

We encourage everyone to view the meeting live via YouTube.

***Leavenworth County  
Board of County Commissioners  
Regular Meeting Agenda***

300 Walnut Street, Suite 225

Leavenworth, KS 66048

December 3, 2025

9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be allowed at the beginning of each meeting and opened again at the end of the meeting after all regularly scheduled agenda items. Comments shall be limited to five minutes per person; however, commenters may speak for up to five minutes at both the beginning and end of each meeting. There should be not expectation of interaction by the Commission during this time. Everyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting. During times when the Courthouse is closed to the general public anyone wishing to make public comment will provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. The comment will be included and distributed with the normal meeting packet.
- V. ADMINISTRATIVE BUSINESS:
  - a) County Clerk report
  - b) Banking RFP
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a

member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

- a) Approval of the minutes of the meeting of November 25, 2025
- b) Approval of the schedule for the week of December 8, 2025
- c) Approval of the check register
- d) Approve and sign the OCB's

**VII. FORMAL BOARD ACTION:**

- a) Consider a motion to accept the proposal from Varney & Associates for auditing services for the years ended December 31, 2025-2027.
- b) Consider a motion to find that the proposed final plat as outlined in Case DEV-25-103 is compliant with the County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.
- c) Consider a motion to find that the proposed final plat as outlined in Case DEV-25-118 is compliant with the County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

**VIII. PRESENTATIONS AND DISCUSSION ITEMS:** presentations are materials of general concern where no action or vote is requested or anticipated.

- a) Executive session if needed

**IX. ADJOURNMENT**

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

## **Monday, December 1, 2025**

## **Tuesday, December 2, 2025**

6:00 p.m. Leavenworth Extension Council Annual Meeting  
• 304 Venue, 304 E. 4<sup>th</sup> St., Tonganoxie, KS

## **Wednesday, December 3, 2025**

9:00 a.m. Leavenworth County Commission meeting  
• Commission Meeting Room, 300 Walnut, Leavenworth KS

## **Thursday, December 4, 2025**

## **Friday, December 5, 2025**

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

\*\*\*\*\*November 25, 2025 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Tuesday, November 25, 2025. Commissioner Culbertson; Commissioner Smith, Commissioner Reid and Commissioner Dove Commissioner Stieben is present by phone; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor

**PUBLIC COMMENT:**

There were no public comments.

**ADMINISTRATIVE BUSINESS:**

Commissioner Smith expressed thanks to Human Resources for hosting the Chili Cook-Off.

Mark Loughry presented a KDOT letter of support for the K-5 Modernization project.

***A motion was made Commissioner Dove and seconded by Commissioner Reid to approve the letter to Secretary Reed by the County Commissioners.***

***Motion passed, 5-0.***

Misty Brown indicated she received a message from counsel for Kaw Valley indicating they are asking to postpone the hearing on December 3<sup>rd</sup> to February.

Commissioner Culbertson inquired if a letter is needed to send to Ft. Leavenworth regarding the EMS contract.

Mr. Loughry indicated there has been some communication and has asked the County Counselor to review a contract.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Smith to accept the consent agenda for Tuesday, November 25, 2025 as presented.***

***Motion passed, 5-0.***

Commissioner Stieben recommended to update the letter for the 152 project and the property cap letter for the legislative breakfast.

Commissioner Reid expressed her appreciation for the Chili Cook-Off.

Commissioner Smith announced the Lansing Christmas Tree Lighting will be at the Lansing Middle School, Sunday November 30<sup>th</sup> at 6:00 p.m.

***A motion was made by Commissioner Dove and seconded by Commissioner Culbertson to adjourn.***

***Motion passed, 5-0.***

The Board adjourned at 9:09 a.m.



# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, December 8, 2025

## Tuesday, December 9, 2025

7:30 a.m. KAC conference  
• Hyatt Regency Wichita

## Wednesday, December 10, 2025

7:30 a.m. KAC conference  
• Hyatt Regency Wichita

9:00 a.m. Leavenworth County Commission meeting  
• Commission Meeting Room, 300 Walnut, Leavenworth KS

## Thursday, December 11, 2025

7:30 a.m. KAC conference  
• Hyatt Regency Wichita

12:00 p.m. LCDC meeting

## Friday, December 12, 2025

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

START DATE: 11/21/2025 END DATE: 11/25/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
661		11/25/2025	276	WEX BANK			
			137237	5-001-5-11-253	CO ATTY	24.22	
			137232	5-001-5-14-331	EMS	6,319.12	
			137238	5-001-5-14-332	SHERIFF	3,114.30	
			137240	5-001-5-14-334	APPRIASERS	400.46	
			137241	5-001-5-14-335	PZ	96.14	
			137231	5-001-5-14-901	REBATE	88.96-	
			137236	5-108-5-00-304	HEALTH	27.80	
			137236	5-108-5-00-601	HEALTH	67.71	
			137233	5-125-5-00-211	COMM CORR	49.27	
			137234	5-127-5-00-3	COMM CORR	10.34	
			137239	5-133-5-00-304	ROAD AND BRIDGE	204.98	
			137235	5-136-5-00-208	COMM CORR	10.34	
			137242	5-145-5-00-304	COA	3,949.80	
					WARRANT TOTAL		14,185.52
662		11/25/2025	648	COMMERCE BANK-COMMERCIAL CARDS			
			137065	4-133-5-00-201	CC NOV STATEMENT PW	22.42	
			137089	5-001-5-01-202	CC NOV STATEMENT DOVE	550.00	
			137071	5-001-5-03-301	CC NOV STATEMENT TREAS	844.32	
			137100	5-001-5-04-202	NOV CC STATEMENT TODD	17.00	
			137100	5-001-5-04-211	NOV CC STATEMENT TODD	91.13	
			137114	5-001-5-05-203	NOV CC STATEMENT EMS	107.31	
			137114	5-001-5-05-205	NOV CC STATEMENT EMS	1.58	
			137114	5-001-5-05-209	NOV CC STATEMENT EMS	55.00	
			137114	5-001-5-05-212	NOV CC STATEMENT EMS	105.90	
			137112	5-001-5-05-213	NOV CC STATEMENT EMS	72.96	
			137114	5-001-5-05-216	NOV CC STATEMENT EMS	510.48	
			137114	5-001-5-05-282	NOV CC STATEMENT EMS	477.20	
			137114	5-001-5-05-301	NOV CC STATEMENT EMS	478.04	
			137112	5-001-5-05-302	NOV CC STATEMENT EMS	17.22	
			137112	5-001-5-05-350	NOV CC STATEMENT EMS	20.00	
			137113	5-001-5-05-350	NOV CC STATEMENT EMS	222.45	
			137114	5-001-5-05-350	NOV CC STATEMENT EMS	1,659.00	
			137114	5-001-5-05-381	NOV CC STATEMENT EMS	4,197.48	
			137112	5-001-5-05-383	NOV CC STATEMENT EMS	99.96	
			137114	5-001-5-05-383	NOV CC STATEMENT EMS	198.00	
			137113	5-001-5-05-385	NOV CC STATEMENT EMS	175.99	
			137108	5-001-5-06-211	CC NOV STATEMENT ANDERSON	118.53	
			137102	5-001-5-07-202	CC NOV STATEMENT DEDEKE	945.68	
			137104	5-001-5-07-202	CC NOV STATEMENT SO	3,535.00	
			137105	5-001-5-07-202	CC STATEMENT NOV SO	700.00	
			137103	5-001-5-07-203	CC NOV STATEMENT SO	50.00	
			137104	5-001-5-07-203	CC NOV STATEMENT SO	45.00	
			137103	5-001-5-07-208	CC NOV STATEMENT SO	9.00	
			137101	5-001-5-07-211	NOV CC STATEMENT MCCALLY	49.09	
			137102	5-001-5-07-211	CC NOV STATEMENT DEDEKE	796.86	
			137105	5-001-5-07-211	CC STATEMENT NOV SO	398.43	
			137101	5-001-5-07-213	NOV CC STATEMENT MCCALLY	80.48	
			137101	5-001-5-07-219	NOV CC STATEMENT MCCALLY	25.00	
			137101	5-001-5-07-251	NOV CC STATEMENT MCCALLY	52.66	

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137102	5-001-5-07-251	CC NOV STATEMENT DEDEKE	600.01	
			137101	5-001-5-07-301	NOV CC STATEMENT MCCALLY	146.56	
			137102	5-001-5-07-301	CC NOV STATEMENT DEDEKE	138.91	
			137105	5-001-5-07-301	CC STATEMENT NOV SO	297.21	
			137101	5-001-5-07-305	NOV CC STATEMENT MCCALLY	151.99	
			137102	5-001-5-07-305	CC NOV STATEMENT DEDEKE	269.99	
			137101	5-001-5-07-350	NOV CC STATEMENT MCCALLY	21.84	
			137102	5-001-5-07-350	CC NOV STATEMENT DEDEKE	36.92	
			137104	5-001-5-07-350	CC NOV STATEMENT SO	349.96	
			137104	5-001-5-07-353	CC NOV STATEMENT SO	66.93	
			137092	5-001-5-07-354	CC NOV STATEMENT MAGAHA	583.78	
			137102	5-001-5-07-355	CC NOV STATEMENT DEDEKE	471.12	
			137105	5-001-5-07-356	CC STATEMENT NOV SO	357.38	
			137103	5-001-5-07-357	CC NOV STATEMENT SO	12.57-	
			137102	5-001-5-07-359	CC NOV STATEMENT DEDEKE	3,169.71	
			137103	5-001-5-07-359	CC NOV STATEMENT SO	85.00	
			137101	5-001-5-07-360	NOV CC STATEMENT MCCALLY	68.98	
			137105	5-001-5-07-362	CC STATEMENT NOV SO	1,569.99	
			137091	5-001-5-07-403	CC NOV STATEMENT PHILLIPS	125.90	
			137102	5-001-5-07-450	CC NOV STATEMENT DEDEKE	3,949.00	
			137115	5-001-5-09-209	NOV CC STATEMENT MATZEDER	168.00	
			137099	5-001-5-11-203	CC NOV STATEMENT THOMPSON	2,271.00	
			137098	5-001-5-11-211	CC NOV STATEMENT GRAHAM	241.36	
			137099	5-001-5-11-211	CC NOV STATEMENT THOMPSON	1,480.14	
			137097	5-001-5-11-301	CC STATEMENT NOV FILBERT	7.96	
			137098	5-001-5-11-301	CC NOV STATEMENT GRAHAM	1,131.31	
			137082	5-001-5-14-229	CC STATEMENT B&G	569.80	
			137095	5-001-5-19-213	CC NOV STATEMENT CLEMENS	446.19	
			137106	5-001-5-19-213	CC NOV STATEMENT CROSSLAND	282.69	
			137107	5-001-5-19-213	CC NOV STATEMENT WEISHARR	1,686.00	
			137096	5-001-5-19-217	CC NOV STATEMENT DC	373.60	
			137106	5-001-5-19-301	CC NOV STATEMENT CROSSLAND	1,321.08	
			137072	5-001-5-28-215	CC NOV STATEMENT HR	373.70	
			137072	5-001-5-28-215	CC NOV STATEMENT HR	169.00	
			137082	5-001-5-31-209	CC STATEMENT B&G	151.32	
			137082	5-001-5-31-290	CC STATEMENT B&G	645.50	
			137109	5-001-5-31-293	CC NOV STATEMENT FARR	389.96	
			137109	5-001-5-31-293	CC NOV STATEMENT FARR	165.00	
			137110	5-001-5-31-293	CC NOV STATEMENT TOMLIN	119.99	
			137082	5-001-5-31-294	CC STATEMENT B&G	245.00	
			137082	5-001-5-31-297	CC STATEMENT B&G	97.00	
			137082	5-001-5-31-301	CC STATEMENT B&G	175.73	
			137110	5-001-5-31-301	CC NOV STATEMENT TOMLIN	10.94	
			137082	5-001-5-31-312	CC STATEMENT B&G	20.52-	
			137116	5-001-5-31-312	CC NOV STATEMENT CUMMINGS	1,127.30	
			137082	5-001-5-31-316	CC STATEMENT B&G	649.00	
			137116	5-001-5-31-316	CC NOV STATEMENT CUMMINGS	290.46	
			137082	5-001-5-31-318	CC STATEMENT B&G	424.50	
			137110	5-001-5-31-383	CC NOV STATEMENT TOMLIN	309.98	
			137082	5-001-5-31-384	CC STATEMENT B&G	424.50	

