Winds Shopping Center.

The plans are to convert the 65,000-square-foot building from its former use as a bowling alley to house an event space that can fit more than 1,000 people, as well as dining, retail and a gym.



City staff found evidence that unauthorized modifications to the old Incred-A-Bowl building near 151st and Antioch made the building unsafe. Photo credit Lucie Krisman.

One tenant appears to be open and active in the building: Beastified, a gym and supplement store, took over one side of the building in late 2023. City staff didn't address whether and how the gym could be impacted by the issue between the property owner and the city.

The 2024 approval gave the owner until Sept. 9, 2025, to acquire a building permit or else face the revocation of the special use permit that allows the space to be used as intended.

Meanwhile, the city has decided to hold a separate permit that it had previously issued for the site, Brown said. The city had issued that permit for a tenant finish in a different part of the building, but the city won't allow that work to move forward for now, citing concerns for construction worker safety.

Controversial project to expand K-10 in JoCo earns key federal approval

Andrew Gaug
STAFF REPORTER

Plans to improve a 16.5-mile stretch of Kansas Highway 10 and ease traffic congestion through a growing part of Johnson County have passed a crucial step, allowing the project to move forward.

The Kansas Department of Transportation announced earlier this summer that the K-10 Corridor Capacity Improvements plan, a $1.2 billion project along K-10 highway, has received the required approval from the Federal Highway Administration.

As traffic is expected to increase in the next three decades, receiving federal approval allows the project to now move into the design phase.

KDOT announced in late June that the federal agency gave the project a "Finding of No Significant Impact" in its Environmental Assessment, a study that identifies and considers potential impacts to the environment in the area of a proposed project. Projects must pass it before they can move on to the next steps.

"Receiving the Finding of No Significant Impact decision document was a critical milestone because it was required before KDOT could advance any aspect of the project," Delaney Tholen, public affairs manager for the Kansas Department of Transportation, stated in an email to the Johnson County Post.

The project stretches across K-10 Highway from the Johnson and Douglas county lines to Interstate 435 in Johnson County and includes De Soto, Lenexa and Olathe.

With that federal approval, the project will now enter into the design phase. No timeline has been set for that section of the project and no funding has been secured for construction.

"The K-10 Corridor Capacity Improvements Project will be constructed in phases, so the design and construction schedule is not yet established," Tholen said.

As more traffic is expected to come through the K-10 Corridor over the next three decades, the highway as it is currently built will be unable to handle it, according to KDOT.

"The corridor insufficiently meets current and future mobility needs, resulting in worsening safety, reliability and congestion. There is also a need to provide transportation improvements that offer long-term sustainability and flexibility for all users," according to a KDOT open house presentation.

To accommodate that, the proposed plans include widening the roadway by building a third lane in each direction.

"The team's analysis showed that adding an interchange at K-10 and Lone Elm, overall, it improved traffic operations across the network," Steven Cross, KDOT's project manager, said in April.

Over the past year, KDOT held three public input meetings, the last of which took place in April to primarily focus on the Lone Elm interchange. The public input sessions presented designs for the project and offered avenues for residents to provide input.

The feedback KDOT received will be factored into the design, Tholen said.

"Public and stakeholder feedback, (gathered) through various meetings, is considered in the design phase as KDOT evaluates engineering elements regarding traffic flow, safety and long-term mobility," she said.

There will be more chances for the public to voice their opinion, Tholen added.

"KDOT values all input and will offer additional feedback opportunities as the project progresses," she said.

In addition, KDOT will continue speaking with city leaders to get their input.

"Part of my job as a project manager is to figure out what the (city leaders') needs are: What they don't like, what their concerns are, and again, you got to balance all of that," Steven Cross, KDOT's project manager, said in April.

One part of the design some Lenexa residents and Olathe city leaders are fearing is the proposed interchange a K-10 and Lone Elm Road.

Currently, K-10 breaks up Lone Elm Road, which curves into two different roads that run parallel to the highway — 102nd Terrace on the Lenexa side to the north, and 103rd Terrace on the Olathe side to the south.

