

# **INSIDE GARDNER**

WINTER 2019-20

## **\$200M MIXED-USE DEVELOPMENT PROJECT EXPANDS GARDNER'S GROWTH EASTWARD**

Activity on the east side of I-35 is ramping up with the approved development agreement between the City of Gardner and Grata Development for a 262-acre mixed-use development on the southeast corner of 175th St. and I-35.

The roughly \$200M project, coined New Trails, will consist of approximately 455,500 square feet of retail, restaurant, convenience store, office, and service space, including three hotels; a retail anchor of about 50,000 square feet; approximately 367 single-family dwellings, including 168 single-family villas and 199 single-family homes; and 11 buildings containing 424 units of multi-family housing.

Under the development agreement, the city will provide electric, water, and sewer improvements to serve the property – work that is scheduled to begin in the spring. Grata will be responsible for the natural gas, street/frontage road, and all other infrastructure improvements to and within the project site.

“This is a true example of a public-private partnership,” Mayor Steve Shute said. “We’ve now firmly planted our flag on the east side of I-35, and we expect this project to be a catalyst for innumerable future wins for our residents’ quality of life and the entire region.”

“The Grata team is extremely excited to partner with the City of Gardner in moving east across I-35,” Travis Schram, president of Grata Development, said. “We believe that this project will set the tone for Gardner’s eastward growth. We are excited to bring several new retail and restaurant options to the Gardner area as well as a variety of housing options. We appreciate the hard work of the Mayor and city staff in putting this agreement together.”

City officials anticipate vertical construction starting in 2021.



## **BUSINESS NEWS**

### **MARKWAY & HAWORTH GARDNER DENTISTS**

In spring 2020, local business Markway & Haworth Gardner Dentists will open the doors to its brand new 4,569 square-foot office on 115 N. Moonlight Road - a short walk from its current location on Lincoln Lane. Equipped with the latest amenities, Gardner Dentists will continue to deliver comprehensive dental care, from routine preventive dental exams to advanced specialties such as wisdom tooth extractions, root canal therapy, implant placement and restoration, whitening, cosmetic dentistry and sedation dentistry—right from its new office. Congratulations on the new building, Gardner Dentists!





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A message from

# MAYOR STEVE SHUTE

“The only constant in life is change.” - *Heraclitus*

As we are dealing with the rapidly changing seasons (where in the world did fall go?), we are also seeing a tremendous amount of changes here in Gardner. In just the last six weeks, we have increased the physical footprint of our community by nearly 800 acres through multiple rounds of annexations; executed a \$200+ million development agreement with Grata Development to begin a mixed-use project on the other side of I-35 south of 175th Street; approved two other mixed-use projects, Plaza South on Gardner Road and Waverly Plaza at 175th/Santa Fe and Waverly; and seen groundbreaking and ribbon cuttings at four separate businesses. Construction continues at Olathe Health’s new facility by I-35, and we are working on even more exciting projects that are on the verge of announcement.

Of course these changes will require us to address such challenges that come along with growing a city, such as increased traffic, infrastructure needs, a greater law enforcement, and more. Be assured that as these projects (and our downtown revitalization plans) proceed, the governing body and city staff are constantly mindful of the impact of these projects on the character of our community. We NEVER want to lose sight of the things that make Gardner so special - our warmth and charm, our willingness to watch out for each other, and our giving spirit.

As always, I am honored to serve as your Mayor, and my door is always open. Have a wonderful holiday season, and feel free to contact me anytime with questions or ideas.

## GARDNER'S **HIDDEN GEMS**

### **INTEGRITY CSI**

Located at 408 E Main St., Integrity Communications Services, Inc. has become Gardner’s one-stop-shop for telecom needs. Integrity CSI buys, sells, trades, repairs, recycles and repurposes telecom devices, including cell phones, computers and tablets.

“We settled in Gardner 33 years ago after graduating from Emporia State University,” said owner Johnnie Craig. “My wife Connie Ternes Craig grew up in Gardner, and we’ve raised our six children here. Recognizing a need for our services in our home town, we wanted to fill it.”

Unlike other popular cellular and technology stores, Integrity offers a value-added service with its Telecom Expense Reduction Division, auditing telecom invoices, exposing billing errors and overcharges, and providing recommendations for future cost savings.