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			137082	5-001-5-31-390	CC STATEMENT B&G	524.40	
			137082	5-001-5-31-391	CC STATEMENT B&G	424.50	
			137109	5-001-5-31-391	CC NOV STATEMENT FARR	96.23	
			137082	5-001-5-32-297	CC STATEMENT B&G	777.24	
			137082	5-001-5-32-391	CC STATEMENT B&G	3,276.57	
			137110	5-001-5-32-391	CC NOV STATEMENT TOMLIN	785.11	
			137116	5-001-5-32-391	CC NOV STATEMENT CUMMINGS	1,155.24	
			137082	5-001-5-32-392	CC STATEMENT B&G	42.50	
			137082	5-001-5-33-296	CC STATEMENT B&G	2,839.01	
			137082	5-001-5-33-297	CC STATEMENT B&G	550.06	
			137082	5-001-5-33-391	CC STATEMENT B&G	2,292.97	
			137111	5-001-5-41-201	CC NOV STATEMENT MURRAY	63.02	
			137111	5-001-5-41-203	CC NOV STATEMENT MURRAY	255.00	
			137111	5-001-5-41-211	CC NOV STATEMENT MURRAY	5.48	
			137111	5-001-5-41-301	CC NOV STATEMENT MURRAY	7.79	
			137111	5-001-5-41-371	CC NOV STATEMENT MURRAY	283.96	
			137067	5-001-5-42-285	CC NOV STATEMENT PW	1,176.08	
			137067	5-001-5-42-286	CC NOV STATEMENT PW	270.00	
			137067	5-001-5-42-293	CC NOV STATEMENT PW	4,200.00	
			137067	5-001-5-42-301	CC NOV STATEMENT PW	108.86	
			137068	5-001-5-49-204	CC NOV STATEMENT GRIER	922.33	
			137069	5-001-5-49-342	CC NOV STATEMENT SLOOP	382.94	
			137070	5-001-5-49-342	CC NOV STATEMENT KEPPLER	155.11	
			137062	5-001-5-49-342	CC STATEMENT NOV MONROE	97.25	
			137066	5-001-5-53-202	CC NOV STATEMENT PW	95.00	
			137066	5-001-5-53-203	CC NOV STATEMENT PW	50.00	
			137066	5-001-5-53-207	CC NOV STATEMENT PW	139.08	
			137066	5-001-5-53-301	CC NOV STATEMENT PW	828.30	
			137066	5-001-5-53-307	CC NOV STATEMENT PW	806.82	
			137066	5-001-5-53-308	CC NOV STATEMENT PW	1,143.30	
			137090	5-108-5-00-203	CC NOV STATEMENT HEALTH	60.00	
			137090	5-108-5-00-204	CC NOV STATEMENT HEALTH	254.26	
			137090	5-108-5-00-211	CC NOV STATEMENT HEALTH	5.52	
			137090	5-108-5-00-213	CC NOV STATEMENT HEALTH	70.00	
			137090	5-108-5-00-219	CC NOV STATEMENT HEALTH	636.37	
			137090	5-108-5-00-280	CC NOV STATEMENT HEALTH	1,651.02	
			137090	5-108-5-00-301	CC NOV STATEMENT HEALTH	254.11	
			137090	5-108-5-00-302	CC NOV STATEMENT HEALTH	41.51	
			137090	5-108-5-00-384	CC NOV STATEMENT HEALTH	11,954.28	
			137090	5-108-5-00-601	CC NOV STATEMENT HEALTH	838.69	
			137090	5-108-5-00-606	CC NOV STATEMENT HEALTH	421.65	
			137090	5-108-5-00-610	CC NOV STATEMENT HEALTH	55.63	
			137072	5-112-5-00-256	CC NOV STATEMENT HR	591.20	
			137090	5-112-5-00-256	CC NOV STATEMENT HEALTH	741.25	
			137086	5-125-5-00-3	CC NOV STATEMENT COM CORR HARD	112.71	
			137083	5-126-5-00-226	CC NOV STATEMENT COMM CORR	150.00	
			137086	5-126-5-00-226	CC NOV STATEMENT COM CORR HARD	193.98	
			137088	5-126-5-00-226	NOV CC STATEMENT SKAGGS	133.50	
			137085	5-126-5-00-321	CC NOV STATEMENT COM CORR BERR	29.60	
			137085	5-127-5-00-3	CC NOV STATEMENT COM CORR BERR	204.10	

START DATE: 11/21/2025 END DATE: 11/25/2025

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137086	5-127-5-00-3	CC NOV STATEMENT COM CORR HARD	50.00	
			137088	5-127-5-00-3	NOV CC STATEMENT SKAGGS	25.00	
			137065	5-133-5-00-209	CC NOV STATEMENT PW	63.50	
			137065	5-133-5-00-214	CC NOV STATEMENT PW	438.82	
			137064	5-133-5-00-301	CC NOV STATEMENT PW	225.50	
			137065	5-133-5-00-301	CC NOV STATEMENT PW	3,015.05	
			137063	5-133-5-00-310	CC NOV STATEMENT PW	126.68	
			137063	5-133-5-00-312	CC NOV STATEMENT PW	1,624.90	
			137065	5-133-5-00-312	CC NOV STATEMENT PW	39.99	
			137063	5-133-5-00-313	CC NOV STATEMENT PW	305.28	
			137064	5-133-5-00-315	CC NOV STATEMENT PW	3,008.05	
			137065	5-133-5-00-315	CC NOV STATEMENT PW	568.64	
			137064	5-133-5-00-318	CC NOV STATEMENT PW	50.94	
			137063	5-133-5-00-360	CC NOV STATEMENT PW	3,356.36	
			137064	5-133-5-00-360	CC NOV STATEMENT PW	116.61	
			137065	5-133-5-00-360	CC NOV STATEMENT PW	454.34	
			137065	5-133-5-00-362	CC NOV STATEMENT PW	1,132.74	
			137063	5-133-5-00-363	CC NOV STATEMENT PW	40.84	
			137064	5-133-5-00-364	CC NOV STATEMENT PW	1,714.97	
			137065	5-133-5-00-364	CC NOV STATEMENT PW	294.81	
			137063	5-133-5-00-365	CC NOV STATEMENT PW	1,317.42	
			137064	5-133-5-00-365	CC NOV STATEMENT PW	4,043.26	
			137065	5-133-5-00-365	CC NOV STATEMENT PW	418.99	
			137064	5-133-5-00-440	CC NOV STATEMENT PW	657.54	
			137065	5-133-5-00-440	CC NOV STATEMENT PW	2,201.16	
			137085	5-135-5-00-200	CC NOV STATEMENT COM CORR BERR	41.47	
			137085	5-136-5-00-201	CC NOV STATEMENT COM CORR BERR	11.52	
			137084	5-136-5-00-207	CC STATEMENT NOV COMM CORR HER	220.00	
			137117	5-136-5-00-207	CC NOV STATEMENT COMM CORR	50.00	
			137085	5-136-5-00-211	CC NOV STATEMENT COM CORR BERR	25.00	
			137087	5-136-5-00-211	CC NOV STATEMENT VANHOUTEN	366.72	
			137085	5-136-5-00-341	CC NOV STATEMENT COM CORR BERR	12.99	
			137073	5-137-5-00-320	CC NOV STATEMENT PW	3,719.70	
			137086	5-138-5-00-227	CC NOV STATEMENT COM CORR HARD	92.97	
			137086	5-138-5-00-227	CC NOV STATEMENT COM CORR HARD	92.72	
			137079	5-144-5-00-2	CC NOV STATEMENT CAMBELL	568.07	
			137061	5-144-5-00-3	CC NOV STATEMENT COA HARMON	40.97	
			137079	5-144-5-00-3	CC NOV STATEMENT CAMBELL	221.09	
			137076	5-145-5-00-210	CC STATEMENT NOV OWENS	90.00	
			137078	5-145-5-00-252	CC STATEMENT NOV HOWARD	51.98	
			137074	5-145-5-00-254	CC NOV STATEMENT COA	46.34	
			137074	5-145-5-00-255	CC NOV STATEMENT COA	183.21	
			137077	5-145-5-00-260	CC STATEMENT NOV BROWN	17.94	
			137074	5-145-5-00-301	CC NOV STATEMENT COA	754.15	
			137074	5-145-5-00-345	CC NOV STATEMENT COA	14.37	
			137075	5-145-5-00-345	CC NOV STATEMENT HAMBLETON	54.67	
			137078	5-145-5-00-750	CC STATEMENT NOV HOWARD	600.90	
			137080	5-145-5-00-750	CC NOV STATEMENT PETERSON	89.25	
			137074	5-145-5-05-301	CC NOV STATEMENT COA	5.26	
			137075	5-145-5-05-301	CC NOV STATEMENT HAMBLETON	23.32	

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			137074	5-145-5-07-302	CC NOV STATEMENT COA	.61	
			137075	5-145-5-07-302	CC NOV STATEMENT HAMBLETON	2.41	
			137093	5-160-5-00-202	CC STATEMENT NOV SALDIVAR	15.96	
			137093	5-160-5-00-203	CC STATEMENT NOV SALDIVAR	150.00	
			137093	5-160-5-00-208	CC STATEMENT NOV SALDIVAR	34.38	
			137093	5-160-5-00-212	CC STATEMENT NOV SALDIVAR	2,399.99	
			137094	5-160-5-00-212	CC NOV STATEMENT ANDERSON	29.82	
			137094	5-160-5-00-213	CC NOV STATEMENT ANDERSON	604.08	
			137093	5-160-5-00-301	CC STATEMENT NOV SALDIVAR	695.67	
			137094	5-160-5-00-303	CC NOV STATEMENT ANDERSON	741.31	
			137094	5-160-5-00-304	CC NOV STATEMENT ANDERSON	71.94	
			137094	5-160-5-00-305	CC NOV STATEMENT ANDERSON	33.04	
			137093	5-160-5-00-402	CC STATEMENT NOV SALDIVAR	455.74	
			137118	5-198-5-18-201	CC NOV STATEMENT SO	31.56-	
			137081	5-215-5-03-203	CC STATEMENT B&G NOV	520.95	
					WARRANT TOTAL		125,469.14
663		11/25/2025	1123	POMP'S TIRE SERVICE INC			
			137137	5-133-5-00-309	TIRES	733.50	
			137137	5-133-5-00-309	TIRES	1,855.88	
			137137	5-133-5-00-309	TIRES	2,029.00	
					WARRANT TOTAL		4,618.38
664		11/25/2025	8103	CHARTER COMMUNICATIONS			
			137171	5-001-5-18-213	COMMUNICATION	169.98	
					WARRANT TOTAL		169.98
1807	AP	11/23/2025	586	EBERT CONSTRUCTION CO,INC			
			137332	5-171-5-04-302	52C5250 01 235	189,505.00	
					WARRANT TOTAL		189,505.00
1808	AP	11/23/2025	434	HAMM QUARRIES			
			137331	5-171-5-10-303	SEVEN SISTERS	7,123.15	
					WARRANT TOTAL		7,123.15
117380	AP	11/25/2025	4120	AAA LAUNDRY & LINEN SUPPLY CO			
			137158	5-001-5-53-215	UNIFORM MAINT	103.97	
			137158	5-001-5-53-215	UNIFORM MAINT	186.74	
			137158	5-001-5-53-215	UNIFORM MAINT	35.00-	
			137158	5-001-5-53-215	UNIFORM MAINT	103.31	
			137132	5-133-5-00-215	UNIFORM RENTALS	374.27	
			137132	5-133-5-00-215	UNIFORM RENTALS	435.03	
			137132	5-133-5-00-215	UNIFORM RENTALS	354.27	
			137132	5-133-5-00-312	UNIFORM RENTALS	264.22	
			137132	5-133-5-00-312	UNIFORM RENTALS	256.32	
			137132	5-133-5-00-312	UNIFORM RENTALS	258.09	
			137156	5-137-5-00-203	UNIFORM RENTALS	120.10	
			137156	5-137-5-00-203	UNIFORM RENTALS	109.24	
			137156	5-137-5-00-203	UNIFORM RENTALS	109.24	
					WARRANT TOTAL		2,639.80
117381	AP	11/25/2025	20588	ADVANTAGE PRINTING			
			137159	5-108-5-00-301	OFFICE SUPPLIES AND WIC	60.00	
			137159	5-108-5-00-301	OFFICE SUPPLIES AND WIC	60.00	
			137159	5-108-5-00-606	OFFICE SUPPLIES AND WIC	38.00	
			137169	5-146-5-00-301	REGISTRATION ENVELOPES AND LOG	3,087.20	