On a recent weekday morning, Lenexa resident Alexis Guetzlaff walked down Lone Elm Road to point out where the proposed interchange would likely go and how she thinks it will affect residential neighborhoods nearby.

She has helped lead neighbors into protesting the interchange idea currently on the table. Guetzlaff and her neighbors prefer an overpass over an interchange because it would prevent semi-trucks and other cars from coming directly off the highway and entering their neighborhoods.

Hearing that the project was given a "Finding of No Significant Impact" was disappointing but not surprising, she said.

"We're very disappointed," she said. "I would also say that this process is exhausting, and we have made our dissatisfaction with the project very clear."

The fears from neighbors, Guetzlaff said, include putting childrens' safety at risk who are walking to Manchester Park Elementary School nearby in Olathe.

"We've got elementary schoolers from 5 to 11 walking to school along (100th Street) and they will need to cross Lone Elm. Right now, that is not a dangerous crossing, because there is very limited traffic there. And when we add in highway traffic, semi trucks, all sorts of traffic that is not associated with the school, we create a very, very big safety concern."

Olathe city leaders raised alarm last fall for the addition of the interchange, concerned it would impact the safety of students walking to school.

In a request for comment about the project moving forward with the Lone Elm interchange as part of the plan, Mayor John Bacon provided the Post with the following statement:

"The City of Olathe looks forward to continued partnership as the K-10 corridor project continues. We appreciate the priority on the safety of the traveling public and neighboring school communities."

Guetzlaff also worries about how the interchange could potentially separate neighborhoods, like Manchester Park and Stoneview, which are currently connected by Lone Elm Road and a trail that cuts across the street.

Whatever the design will be, she said, if there's an interchange and not an overpass, she will continue fighting it.

"We're continuing to have to try to keep that energy up," she said.

Guetzlaff and more than two dozen other residents expressed their opposition to the K-10 project at a Lenexa City Council meeting in December. Mayor Julie Sayers reminded them that the project is already a part of the city's Capital Improvement Program.

"The Lone Elm interchange is already a part of the city's existing, adopted CIP and has been for many years," she said at the meeting. "We are happy to hear your feedback, but please understand that this is already an approved project for the city. Nothing in the CIP changes that approval."

In hearing that the project is moving into the design phase, representatives for some of the cities that will be affected by it expressed optimism.

"Generally speaking, we think improved infrastructure is a net positive for all communities in Johnson County. We look forward to seeing the designs from the Department of Transportation," Doug Donahoo, Shawnee's communication director, wrote in an email to the Post.

While the work De Soto needed from KDOT is largely done, with the completion of the De Soto Local Road Improvements Project in 2024, Mayor Rick Walker and City Administrator Mike Brungardt said they're open to more improvements on the highway.

"In terms of what's needed right now today, they've already done it. KDOT widened some lanes on that looping inner interchange. They installed new traffic signals at the bottom of those. They've done all the improvements on Lexington Avenue," Brungardt said. "They've already done the improvements that are needed. Now, next year, if something else big happens or two or three other big things happen (in De Soto), we may need to reassess."

A representative for the City of Lenexa declined to comment for the story.

LEGAL NOTICES

NOTICE OF REVENUE NEUTRAL RATE HEARING AND BUDGET HEARING

The governing body of

Blue Valley Recreation Commission

will meet on August 20, 2025 at 7:00 pm at 7720 W 143rd St, Overland Park, KS 66223 for the purpose of hearing and answering objections of taxpayers relating to the proposed use of funds.

Detailed budget information is available at www.bluevalleyrec.org and will be available at this meeting.

SUPPORTING COUNTIES

Johnson (home county) Miami

BUDGET SUMMARY OF EXPENDITURES

The proposed budget year expenditure amount is the maximum expenditure limit for the proposed budget

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Totals	20,532,458	21,926,143	25,435,695

Lease Purchases: July 1,	2022	2023	2024
	0	0	0

Revenue Neutral Rate as defined by KSA 79-2988	*2.747*
Total Proposed Estimated Tax Rate	*2.800*

Recreation Commission Secretary