According to Craig, the division has reduced clients’ telecom overhead upwards of 28-43 percent, recovered hundreds of thousands of dollars, and saved millions of dollars in future cost savings. A few of their clients include Truman Medical Centers, Black & Veatch, and H&R Block. The company also provides these services to individuals.

“Our customers continue to use our services because we always have their best interest in mind,” Craig said. “We go the extra mile to ensure our customers are properly backing up their devices, are on the most economical plans, and utilizing their technology as intended.”

Craig said customers rely on their company for ease, simplicity, convenience, telecom knowledge and the friendship their staff provides.

“We are happy to keep a record of our customers’ carriers, devices, passwords and logins on our secure servers to make their needs expedient when dropping in for support,” Craig said. “It’s just another way for us to show our customers we are invested in them. This city is our home; therefore, our customers are family, not just a sale.”



It's the holiday season, which means live Christmas trees are going up in homes and businesses all over the world. Although Christmas tree fires are not common, they do occur and are more likely to be damaging. Johnson County Fire District #1 offers the following tips to ensure you and your family have a safe experience with your live Christmas tree.

## PICKING THE TREE

Choose a tree with fresh, green needles that do not fall off when touched.

## PLACING THE TREE

Before placing the tree in the stand, cut two inches from the base of the trunk.  
Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.  
Make sure the tree is not blocking an exit.  
Add water to the tree stand, and continue to add water daily.

## LIGHTING THE TREE

Use lights that have the label of an independent testing laboratory. Some lights are only for indoor or outdoor use.  
Replace any string of lights with worn or broken cords or loose bulb connections. Read the manufacturer's instructions for the number of light strands to connect.  
Never use lit candles to decorate the tree.  
Always turn off Christmas tree lights before leaving home or going to bed.

## POST-CHRISTMAS

Get rid of the tree after Christmas. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the house.  
Check with your local community to find a recycling program. Bring outdoor electrical lights inside after the holidays to prevent hazards and to make them last longer.

For questions, contact the Fire Department at (913) 764.7635.



**GARDNER**  
*You!*

## PUBLIC INVITED TO ATTEND UPCOMING CITIZENS ACADEMY

The City of Gardner will host its annual citizens academy, Gardner You!, beginning Jan. 23. Gardner You! is a seven-week interactive civic and public information program that focuses on educating residents and business owners about the city's governmental processes.

Gardner You! sessions will be held on Thursday evenings from 6:30 to 8:00 p.m. at City Hall or the Gardner Justice Center. Session topics include finance and budget, business and economic development, utilities and billing, city functions and programs, and boards and commissions. The academy also includes a tour of city facilities.

The academy is open to Gardner residents and business owners 18 years old or older. Five of the available 20 slots are reserved for students at Gardner-Edgerton High School. Applications are available at City Hall (120 E. Main St.) or online at [gardnerkansas.gov/gardneryou](http://gardnerkansas.gov/gardneryou).

### GOVERNING BODY MEMBERS

Messages for the Governing Body can be left at (913) 856-0939 or with the following info.



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**UPCOMING CITY COUNCIL  
MEETINGS** (MONDAYS AT 7PM)

**Dec. 16 Jan. 6 Jan. 21 Feb. 3 Feb. 17**

View more City Council meeting dates at [GARDNERKANSAS.GOV](http://GARDNERKANSAS.GOV)

## CHRISTMAS IN THE PARK

DECEMBER

2

It's beginning to look a lot like Christmas! The 29th Annual "Christmas in the Park" holiday event kicks off with the Mayor's Christmas Tree Lighting Ceremony on Monday, Dec. 2, at 7:00 p.m. in Cornerstone Park, 215 N. Center St. Holiday music will be performed by area school children, and Mayor Steve Shute will deliver a Christmastime message. Santa and Mrs. Claus will make a surprise arrival during the event. One lucky individual will be selected to flip the switch that turns on thousands of beautiful lights throughout the park. Following the festivities, don't miss visiting Santa and Mrs. Claus at Santa's Workshop.