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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137169	5-146-5-00-301	REGISTRATION ENVELOPES AND LOG	433.00	
					WARRANT TOTAL		3,678.20
117382	AP	11/25/2025	18634	AMERICAN EQUIPMENT CO			
			137149	5-133-5-00-306	PARTS AND ICE SNOW	7,431.45	
			137149	5-133-5-00-360	PARTS AND ICE SNOW	374.82	
					WARRANT TOTAL		7,806.27
117383	AP	11/25/2025	8020	APCO INTERNATIONAL			
			137199	5-174-5-00-202	APCO TRAINING	1,012.00	
					WARRANT TOTAL		1,012.00
117384	AP	11/25/2025	18253	AT&T MOBILITY			
			137178	5-001-5-07-210	ATT MONTHLY	92.46	
					WARRANT TOTAL		92.46
117385	AP	11/25/2025	1061	B & W FIRE LLC			
			137196	5-001-5-05-383	BUILDING MAIN SUPPLIES	105.90	
					WARRANT TOTAL		105.90
117386	AP	11/25/2025	2489	HONORABLE ROBERT BEDNAR			
			137325	5-001-5-19-252	REISUE OF CHECK FROM 11/5	3,750.00	
					WARRANT TOTAL		3,750.00
117387	AP	11/25/2025	24545	CDW GOVERNMENT INC			
			137173	5-115-5-00-409	HP SB 800 G9	1,549.91	
			137173	5-115-5-00-409	HP SB 800 G9	1,029.72-	
			137148	5-133-5-00-301	HP LASERJET FOR COUNTRY SHOP	790.28	
					WARRANT TOTAL		1,310.47
117388	AP	11/25/2025	28831	CE WATER MANAGEMENT INC			
			137327	5-001-5-32-268	1715 CLOSED SYSTEM	1,285.00	
					WARRANT TOTAL		1,285.00
117389	AP	11/25/2025	571	QUIKRETE HOLDINGS			
			137147	5-133-5-00-325	CULVETS	6,570.00	
			137147	5-133-5-00-325	CULVETS	4,163.20	
					WARRANT TOTAL		10,733.20
117390	AP	11/25/2025	331	CRAFCO			
			137146	5-133-5-00-303	POLYFLEX TYPE 2	1,705.80	
			137146	5-133-5-00-303	POLYFLEX TYPE 2	1,386.00	
			137146	5-133-5-00-303	POLYFLEX TYPE 2	2,127.60	
					WARRANT TOTAL		5,219.40
117391	AP	11/25/2025	902	DEBS RIVERVIEW LLC			
			137122	5-001-5-07-266	SHELTERING SERVICES	259.00	
					WARRANT TOTAL		259.00
117392	AP	11/25/2025	17551	DIGGER JIM'S			
			137121	5-001-5-07-208	CLEAN GREASE PIT	250.00	
					WARRANT TOTAL		250.00
117393	AP	11/25/2025	1219	CLERK OF DIST COURT-LEAV			
			137181	5-001-5-11-501	NOVEMBER 2025 COURT COST	1,876.00	
					WARRANT TOTAL		1,876.00
117394	AP	11/25/2025	21300	STEVEN CROSSLAND			
			137160	5-001-5-19-213	MILEAGE KADCCA CONF	396.20	
					WARRANT TOTAL		396.20
117395	AP	11/25/2025	30100	DENISE BIXBY			
			137186	5-001-5-49-341	EXPENSES FOR GENERAL ELECTION	25.00	
			137186	5-001-5-49-341	EXPENSES FOR GENERAL ELECTION	28.00	

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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
					WARRANT TOTAL		53.00
117396	AP	11/25/2025	30100	HANNA BROWEN			
			137195	5-001-5-49-341	GENERAL ELECTION EXPENSES	58.80	
					WARRANT TOTAL		58.80
117397	AP	11/25/2025	30100	STEPHANIE BROWN			
			137197	5-001-5-49-341	GENERAL ELECTION EXPEENSES	71.40	
					WARRANT TOTAL		71.40
117398	AP	11/25/2025	30100	KATHY RUSH			
			137202	5-001-5-49-341	GENERAL ELECTION EXPENSES	25.00	
					WARRANT TOTAL		25.00
117399	AP	11/25/2025	30100	JANE TURNER			
			137206	5-001-5-49-341	GENERAL ELECTION EXPENSES	31.50	
					WARRANT TOTAL		31.50
117400	AP	11/25/2025	446	EQUIPMENT SHARE INC			
			137144	5-133-5-00-360	CASE NOZZLE	243.44	
			137155	5-137-5-00-320	CASE KITS SERVICES FILTER CAB	425.27	
					WARRANT TOTAL		668.71
117401	AP	11/25/2025	8686	EVERGY KANSAS CENTRAL INC			
			137328	5-001-5-32-392	601 S RD ST	21,337.86	
			137213	5-133-5-00-251	187THST	1,079.28	
			137329	5-195-5-00-290	520 S 3RD ST	474.12	
					WARRANT TOTAL		22,891.26
117402	AP	11/25/2025	894	FORENSIC MEDICAL MANAGEMENT SE			
			137194	5-001-5-13-271	AUTOPSY, EXTERNAL EXAM, DEATH	9,900.00	
			137194	5-001-5-13-271	AUTOPSY, EXTERNAL EXAM, DEATH	850.00	
			137194	5-001-5-13-271	AUTOPSY, EXTERNAL EXAM, DEATH	300.00	
			137194	5-001-5-13-271	AUTOPSY, EXTERNAL EXAM, DEATH	375.00	
					WARRANT TOTAL		11,425.00
117403	AP	11/25/2025	70	FREESTATE ELECTRIC COOPERATIVE			
			137124	5-001-5-07-223	SIRENS	74.40	
			137124	5-001-5-07-223	SIRENS	74.12	
			137124	5-001-5-07-223	SIRENS	74.50	
			137124	5-001-5-07-223	SIRENS	75.03	
			137124	5-001-5-07-223	SIRENS	75.30	
			137124	5-001-5-07-223	SIRENS	74.72	
			137124	5-001-5-07-223	SIRENS	74.63	
			137124	5-001-5-07-223	SIRENS	74.59	
			137124	5-001-5-07-223	SIRENS	53.00	
			137209	5-001-5-14-220	725 LAIMING RD	828.74	
			137212	5-133-5-00-251	18673 MCLOUTH RD	115.13	
			137168	5-174-5-00-210	SERVICE DATES 0901 1001	829.56	
					WARRANT TOTAL		2,423.72
117404	AP	11/25/2025	774	G W VAN KEPPEL			
			137143	5-133-5-00-360	TIE ROD FILTER SHIPPING	128.86	
					WARRANT TOTAL		128.86
117405	AP	11/25/2025	268	GEN DIGITAL, INC.			
			137174	5-510-2-00-941	11 2025 PREMUIMS	2,083.27	
					WARRANT TOTAL		2,083.27
117406	AP	11/25/2025	1009	GLOCK INC			
			137167	5-001-5-07-356	RECOIL SPRING AND TRIGGER PIN	1,008.00	



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				START DATE: 11/21/2025		END DATE: 11/25/2025	
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137167	5-001-5-07-356	RECOIL SPRING AND TRIGGER PIN	168.00	
					WARRANT TOTAL		1,176.00
117407	AP	11/25/2025	83	M J DONOVAN ENTERPRISES, INC			
			137125	5-001-5-07-213	VEHICLE GRAPHICS	430.19	
			137203	5-001-5-07-213	VEHICLE GRAPHICS UNIT 139	58.00	
					WARRANT TOTAL		488.19
117408	AP	11/25/2025	4465	GRONIS HARDWARE INC			
			137246	5-001-5-07-357	JAIL MAINTENANCE	15.86	
					WARRANT TOTAL		15.86
117409	AP	11/25/2025	28526	THE GUIDANCE CENTER	(TRAINING		
			137127	5-125-5-00-2	OCTOBER 2025 SALARY FRINGE PRA	9,066.18	
			137128	5-135-5-00-200	OCTOBER 28.75 CRISIS PAPERWORK	4,312.50	
			137129	5-135-5-00-200	DEMENTIA SIMULATIOIN EXPERIENC	1,693.52	
			137130	5-135-5-00-201	OCTOBER 2025 SALARY AND FRINGE	2,304.89	
			137131	5-135-5-00-201	OCTOBER SALARY ROBINSON JAIL P	7,727.20	
					WARRANT TOTAL		25,104.29
117410	AP	11/25/2025	434	HAMM QUARRIES			
			137154	5-137-5-00-312	ROCK	1,420.10	
			137154	5-137-5-00-312	ROCK	2,763.41	
			137154	5-137-5-00-312	ROCK	2,276.68	
			137154	5-137-5-00-312	ROCK	3,378.14	
			137154	5-137-5-00-312	ROCK	292.99	
			137154	5-137-5-00-312	ROCK	2,558.10	
			137154	5-137-5-00-312	ROCK	10,752.89	
			137154	5-137-5-00-312	ROCK	7,281.93	
			137154	5-137-5-00-312	ROCK	1,592.44	
			137154	5-137-5-00-312	ROCK	565.61	
					WARRANT TOTAL		32,882.29
117411	AP	11/25/2025	369	HOLLIDAY SAND & GRAVEL CO			
			137141	5-133-5-00-303	AB3 ROAD SEAL	691.06	
			137153	5-137-5-00-312	ROCK	1,651.98	
			137153	5-137-5-00-312	ROCK	1,685.96	
			137153	5-137-5-00-312	ROCK	2,119.69	
			137153	5-137-5-00-312	ROCK	1,721.55	
					WARRANT TOTAL		7,870.24
117412	AP	11/25/2025	191	HOME DEPOT USA			
			137142	5-133-5-00-313	LEAN STRIP LACQUIER THINNER	19.98	
					WARRANT TOTAL		19.98
117413	AP	11/25/2025	236	INTERPRETERS INC			
			137179	5-001-5-11-213	INTERPRETER FOR LV25CR433	140.00	
					WARRANT TOTAL		140.00
117414	AP	11/25/2025	3030	ISG TECHNOLOGY			
			137120	5-001-5-07-362	BILLABLE SERVICES EMAIL SERVER	1,590.00	
					WARRANT TOTAL		1,590.00
117415	AP	11/25/2025	936	J. HIGGINS, LTD. INC			
			137166	5-001-5-07-350	HONOR GUARD HATS X 3	387.00	
			137166	5-001-5-07-350	HONOR GUARD HATS X 3	102.00-	
					WARRANT TOTAL		285.00
117416	AP	11/25/2025	966	ATCHISON AUTO PARTS LLC DBA NA			
			137139	5-133-5-00-310	PARTS, SUPPLIES, LUBES	52.56	

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TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137139	5-133-5-00-312	PARTS, SUPPLIES, LUBES	26.98	
			137139	5-133-5-00-312	PARTS, SUPPLIES, LUBES	13.49	
			137139	5-133-5-00-360	PARTS, SUPPLIES, LUBES	299.56	
			137139	5-133-5-00-360	PARTS, SUPPLIES, LUBES	449.34	
			137139	5-133-5-00-360	PARTS, SUPPLIES, LUBES	39.99	
			137139	5-133-5-00-360	PARTS, SUPPLIES, LUBES	128.26	
			137151	5-137-5-00-320	HYD HOSE FITTING	55.80	
				WARRANT TOTAL			1,065.98
117417	AP	11/25/2025	66366	KANSAS GAS SERVICE			
			137198	5-001-5-05-215	STATION 1 510614745201565727	107.46	
			137207	5-001-5-14-220	JC, CH, COMM CORR	784.56	
			137207	5-001-5-32-392	JC, CH, COMM CORR	1,581.17	
			137208	5-001-5-33-392	711 MARSHALL	386.69	
			137207	5-195-5-00-290	JC, CH, COMM CORR	83.31	
				WARRANT TOTAL			2,943.19
117418	AP	11/25/2025	834	KANSAS LEGAL SERVICES, INC			
			137162	5-001-5-09-231	CONFLICT ATTORNEY	6,048.00	
				WARRANT TOTAL			6,048.00
117419	AP	11/25/2025	8408	KANSAS STATE HISTORICAL SOCIET			
			137211	5-133-5-00-327	SURVEY MATERIAL	100.00	
				WARRANT TOTAL			100.00
117420	AP	11/25/2025	131	KIESLER POLICE SUPPLY INC			
			137177	5-001-5-07-350	RIFLE	1,575.08	
				WARRANT TOTAL			1,575.08
117421	AP	11/25/2025	2017	KANSAS BAR ASSOCIATION			
			137205	5-001-5-19-203	DUES AND MEMBERSHIP	360.00	
				WARRANT TOTAL			360.00
117422	AP	11/25/2025	7258	L & R REFRIGERATION SERVICE CO			
			137165	5-160-5-00-208	REFRIGERANT RECOVERY	477.50	
				WARRANT TOTAL			477.50
117423	AP	11/25/2025	4755	LEAVENWORTH PAPER AND OFFICE S			
			137164	5-001-5-06-301	COPY PAPER	44.50	
			137172	5-145-5-00-201	INK CARTIRIDGE	50.93	
			137172	5-145-5-00-303	INK CARTIRIDGE	287.57	
				WARRANT TOTAL			383.00
117424	AP	11/25/2025	9762	LEAVENWORTH POLICE DEPT			
			137182	5-001-5-11-503	LAW ENFORCEMENT FEE	200.00	
				WARRANT TOTAL			200.00
117425	AP	11/25/2025	537	CHERRYROAD MEDIA INC			
			137163	5-001-5-06-218	PUBLIC NOTICE	87.27	
			137163	5-001-5-06-218	PUBLIC NOTICE	17.57	
			137163	5-001-5-06-218	PUBLIC NOTICE	17.18	
			137163	5-001-5-06-218	PUBLIC NOTICE	37.35	
			137163	5-001-5-06-218	PUBLIC NOTICE	22.57	
			137201	5-001-5-07-209	2 YEAR SUBSCRIPTION	387.00	
			137214	5-220-5-16-400	BID PUBLICATION A-7	28.36	
				WARRANT TOTAL			597.30
117426	AP	11/25/2025	1991	MID-AMERICA REGIONAL COUNCIL			
			137123	5-174-5-00-210	OCTOBER 2025 911 EXPENSES	33,263.55	
				WARRANT TOTAL			33,263.55

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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
117427	AP	11/25/2025	835	C&C CONTAINERS, LLC			
			137243	5-001-5-07-219	DRUG TESTING AND TOOTHPASTE	1,455.72	
			137243	5-001-5-07-219	DRUG TESTING AND TOOTHPASTE	4.13	
					WARRANT TOTAL		1,459.85
117428	AP	11/25/2025	232	MHC KENWORTH-OLATHE			
			137140	5-133-5-00-360	BRAKE KITS, FILLERS, FILTER KI	135.24	
			137140	5-133-5-00-360	BRAKE KITS, FILLERS, FILTER KI	176.36	
			137140	5-133-5-00-360	BRAKE KITS, FILLERS, FILTER KI	824.15	
			137140	5-133-5-00-360	BRAKE KITS, FILLERS, FILTER KI	68.12	
			137152	5-137-5-00-320	HYDRAULIC FILTER KITS	170.85	
					WARRANT TOTAL		1,374.72
117429	AP	11/25/2025	2059	MIDWEST OFFICE TECHNOLOGY INC			
			137180	5-001-5-11-303	COPIER COST OVERAGE	59.99	
					WARRANT TOTAL		59.99
117430	AP	11/25/2025	2666	LUKE DAVIS			
			137145	5-133-5-00-364	SAFETY BOOTS REIMBURSEMENT	165.00	
					WARRANT TOTAL		165.00
117431	AP	11/25/2025	2666	MICAH BRAY			
			137183	5-001-5-11-205	MILEAGE REIMBURSMENT	611.10	
					WARRANT TOTAL		611.10
117432	AP	11/25/2025	1008	PEAK TECHNOLOGIES, INC			
			137119	5-001-5-07-251	PRINTER AND LABEL PAPER	921.78	
			137176	5-001-5-07-251	ZEBRA PRINTER	109.20	
					WARRANT TOTAL		1,030.98
117433	AP	11/25/2025	427	JORDAN PEMBLE			
			137161	5-001-5-09-231	CONFLICK ATTORNEY	3,607.50	
					WARRANT TOTAL		3,607.50
117434	AP	11/25/2025	4124	POCKET PRESS, LLC			
			137192	5-001-5-11-307	21 CRIMINAL AND 10 RAFFIC	209.79	
			137192	5-001-5-11-307	21 CRIMINAL AND 10 RAFFIC	99.90	
					WARRANT TOTAL		309.69
117435	AP	11/25/2025	8028	MURPHY TRACTOR & EQUIP CO			
			137150	5-137-5-00-320	FUEL PUMP AND SCREW STRAP, SPI	1,135.67	
			137150	5-137-5-00-320	FUEL PUMP AND SCREW STRAP, SPI	349.62	
					WARRANT TOTAL		1,485.29
117436	AP	11/25/2025	418	PENSKE COMMERCIAL VEHICLES US			
			137138	5-133-5-00-360	GLASS WINDOWS AND BRAKE KIT	89.99	
			137138	5-133-5-00-360	GLASS WINDOWS AND BRAKE KIT	105.05	
					WARRANT TOTAL		195.04
117437	AP	11/25/2025	13413	ALLIED SERVICES			
			137185	5-001-5-07-208	1 WAST CONTAINER JUSTICE CENTE	350.00	
					WARRANT TOTAL		350.00
117438	AP	11/25/2025	103	CVS PHARMACY			
			137247	5-001-5-11-502	RESTITUTION	77.00	
					WARRANT TOTAL		77.00
117439	AP	11/25/2025	103	LV CTY TREASURER			
			137249	5-001-5-11-502	RESITUTION	101.25	
					WARRANT TOTAL		101.25
117440	AP	11/25/2025	103	CVS PHARMACY			
			137250	5-001-5-11-502	RESTITUTION	230.00	

START DATE: 11/21/2025 END DATE: 11/25/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
					WARRANT TOTAL		230.00
117441	AP	11/25/2025	103	HOLY FIELD VINEYARD AND WINERY			
			137326	5-001-5-11-502	RESTIUTION	154.71	
					WARRANT TOTAL		154.71
117442	AP	11/25/2025	458	LEAV CO PUBLIC WORKS			
			137157	5-001-5-14-336	PARTS AND FUEL NW	237.07	
			137157	5-001-5-14-336	PARTS AND FUEL NW	215.17	
			137157	5-001-5-14-336	PARTS AND FUEL NW	163.77	
			137157	5-001-5-14-336	PARTS AND FUEL NW	130.50	
			137157	5-001-5-14-336	PARTS AND FUEL NW	23.27	
			137157	5-001-5-53-308	PARTS AND FUEL NW	24.41	
			137157	5-001-5-53-308	PARTS AND FUEL NW	39.53	
			137157	5-001-5-53-308	PARTS AND FUEL NW	40.81	
					WARRANT TOTAL		874.53
117443	AP	11/25/2025	995	SANE HEALTHCARE SERVICE			
			137187	5-001-5-07-450	SMART TECH FINGER GLOVE	5,922.50	
					WARRANT TOTAL		5,922.50
117444	AP	11/25/2025	1717	SEIFERT'S FLOORING			
			137210	5-001-5-32-280	601 SOUTH 3RD ST	1,692.50	
					WARRANT TOTAL		1,692.50
117445	AP	11/25/2025	25081	STERICYCLE, INC			
			137189	5-001-5-07-208	SERVICE 1. 27 AND 2. 24	358.40	
			137189	5-001-5-07-208	SERVICE 1. 27 AND 2. 24	235.55-	
					WARRANT TOTAL		122.85
117446	AP	11/25/2025	1494	STRAIGHT-LINE STRIPING INC			
			137136	5-133-5-00-313	45 GALLONS OF YELLOW PAINT AND	1,118.70	
			137136	5-133-5-00-313	45 GALLONS OF YELLOW PAINT AND	1,491.60	
					WARRANT TOTAL		2,610.30
117447	AP	11/25/2025	10703	TIRE TOWN			
			137134	5-133-5-00-309	ROLLOFF SCRAP TIRES	500.00	
					WARRANT TOTAL		500.00
117448	AP	11/25/2025	668	TIREHUB INC			
			137135	5-133-5-00-309	TIRES	1,272.00	
			137135	5-133-5-00-309	TIRES	848.00	
			137135	5-133-5-00-309	TIRES	318.00	
			137135	5-133-5-00-309	TIRES	212.00	
					WARRANT TOTAL		2,650.00
117449	AP	11/25/2025	1613	POWERPHONE			
			137200	5-174-5-00-202	SOFTWARE RENEWAL AND SITE LICE	9,889.00	
					WARRANT TOTAL		9,889.00
117450	AP	11/25/2025	22972	TRANSFER STATION			
			137191	5-133-5-00-214	TICKET 00444741 AND 00445025	98.00	
			137191	5-133-5-00-214	TICKET 00444741 AND 00445025	52.00	
					WARRANT TOTAL		150.00
117451	AP	11/25/2025	937	ULINE INC			
			137175	5-001-5-07-450	4 CHAIRS FOR DISPATCH	1,612.76	
					WARRANT TOTAL		1,612.76
117452	AP	11/25/2025	3510	ARI AILIN			
			137252	5-001-5-07-351	ANNUAL PLAIN CLOTHES ALLOWANCE	300.00	
					WARRANT TOTAL		300.00

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TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
117453	AP	11/25/2025	3510 137253	AARON BURCHYETT 5-001-5-07-351	ANNUAL PLAIN CLOTHES ALLOWANCE	300.00	
					WARRANT TOTAL		300.00
117454	AP	11/25/2025	3510 137254	TYLER FAST 5-001-5-07-351	PLAIN CLOTHES ALLOWANCE	300.00	
					WARRANT TOTAL		300.00
117455	AP	11/25/2025	3510 137258	ARI AILIN 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117456	AP	11/25/2025	3510 137259	AARON BURCHYETT 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117457	AP	11/25/2025	3510 137260	KENT CULLUMBER 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117458	AP	11/25/2025	3510 137261	ANDREW DEDEKE 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117459	AP	11/25/2025	3510 137262	KAYLA DELARIVA 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117460	AP	11/25/2025	3510 137263	DAWSON DOUTHITT 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117461	AP	11/25/2025	3510 137264	LORRIE DUNHAM 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117462	AP	11/25/2025	3510 137265	JOHN DUNLAP 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117463	AP	11/25/2025	3510 137266	LLOYD DURNAL 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117464	AP	11/25/2025	3510 137267	TYLER FAST 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117465	AP	11/25/2025	3510 137268	SARAH FLAHERTY 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117466	AP	11/25/2025	3510 137269	AARON FRICKE 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117467	AP	11/25/2025	3510 137270	ADRIAN GARCIA 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117468	AP	11/25/2025	3510 137271	FRANCISCO GARCIA 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117469	AP	11/25/2025	3510 137272	GABRIEL GOSNEY 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	

START DATE: 11/21/2025    END DATE: 11/25/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES  
CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
WARRANT TOTAL							130.00
117470	AP	11/25/2025	3510 137273	RYAN GOTT 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117471	AP	11/25/2025	3510 137274	GEORGE GREEN 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117472	AP	11/25/2025	3510 137275	CAITLYN HERBIG 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117473	AP	11/25/2025	3510 137276	JACOB HONADEL 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117474	AP	11/25/2025	3510 137277	GABRIEL JOHNSON 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117475	AP	11/25/2025	3510 137278	RUSSELL KLEPEES 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117476	AP	11/25/2025	3510 137280	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117477	AP	11/25/2025	3510 137279	TAYLOR KOBE 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117478	AP	11/25/2025	3510 137281	PHILIP LAGEMANN 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117479	AP	11/25/2025	3510 137282	CASEY LAND 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117480	AP	11/25/2025	3510 137283	RICHARD LEFLET 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117481	AP	11/25/2025	3510 137284	ALEX LEINTZ 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117482	AP	11/25/2025	3510 137285	BEAU MADDEN 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117483	AP	11/25/2025	3510 137286	CODY MARTIN 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117484	AP	11/25/2025	3510 137287	BRANDEN MASONER 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117485	AP	11/25/2025	3510 137288	JAMES MCBURNEY 5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
WARRANT TOTAL							130.00
117486	AP	11/25/2025	3510	JON MILES			

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START DATE: 11/21/2025    END DATE: 11/25/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137289	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117487	AP	11/25/2025	3510	CODY MORLAN			
			137290	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117488	AP	11/25/2025	3510	MATTHEW O'BRIEN			
			137291	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117489	AP	11/25/2025	3510	AUSTIN OETH			
			137292	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117490	AP	11/25/2025	3510	BRENT OGBORN			
			137293	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117491	AP	11/25/2025	3510	ABBY OLSEN			
			137294	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117492	AP	11/25/2025	3510	BRIAN PATTERSON			
			137295	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117493	AP	11/25/2025	3510	JOSHUA PATZWALD			
			137296	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117494	AP	11/25/2025	3510	JACOB PENNINGTON			
			137297	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117495	AP	11/25/2025	3510	REBECCA PHILLIPS			
			137298	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117496	AP	11/25/2025	3510	ZACHARIAH PHILLIPS			
			137299	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117497	AP	11/25/2025	3510	HUNTER PRESSLER			
			137300	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117498	AP	11/25/2025	3510	WILLIAM SCHNEIDER			
			137301	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117499	AP	11/25/2025	3510	DALTON SCHUETTE			
			137302	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117500	AP	11/25/2025	3510	MICHAEL SCULLY			
			137303	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117501	AP	11/25/2025	3510	DYLAN SHAW			
			137304	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117502	AP	11/25/2025	3510	JAMES SHERLEY			
			137305	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00