## SANTA'S WORKSHOP

DECEMBER

2

DECEMBER

15

Moms and Dads, bring the whole family to this place full of holiday joy! Children will have the opportunity to visit with Santa and Mrs. Claus and share their Christmas wishes, plus receive a commemorative ornament (while supplies last) and a candy cane. Santa's Workshop will open immediately following the Mayor's Christmas Tree Lighting Ceremony in Cornerstone Park on Dec. 2 and will re-open on Dec. 15 from 1:00 p.m. to 3:00 p.m.

\*\*In case of inclement weather, Santa's Workshop will be moved to the main lobby in City Hall. Weather hotline, 913-543-5305, will be updated by noon.

## HOLIDAY HOME DECORATING CONTEST

DECEMBER

11

DECEMBER

12

Think you have the most festive house on the block? The City of Gardner invites residents to enter the Holiday Home Decorating Contest. It's a perfect activity for the entire family to enjoy! The contest is open to homes within the city of Gardner's zip code, 66030. Categories this year are Most Creative Display, Most Twinkling Lights, Best Use of Space, and Mayor's Choice. Judging will be on Dec. 11 and 12. On the nights of judging, please turn on all of your holiday lights by 6:00 p.m. and leave them on until 10:00 p.m. Entry fee is \$5 per house, and registration form must be received by 5:00 p.m. on Dec. 10.

## BREAKFAST WITH SANTA

DECEMBER

14

Spend the morning with your family at the North Pole on Saturday, Dec. 14! Adults and children will enjoy all-you-can-eat pancakes, sausage links, and juice from Chris Cakes at the Johnson County Fairgrounds Green Building. Kids can make a craft, and professional pictures with Mr. and Mrs. Claus will be available for purchase (cash only, please). Tickets will be pre-sold online for \$5 until noon and at City Hall until 5:00 p.m. on Friday, Dec. 13. Breakfast can be purchased at the door day of for \$6. Children under one year will not be charged. Don't miss out on this memorable event! If you'd like to visit Santa only and not eat breakfast, you are more than welcome to at no charge.



## FLASHLIGHT CANDY CANE HUNT

DECEMBER

19

Santa and Mrs. Claus love giving kids candy canes! In fact, they love it so much that it is rumored they will hide hundreds of candy canes around Cornerstone Park (215 N Center St.)! Grab your flashlight and a bag for your goodies, and join the search! The hunt is scheduled for Thursday, Dec. 19, at 5:30 p.m. Children ages 2-10 can participate, and the fee to register is \$3 per child. The hunt is limited to the first 100 participants.

\*Please note, Santa and Mrs. Claus will not be in attendance at this event. They will have to return to the North Pole after hiding the candy canes.





City of Gardner  
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 Gardner, Kansas 66030

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# PARKS AND REC EVENTS & ACTIVITIES

Additional program information can be found at [GARDNERPARKS.COM](http://GARDNERPARKS.COM).

ADULT / FAMILY PROGRAMS	START DATE	REGISTRATION DEADLINE	AGE/GRADE	COST
Chiefs Tickets	Game Season	Ongoing	All ages	varies
Scrapbooking	December 6	Thurs. before	Adult	\$5
Christmas in the Park	December 2	NA	All	Free
Santa's Workshop	December 2 & 15	NA	All	Free
Breakfast with Santa	December 14	NA	All	\$5 in advance \$6 at event
Mother/Son Night at the Speedway	December 14	December 6	Boys 4 - 12	\$30 per couple \$15 / additional son
Holiday Home Decorating Contest	December 11 & 12	December 10	All ages	\$5
Flashlight Candy Cane Hunt	December 19	December 15	2-10	\$3 per child

## MOTHER-SON NIGHT AT THE SPEEDWAY

Start your engines and join us for a night at the speedway for mom and son (ages 4-12) on Saturday, Dec.14, from 6:00 to 8:00 p.m. No need to bring your spare tire as there will be plenty of room to take a seat. Take a lap and have a race on our Hot Wheels track or see if you dare to strap into a bumper car in the arena. DJ Phil will be on hand spinning all of today's dance hits. Come dressed in your best race gear to win a first, second or third place "best dressed" trophy. Our photographer will be at the race track, ready to capture memories of the night for you, and dinner will be served. Now, GET READY! SET! GO!

### REGISTRATION BY DECEMBER 6

Event limited to the first 100 couples who register.