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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
<u>NUMBER</u>	<u>TYPE</u>	<u>DATE</u>	<u>PCH DOC #</u>	<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTAL</u>
117503	AP	11/25/2025	3510	DEREK SIEBENMORGEN			
			137306	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117504	AP	11/25/2025	3510	BRENT SOMMERS			
			137307	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117505	AP	11/25/2025	3510	ALEC TERRY			
			137308	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117506	AP	11/25/2025	3510	ERIC THORNE			
			137309	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117507	AP	11/25/2025	3510	STEPHEN TUTTLE			
			137310	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117508	AP	11/25/2025	3510	CHRISTIAN VITAL			
			137311	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117509	AP	11/25/2025	3510	DILLON WHITE			
			137312	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117510	AP	11/25/2025	3510	CARL WILK III			
			137313	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117511	AP	11/25/2025	3510	ANGELA WILLIAMS			
			137314	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117512	AP	11/25/2025	3510	JONAH WISE			
			137315	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117513	AP	11/25/2025	3510	JORDAN ZIMMERMAN			
			137316	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	130.00	
					WARRANT TOTAL		130.00
117514	AP	11/25/2025	3510	MATTHEW BUENO			
			137317	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	100.00	
					WARRANT TOTAL		100.00
117515	AP	11/25/2025	3510	AUSTIN CHARRON			
			137318	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	60.00	
					WARRANT TOTAL		60.00
117516	AP	11/25/2025	3510	MATTHEW DEGENHARDT			
			137319	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	60.00	
					WARRANT TOTAL		60.00
117517	AP	11/25/2025	3510	DANIEL LOPEZ			
			137321	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	100.00	
					WARRANT TOTAL		100.00
117518	AP	11/25/2025	3510	JAYVON SIMMONS			
			137322	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	120.00	
					WARRANT TOTAL		120.00
117519	AP	11/25/2025	3510	SARAH WATKINS			
			137323	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO	50.00	



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TYPES OF CHECKS SELECTED: * ALL TYPES									
CHECK RANGE SELECTED: * No Check Range Selected									
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/					
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION		AMOUNT		TOTAL
					WARRANT TOTAL				50.00
117520	AP	11/25/2025	3510	JOHN HILLIS					
			137320	5-001-5-07-351	3RD AND 4TH QUARTER 2025 UNIFO		60.00		
					WARRANT TOTAL				60.00
117521	AP	11/25/2025	575	US POSTAL SERVICE (QUADIENT-PO					
			137218	5-001-5-01-302	TAX SALES AND BOCC		5.92		
			137221	5-001-5-05-302	EMS		829.63		
			137216	5-001-5-06-302	P&Z		32.11		
			137228	5-001-5-07-302	SHERIFF		422.34		
			137218	5-001-5-09-232	TAX SALES AND BOCC		10.17		
			137223	5-001-5-11-302	CO ATTY		700.27		
			137220	5-001-5-14-302	CLERK		34.04		
			137220	5-001-5-14-302	CLERK		184.61		
			137220	5-001-5-14-302	CLERK		907.86		
			137229	5-001-5-19-302	DC		2,373.90		
			137217	5-001-5-28-302	HR		110.92		
			137219	5-001-5-41-302	APPRAISERS		5.92		
			137224	5-108-5-00-302	HEALTH		145.33		
			137224	5-108-5-00-606	HEALTH		39.22		
			137227	5-126-5-00-321	126 COMM CORR		31.24		
			137222	5-133-5-00-301	RD AND BRIDGE		68.31		
			137226	5-136-5-00-341	JISP COMM CORR		16.28		
			137230	5-145-5-00-302	COA		331.43		
			137215	5-146-5-00-302	MV		2,344.98		
			137225	5-160-5-00-201	SW		40.99		
					WARRANT TOTAL				8,635.47
117522	AP	11/25/2025	392	VANDERBILT'S					
			137330	5-001-5-31-383	SAFETY BOOTS		134.99		
			137190	5-133-5-00-364	SAFETY BOOTS		165.00		
			137190	5-133-5-00-364	SAFETY BOOTS		139.99		
			137190	5-133-5-00-364	SAFETY BOOTS		165.00		
			137190	5-133-5-00-364	SAFETY BOOTS		165.00		
			137190	5-133-5-00-364	SAFETY BOOTS		139.99		
			137190	5-133-5-00-364	SAFETY BOOTS		159.99-		
					WARRANT TOTAL				749.98
117523	AP	11/25/2025	780	WAVEBAND COMMUNICATIONS					
			137244	5-001-5-07-353	EARPIECES		561.94		
					WARRANT TOTAL				561.94
117524	AP	11/25/2025	19138	WEATHER OR NOT INC					
			137133	5-133-5-00-213	DAILY WEATHER FORECAST		1,908.66		
					WARRANT TOTAL				1,908.66
117525	AP	11/25/2025	2007	WIRENUTS					
			137245	5-001-5-07-213	SERVICE CALL		65.00		
					WARRANT TOTAL				65.00
117526	AP	11/25/2025	30100	HANNAH BROWN					
			137336	5-001-5-49-341	GENERAL ELECTION		58.80		
					WARRANT TOTAL				58.80
117527	AP	11/25/2025	1351	LEAVENWORTH ASPHALT MATERIALS					
			137335	5-133-5-00-303	ROAD SEAL		5,621.28		
			137335	5-133-5-00-303	ROAD SEAL		12,443.54		

START DATE: 11/21/2025 END DATE: 11/25/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137335	5-133-5-00-303	ROAD SEAL	3,727.21	
			137335	5-133-5-00-303	ROAD SEAL	4,520.69	
					WARRANT TOTAL		26,312.72
117528	AP	11/25/2025	2666	JOSEPH WARD			
			137333	5-133-5-00-364	SAFETY BOOT REIMBURSEMENT	165.00	
					WARRANT TOTAL		165.00
117529	AP	11/25/2025	30100	SUE THAYER			
			137341	5-001-5-49-341	ELECTION RECOUNT	60.00	
			137341	5-001-5-49-341	ELECTION RECOUNT	125.00	
					WARRANT TOTAL		185.00
117530	AP	11/25/2025	30100	SUSAN AARON			
			137342	5-001-5-49-341	ELECTION RECOUNT	60.00	
			137342	5-001-5-49-341	ELECTION RECOUNT	125.00	
					WARRANT TOTAL		185.00
117531	AP	11/25/2025	30100	JENNIFER SCHERMBECK			
			137343	5-001-5-49-341	ELECTION RECOUNT	60.00	
			137343	5-001-5-49-341	ELECTION RECOUNT	125.00	
					WARRANT TOTAL		185.00
117532	AP	11/25/2025	209	ELECTION SYSTEMS & SOFTWARE			
			137338	5-001-5-49-341	AUDIO AND THERMAL	1,909.43	
					WARRANT TOTAL		1,909.43
117533	AP	11/25/2025	537	CHERRYROAD MEDIA INC			
			137337	5-001-5-49-341	POST ELECTION AUDIT	4.99	
					WARRANT TOTAL		4.99
117534	AP	11/25/2025	994	OPTIMAL TRAINING & EQUIPMENT			
			137344	5-001-5-07-450	SMART TECH FINGER	5,922.50	
					WARRANT TOTAL		5,922.50
					GRAND TOTAL		631,137.09

START DATE: 11/21/2025 END DATE: 11/25/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

FUND SUMMARY

001	GENERAL	179,046.43
108	COUNTY HEALTH	16,681.10
112	EMPLOYEE BENEFIT	1,332.45
115	EQUIPMENT RESERVE	520.19
125	CPJJ	9,228.16
126	COMM CORR ADULT	538.32
127	COMM CORR ADULT NON GRANT	289.44
133	ROAD & BRIDGE	96,485.34
135	COMM CORR OPIOID	16,079.58
136	COMM CORR JUVENILE	712.85
137	LOCAL SERVICE ROAD & BRIDGE	46,256.96
138	JUV INTAKE & ASSESSMENT	185.69
144	PALS (PETS AND LOVING SENIORS	830.13
145	COUNCIL ON AGING	6,554.14
146	COUNTY TREASURER SPECIAL	5,865.18
160	SOLID WASTE MANAGEMENT	5,750.42
171	S TAX CAP RD PROJ: BONDS	196,628.15
174	911	44,994.11
195	JUVENILE DETENTION	557.43
198	SPECIAL GRANTS	31.56-
215	CAPITAL IMPROVEMENTS	520.95
220	CAP IMPR: RD & BRIDGE	28.36
510	PAYROLL CLEARING	2,083.27
	TOTAL ALL FUNDS	631,137.09

# Leavenworth County Request for Board Action

**Date:** December 3, 2025

**To:** Board of County Commissioners

**From:** County Clerk, Fran Keppler

**Additional Reviews as needed:**

**Budget Review** ☐ **Administrator Review** ☐ **Legal Review** ☐

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**Action Requested:**

Approval requested for the auditing services for the years ended December 31, 2025, 2026, 2027.

**Recommendation:**

In reviewing the two proposals received it is my recommendation that we contract with Varney & Associates, CPAS, LLC,

1. They serve over 50 governmental clients, including several Kansas Counties.
2. They are not involved in tax preparation so can start as soon as we are ready after year end.
3. April Swartz, owner leads their governmental team, she has a background in governmental accounting and software.
4. They are available year round for accounting questions, not just during the audit process. These services are included in the audit fee.
5. Timeliness meeting our specified deadlines.

**Analysis:**

A Request for Proposal was issued in October for auditing services. Proposal was sent to 12 firms with only 2 returning qualifying proposals and four returning decline to bid. Attached is the spreadsheet with bid analysis.

**Alternatives:**

**Budgetary Impact:**

- ☐ Not Applicable
- ☐ Budgeted item with available funds
- ☐ Non-Budgeted item with available funds through prioritization
- ☐ Non-Budgeted item with additional funds requested

**Total Amount Requested:**

\$30,000 for each financial audit year, plus \$4,000 for the single audit

**Additional Attachments:**

Audit Proposal  
November 10, 2025 Tabulation

		Gordon CPA		Varney & Associates	
		4205 W 6th St, Lawrence KS 66049		1501 Poyntz, Manhattan KS 66502	
Year		Audit	Single Audit	Audit	Single Audit
Total	2025	\$ 33,000.00	\$ 3,750.00	\$ 30,000.00	\$ 4,000.00
	2026	\$ 34,000.00	\$ 3,750.00	\$ 30,000.00	\$ 4,000.00
	2027	\$ 35,500.00	\$ 3,750.00	\$ 30,000.00	\$ 4,000.00
		\$ 102,500.00	\$ 11,250.00	\$ 90,000.00	\$ 12,000.00
Total 3 year bid		\$113,750.00		\$102,000.00	
*Hourly rate if needed		\$ 490.00		None	

**Leavenworth County  
Request for Board Action  
Case No. DEV-25-102/103  
Preliminary & Final Plat Nehl Acres**

**Date:** December 3, 2025  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** John Jacobson, Reviewed

**Additional Reviews as needed:**

**Budget Review** ☐ **Administrator Review** ☒ **Legal Review** ☒

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**Action Request:**

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-103 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

**Analysis:** The applicant is proposing to divide a 15.40-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). An exception is required for irregular shaped lot. The applicant would like the side/rear property line to follow the creek as this line is what would be separating the lots. While following natural features for property lines can help property owners better identify their property line, natural feature like creek lines can change over time. If the creek were to widen or narrow, the shown property line would no longer match the natural feature. During the Preliminary Plat phase, exceptions were granted for:

1. Exception to Article 50, Section 40.3.d. Irregular Shape Lot

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exception.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No. DEV-25-103, Final Plat for Nehl Acres, subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-25-103, Final Plat for Nehl Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-103, Final Plat for Nehl Acres, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-103, Final Plat for Nehl Acres with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- ☒ Not Applicable
- ☐ Budgeted item with available funds
- ☐ Non-Budgeted item with available funds through prioritization
- ☐ Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-25-102 & 103 Preliminary & Final Plat Nehl Acres

November 12, 2025

**REQUEST:** *Regular Agenda*

☒ Preliminary Plat      ☒ Final Plat

**STAFF REPRESENTATIVE:**

JOSH SCHWEITZER  
Development Planner

**SUBJECT PROPERTY:** 22013 Parallel Rd.



**APPLICANT/APPLICANT AGENT:**

Krystal Voth  
Atlas Land Consulting  
14500 Parallel Road Suite R  
Basehor, KS 66007

**PROPERTY OWNER:**

James & Jeanne Nehl  
22013 Parallel Road  
Tonganoxie, KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

**ZONING:** RR-2.5

**FUTURE LAND USE DESIGNATION:**

Residential 3 Units an Acre

**LEGAL DESCRIPTION:**

A Minor Subdivision in the Northwest Quarter of Section 4, Township 11 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A

**FLOODPLAIN:** Zone A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-25-102 & 103 Preliminary & Final Plat Nehl Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-102 & 103 Preliminary & Final Plat Nehl Acres, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 15.40 ACRES

**PARCEL ID NO:**

192-04-0-00-00-003

**BUILDINGS:**

Existing House & Outbuildings

**PROJECT SUMMARY:**

Request for a preliminary & final plat approval to subdivide property located at 22013 Parallel Rd (192-04-0-00-00-003) as Lots 01 through 02 of Nehl Acres.

**ACCESS/STREET:**

Parallel Rd - Collector, Paved ± 22'

**Location Map:** FUTURE LAND USE DESIGNATION



**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** Tonganoxie

**WATER:** RWD 9

**ELECTRIC:** Freestate

**NOTICE & REVIEW:**

**STAFF REVIEW:**

11/4/2025

**NEWSPAPER NOTIFICATION:**

N/A

**NOTICE TO SURROUNDING  
PROPERTY OWNERS:**

N/A



<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	X	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>		X
	Exception requested from Article 50, Section 40.3.d		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

#### **STAFF COMMENTS:**

The applicant is proposing to divide a 15.40-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). An exception is required for irregular shaped lot. The applicant would like the side/rear property line to follow the creek as this line is what would be separating the lots. While following natural features for property lines can help property owners better identify their property line, natural feature like creek lines can change over time. If the creek were to widen or narrow, the shown property line would no longer match the natural feature. If the exception were to be approved, both lots meet the RR-2.5 zoning district requirements.

#### **EXCEPTIONS:**

The applicant has requested an exception from Article 50, Section 40.3.d. – Irregular Shape Lot. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

*Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.d. Irregular shaped lot (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.d. Irregular shaped lot, as submitted by the application.*

#### **PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. An exception from Article 50, Section 40.3.d. has been approved.

**PROPOSED MOTIONS:**

Approve case DEV-25-102/103, a request to plat the property located at 22013 Parallel Rd. into a 2-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-102/103 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-25-102/103, a request to plat the property located at 22013 Parallel Rd. into a 2-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-102/103.*

Table the case to a date and time certain for additional information.

*Motion: Chairman, I move to table Case No. DEV-25-102/103 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Map

C: Road Map (A minimum of 1/4 mile)

D: Memorandums

## FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

### Office Use Only

Township: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_\_  
Case No. \_\_\_\_\_ Date Received/Paid: \_\_\_\_\_  
Zoning District \_\_\_\_\_ Comprehensive Plan Land Use Designation: \_\_\_\_\_

### APPLICANT/AGENT INFORMATION

NAME: Krystal A. Voth, Atlas Lnad Consulting

MAILING ADDRESS: 14500 Parallel Road

CITY/ST/ZIP: Basehor, KS 66007

PHONE: 417-622-2907

EMAIL: krystal@alconsult-llc.com

### OWNER INFORMATION

NAME: James and Jeanne Nehl, Jess Nehl

MAILING ADDRESS: 22013 Parallel

CITY/ST/ZIP: Tonganoxie, KS 66086

PHONE: 19jn78@gmail.com

EMAIL: 19jn78@gmail.com

### GENERAL INFORMATION

Proposed Subdivision Name: Nehl Acres

Address of Property: 22013 Parallel, Tonganoxie, KS 66086

PID: 192-04-0-00-00-003.00-0

Urban Growth Management Area: \_\_\_\_\_

### SUBDIVISION INFORMATION

Gross Acreage: <u>15.4</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5</u>
Maximum Lot Size: <u>10.51</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>.13du/acre</u>
Open Space Acreage: <u>15</u>	Water District: <u>RWD 9</u>	Proposed Sewage: <u>On Site</u>
Fire District: <u>TTTTD</u>	Electric Provider: <u>FreeState</u>	Natural Gas Provider: _____
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> – Collector – Arterial – State – Federal	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0225G

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Krystal A. Voth, Authorized Agent

Date: 9/3/2025

ATTACHMENT A



## SCHEDULE A

File No.: C25008496  
Report Fee: \$350.00

### INFORMATIONAL REPORT

1. Effective Date: July 15, 2025 at 8:00 A.M.
2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:  
  
James A Nehl and Jeanne A Nehl
3. The land referred to in this Commitment is described as follows:

A tract of land in the Northwest Quarter of Section 4, Township 11 South, Range 21 East of the 6th PM, more fully described as follows: Beginning at a point 30.00 feet East and 20.00 feet South of the Northwest corner of said Section 4, said point of beginning being on the East right of way of a 60 foot Township Road and the South right of way line of a 40 foot Township Road; thence East along the South right of way line of said 40 foot Township Road, a distance of 839.61 feet to a new Point of Beginning; thence South a distance of 794.18 feet; thence South 89°35'18" East, 859.21 feet; thence North 01°28'59" East, 798.56 feet to a point on the South right of way line of a 40 foot Township Road; thence West along the South right of way line of said 40 foot Township Road, 859.21 feet to the Point of Beginning, in Leavenworth County, Kansas

Mary Middleton  
**Continental Title Company**  
1204 State Ave, Ste C  
Tonganoxie, KS 66086

A handwritten signature in black ink that reads 'Mary Middleton'.

By: \_\_\_\_\_



# OWNER AUTHORIZATION

I/WE James A. Nehl and Jeanne A. Nehl, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7<sup>th</sup> day of Sept, 2025, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property  
  
See Exhibit A attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize ATLAS LAND CONSULTING, KRYSTAL VOTH (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 22013 PARALLEL RD, TOULADOXIE, KS (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner James A. Nehl

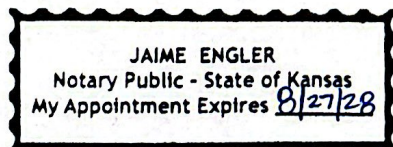
Owner Jeanne A. Nehl

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 7<sup>th</sup> day of September, 2025,  
by James A. Nehl + Jeanne A. Nehl

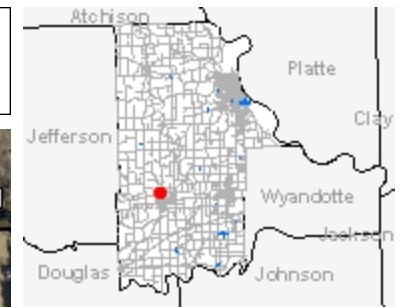
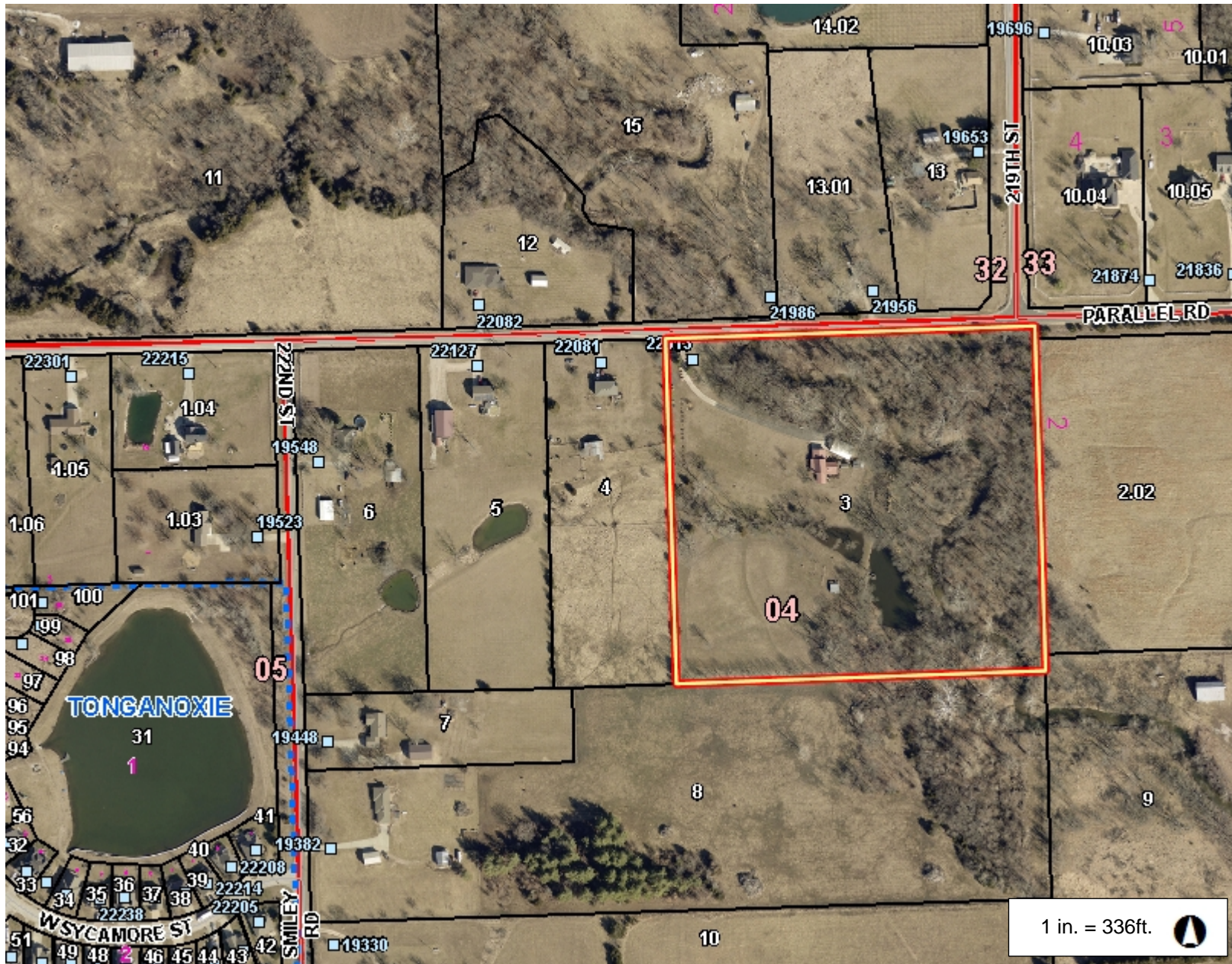
My Commission Expires:

Jaime Engler  
Notary Public




















# Leavenworth County, KS



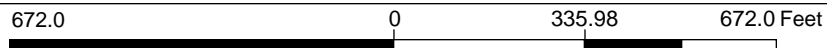
### Legend

-  Address Point
-  Parcel Number
-  Lot Line
-  Parcel
-  City Limit Line
-  Major Road
-  <all other values>
-  70
-  Road
-  <all other values>
-  PRIVATE
-  Railroad
-  Section
-  Section Boundaries
-  County Boundary

1 in. = 336ft.



## Notes

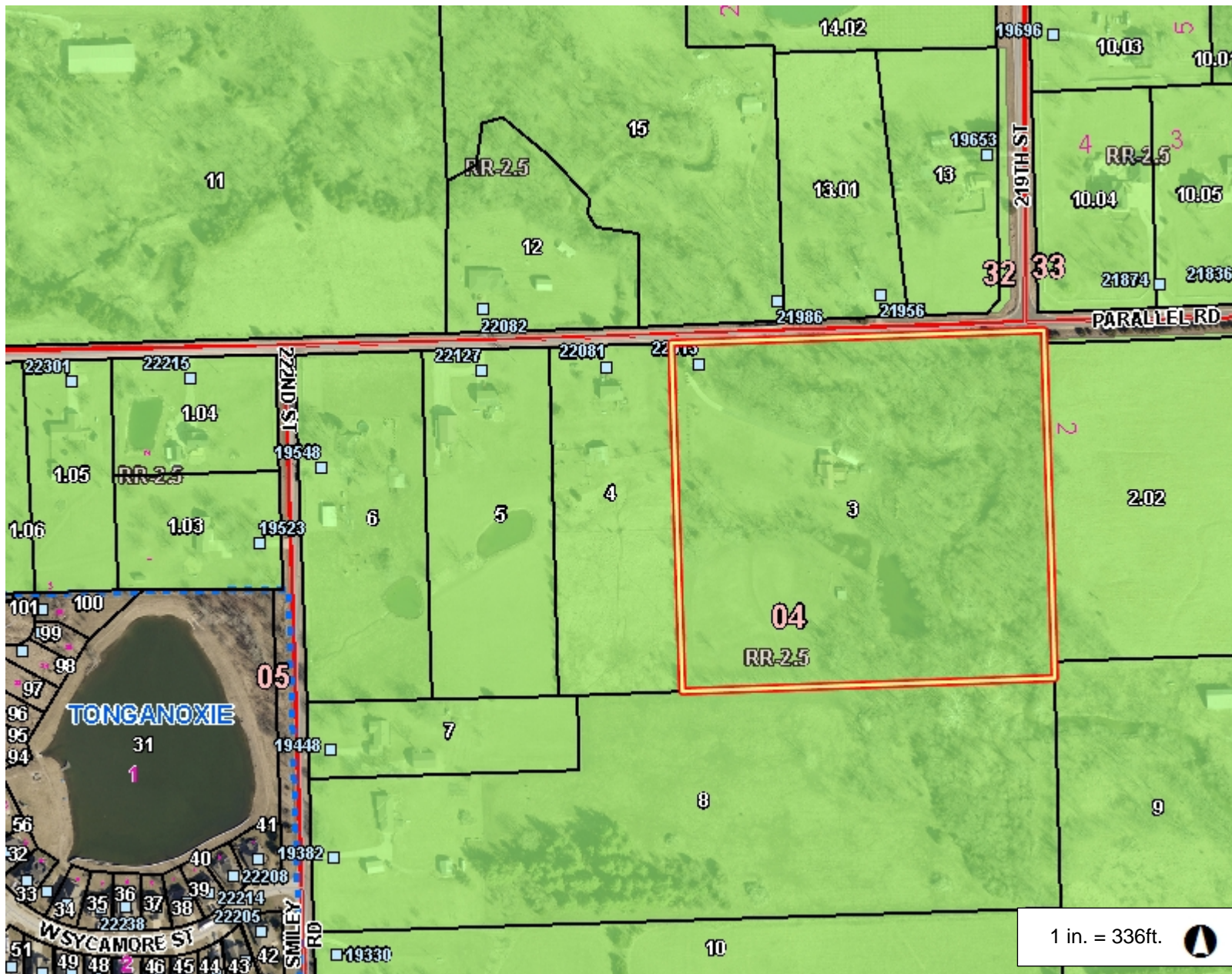
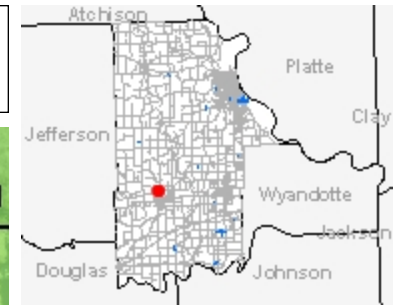


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



# Leavenworth County, KS



## Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1

1 in. = 336ft.



672.0 0 335.98 672.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

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Krystal Voth, MURP  
Atlas Land Consulting  
14500 Parallel Road  
Basehor, KS 66007

417-622-2907  
Krystal@alconsult-llc.com

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11/07/2025

Mr. John Jacobson  
Leavenworth County Planning & Zoning Director  
300 Walnut, Leavenworth, KS 66048

Mr. Jacobson

Thank you for the opportunity to submit a Preliminary and Final Plat for a two-lot subdivision to be known as "Nehl Acres." On behalf of James and Jeanne Nehl, Atlas Land Consulting is requesting an exception to Article 50, Section 40.3.D (Irregular Shaped Lot). The Leavenworth County Zoning Regulations permit the Planning Commission to grant exceptions to the regulations provided the following items are met:

1. That there are special circumstances or conditions affecting the property. This property is approximately 15.51 acres in size and has considerable challenges given the natural terrain and the presence of a creek which bisects the property from north to south. As this creek bisects the entire property, it makes sense for the proposed property line dividing the two lots to act as a natural boundary. This natural boundary is irregularly shaped.
2. That the exception is necessary for the reasonable and acceptable development of the property in question. The existing buildings are necessary for the agricultural use of the property. Not granting the exception would preclude the property owner from dividing the property as presented. The proposed division is in the best interest of the property owner and does not



negatively impact the surrounding residents in any way.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property. Granting the exception is not likely to be detrimental to the public welfare or injurious to adjacent property owners. Granting the exception allows the property owner to divide their property into two lots and to continue using the buildings for agricultural purposes.

Thank you for the opportunity to submit this application and the request to recommend approval of the exception as presented.

Sincerely,

Krystal Voth, MURP

*Land Use Planner*  
Atlas Land Consulting

10/27/2025

Combined review. No further comment.

# STORMWATER DRAINAGE STUDY

For:

**Nehl Acres**

22013 Parallel Rd

Tonganoxie, KS 66086



Prepared for:

Jeanne & James Nehl  
22013 Parallel Rd  
Tonganoxie, KS 66086

Prepared by:

**Atlas Land Consulting, LLC**

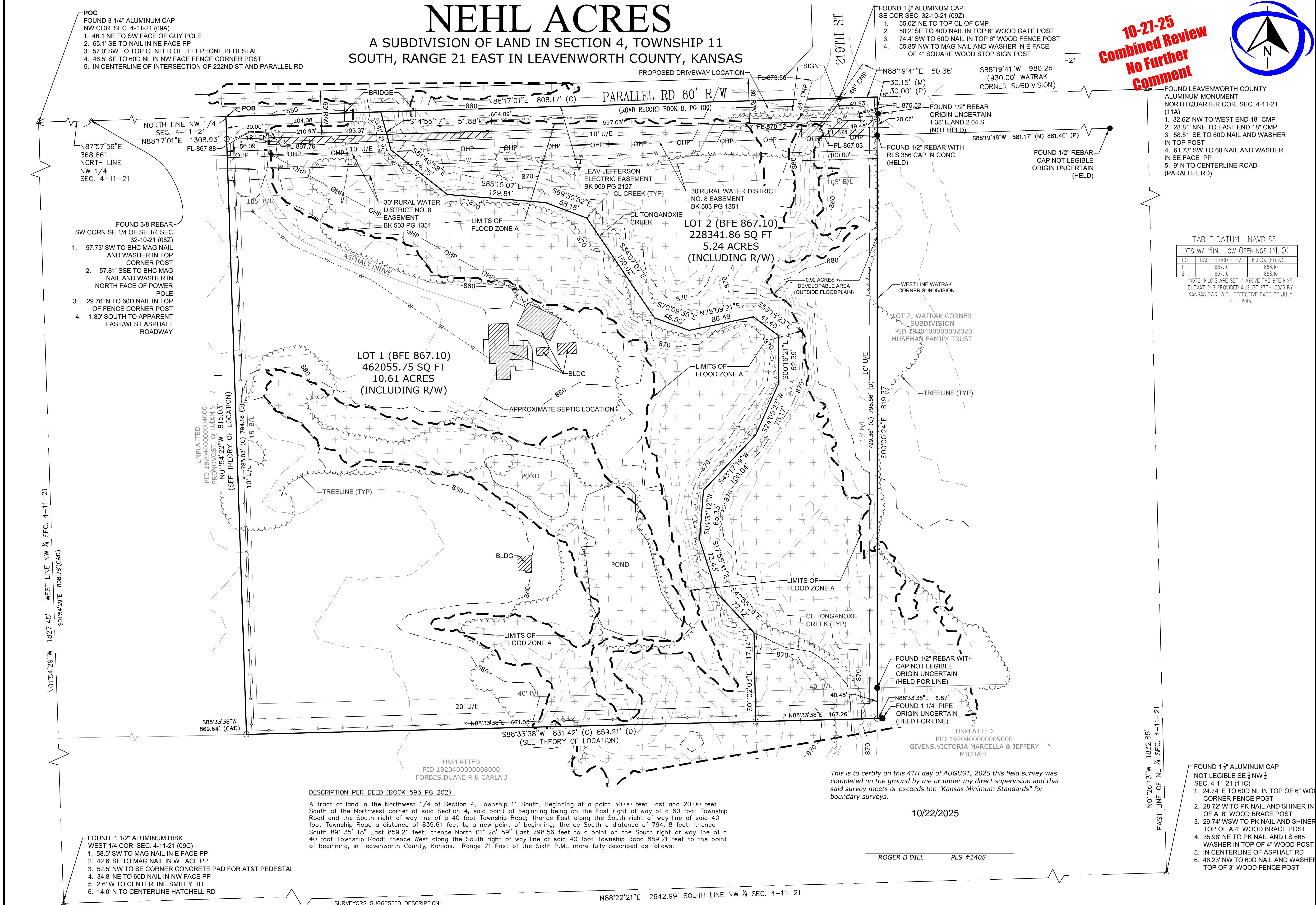
14500 Parallel Rd. Unit R  
Basehor, KS 66007  
913-662-5050

August 15<sup>th</sup>, 2025  
ALC Job# 25-042E

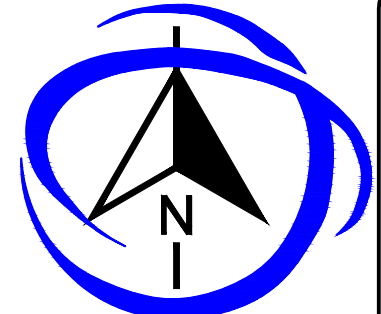
Revision	Date	By	Description
1	10/8/25	TAE	Driveway & lawn revision
2	10/22/25	TAE	Culvert update
3			



NEHL ACRES  
A SUBDIVISION OF LAND IN SECTION 4, TOWNSHIP 11  
SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS



10-27-25  
Combined Review  
No Further  
Comment



ALC  
ATLAS LAND CONSULTING  
SURVEYING | CIVIL ENGINEERING | DRONE | CAD  
14500 Parallel Road, Unit R, Basehor KS 66007

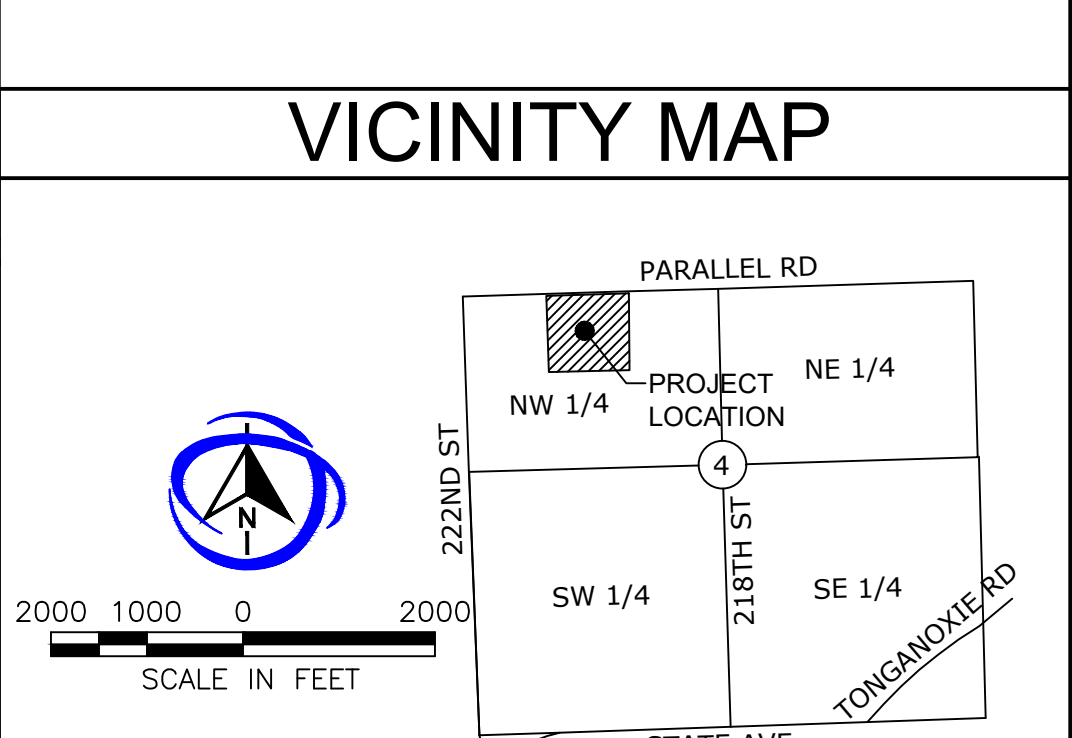
PRELIMINARY PLAT  
LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- NO DRIVEWAY ALLOWED WITHIN 100' OF GUARDRAIL AREA
- LIMITS OF FLOOD ZONE A
- NO ACCESS
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- CHAINLINK FENCE
- BARBED WIRE FENCE
- WOODPLANK FENCE
- SILT FENCE
- POWER POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TRANSFORMER
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE/LIGHT POLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SPRINKLER VALVE
- CABLE BOX
- GAS VALVE
- GAS METER
- SIGN
- FLAG POLE
- MAIL BOX
- GUY ANCHOR
- TREE
- BUSH
- GATE POST
- WATER LINE ESMT

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983. TOPOGRAPHICAL INFORMATION IS BASED UPON NAVD 88
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0225G EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X" AND ZONE "A".
4. KS ONE CALL WAS CALLED ON THIS SURVEY TICKET NO. 25354508.
5. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
6. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE
7. THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE.
8. BENCHMARK - LV03-2006-05-011
9. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
10. CURRENT ZONING RR 2.5 / PROPOSED ZONING RR 2.5
11. TITLE COMMITMENT VIA CONTINENTAL TITLE COMPANY, FILE: C25008496
11. REFERENCED SURVEY
- 11.1. WATRAK CORNER SUBDIVISION BOOK 16 PAGE 87 NKA 2006P00087
- 11.2. SURVEY BY KEN HERRING BOOK S13, PAGE 41, 1986 NKA 1986S041
- 11.3. SURVEY BY BHC RHODES DOC. #20135029
12. UTILITY INFORMATION:
- 12.1. WATER - RURAL WATER DISTRICT #9
- 12.2. ELECTRIC - FREESTATE
- 12.3. SEWER - SEPTIC
- 12.4. GAS - PROPANE/NATURAL GAS
13. CLOSURE PRECISION: LOTS 1+1 PART IN 16621830.000
14. ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 1 AND 2 ARE IMPACTED BY THE SPECIAL FLOOD HAZARD.
15. FENCE LINES DO NOT NECESSARILY DENOTE PROPERTY LINES
16. ALL PROPOSED SEPTIC SYSTEMS WILL BE ENGINEERED SEPTIC SYSTEMS
17. STRUCTURES MUST COMPLY WITH RESOLUTION 2020-39
18. THERE ARE NO COVENANTS, CONDITIONS AND RESTRICTIONS WITH THE FILING OF THIS PLAT.
19. AN EXCEPTION HAS BEEN GRANTED FOR AN IREGULAR SHAPED LOT VIA ARTICLE 50, SECTION 40.3.D.
20. CULVERT DESIGN ON LOT 2 SHALL BE REQUIRED AT BUILDING PERMIT APPLICATION ALONG WITH APPLICABLE KANSAS DWR PERMITTING.

VICINITY MAP



JOB NO:25-313

SCALE

PREPARED FOR

PID: 192040000003000  
JAMES & JEANNE NEHL  
ADDRESS: 22013 PARALLEL RD  
TONGANOXIE, KS 66086

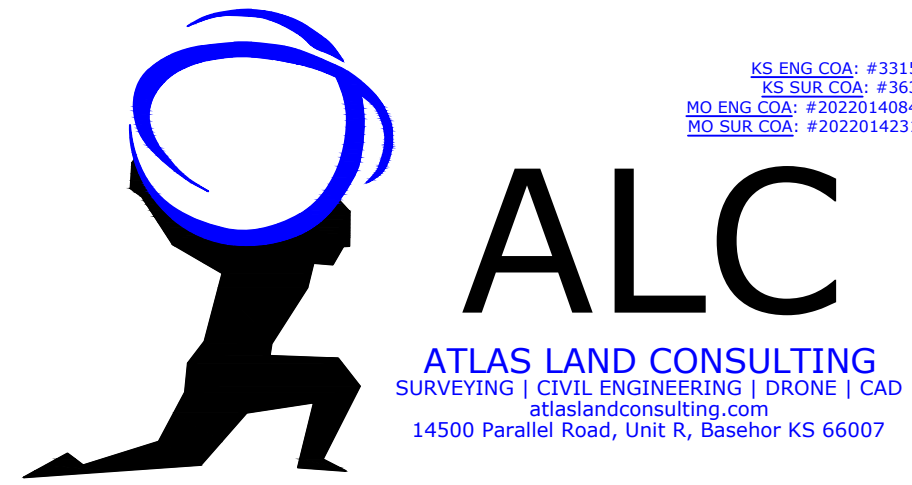
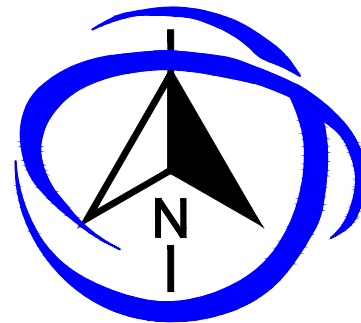
DATE

OCTOBER 22, 2025



# NEHL ACRES

A SUBDIVISION OF LAND IN SECTION 4, TOWNSHIP 11  
SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS



## FINAL PLAT LEGEND

- SECTION CORNER  
BENCHMARK AS NOTED  
FOUND PROPERTY CORNER AS NOTED  
SET 1/2" X 24" REBAR CAP ALC KS CLS 363  
WATER LINE ESMT
- NO DRIVEWAY ALLOWED WITHIN 100' OF GUARDRAIL AREA  
LIMITS OF FLOOD ZONE A

10-27-25  
OW Combined  
Review No Further  
Comment

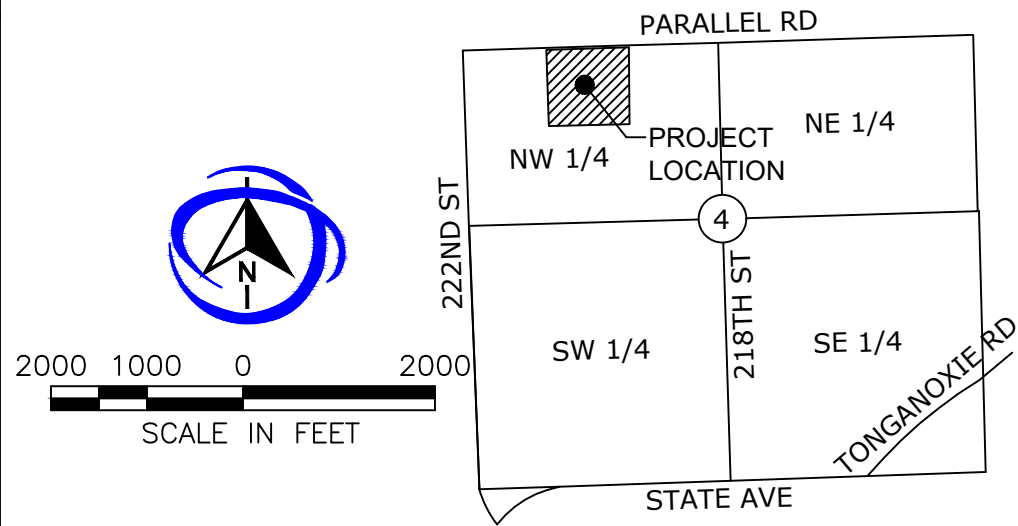
This is to certify on this 4TH day of AUGUST, 2025 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



## GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983. TOPOGRAPHICAL INFORMATION IS BASED UPON NAVD 88
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0225G EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X" AND ZONE "A".
- KS ONE CALL WAS CALLED ON THIS SURVEY TICKET NO. 25354508.
- THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
- THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE
- THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE.
- BENCHMARK - LV03-2006-05-011
- CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
- CURRENT ZONING RR 2.5 / PROPOSED ZONING RR 2.5
- TITLE COMMITMENT VIA CONTINENTAL TITLE COMPANY, FILE: C25008496
- REFERENCED SURVEY
- WATRAK CORNER SUBDIVISION BOOK 16 PAGE 87 NKA 2006P00087
- SURVEY BY KEN HERRING BOOK S13, PAGE 41, 1986 NKA 1986S041
- SURVEY BY BHC RHODES DOC. #20135029
- UTILITY INFORMATION:
  - WATER - RURAL WATER DISTRICT #9
  - ELECTRIC - FREESTATE
  - SEWER - SEPTIC
  - GAS - PROPANE/NATURAL GAS
- CLOSURE PRECISION: LOTS 1=1 PART IN 16621830.000
- ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT.
- LOTS 1 AND 2 ARE IMPACTED BY THE SPECIAL FLOOD HAZARD.
- FENCE LINES DO NOT NECESSARILY DENOTE PROPERTY LINES
- ALL PROPOSED SEPTIC SYSTEMS WILL BE ENGINEERED SEPTIC SYSTEMS
- STRUCTURES MUST COMPLY WITH RESOLUTION 2020-39
- THERE ARE NO COVENANTS, CONDITIONS AND RESTRICTIONS WITH THE FILING OF THIS PLAT.
- AN EXCEPTION HAS BEEN GRANTED FOR AN IRREGULAR SHAPED LOT VIA ARTICLE 50, SECTION 40.3.D.
- CULVERT DESIGN ON LOT 2 SHALL BE REQUIRED AT BUILDING PERMIT APPLICATION ALONG WITH APPLICABLE KANSAS DWR PERMITTING.

## VICINITY MAP



JOB NO:25-313

SCALE

60 30 0 60  
SCALE IN FEET

SEC-TWN-RNG

4-11S-21E

PREPARED FOR

PID: 1920400000003000

JAMES & JEANNE  
NEHL

ADDRESS: 22013 PARALLEL RD  
TONGANOXIE, KS  
66086

DATE

OCTOBER 22, 2025

- POC  
FOUND 3 1/4" ALUMINUM CAP  
NW COR. SEC. 4-11-21 (09A)  
1. 46.1' NE TO SW FACE OF GUY POLE  
2. 65.1' SE TO NAIL IN NE FACE PP  
3. 57.0' SW TO TOP CENTER OF TELEPHONE PEDESTAL  
4. 46.5' SE TO 60D NL IN NW FACE FENCE CORNER POST  
5. IN CENTERLINE OF INTERSECTION OF 22ND ST AND PARALLEL RD

N87°57'56"E  
368.86'  
NORTH LINE  
NW 1/4  
SEC. 4-11-21

- FOUND 3/8 REBAR  
SW CORN SE 1/4 OF SE 1/4 SEC  
32-10-21 (08Z)  
1. 57.73' SW TO BHC MAG NAIL  
AND WASHER IN TOP  
CORNER POST  
2. 57.81' SSE TO BHC MAG  
NAIL AND WASHER IN  
NORTH FACE OF POWER  
POLE  
3. 29.76' N TO 60D NAIL IN TOP  
OF FENCE CORNER POST  
4. 1.80' SOUTH TO APPARENT  
EAST/WEST ASPHALT  
ROADWAY

UNPLATTED  
PID 1920400000004000  
PRONOVOST, WILLIAM C  
N01°54'22" W 815.03'  
(SEE THEORY OF LOCATION)

TABLE DATUM - NAVD 88

LOT	BASE FLOOD ELEV.	M.L.O. (ELEV.)
1	867.10	868.10
2	867.10	868.10

NOTE: MLO'S ARE SET 1' ABOVE THE BFE MAP  
ELEVATIONS PROVIDED AUGUST 27TH, 2025 BY  
KANSAS DWR, WITH EFFECTIVE DATE OF JULY  
16TH, 2015.

- FOUND 1 1/2" ALUMINUM DISK  
WEST 1/4 COR. SEC. 4-11-21 (09C)  
1. 58.5' SW TO MAG NAIL IN E FACE PP  
2. 42.6' SE TO MAG NAIL IN W FACE PP  
3. 52.5' NW TO SE CORNER CONCRETE PAD FOR AT&T PEDESTAL  
4. 34.8' NE TO 60D NAIL IN NW FACE PP  
5. 2.6' W TO CENTERLINE SMILEY RD  
6. 14.0' N TO CENTERLINE HATCHELL RD

### DESCRIPTION PER DEED: (BOOK 593 PG 202).

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 30.00 FEET EAST AND 20.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 4, SAID POINT OF BEGINNING BEING ON THE EAST RIGHT OF WAY LINE OF A 60 FOOT TOWNSHIP ROAD AND THE SOUTH RIGHT OF WAY LINE OF A 40 FOOT TOWNSHIP ROAD; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 40 FOOT TOWNSHIP ROAD A DISTANCE OF 839.61 FEET TO A NEW POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 794.18 FEET; THENCE SOUTH 89° 35' 18" EAST 859.21 FEET; THENCE NORTH 01° 28' 59" EAST 798.56 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 40 FOOT TOWNSHIP ROAD; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 40 FOOT TOWNSHIP ROAD 859.21 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M., AS DESCRIBED BY ROGER B DILL PLS 1408 ON AUGUST 15TH, 2025, IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 87°57'56" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 368.86 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS; THENCE NORTH 88°17'01" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1308.93 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 88°17'01" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 808.17 FEET TO THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°19'41" EAST, A DISTANCE OF 50.38 FEET; THENCE SOUTH 00°00'24" EAST, ALONG A PROLONGATION OF THE WEST LINE OF WATRAK CORNER SUBDIVISION, A SUBDIVISION OF LAND IN LEAVENWORTH COUNTY, KANSAS, A DISTANCE OF 819.37 FEET; THENCE SOUTH 88°33'38" WEST, A DISTANCE OF 831.42 FEET; THENCE NORTH 01°54'22" WEST, A DISTANCE OF 814.04 FEET, TO THE POINT OF BEGINNING.  
CONTAINING 690,397.61 SQFT OR 15.85 ACRES MORE OR LESS.

### DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "NEHL ACRES"

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, ducts, cables and similar utility facilities upon, over, and under these areas outlined and designated on this plat as "U/E", is hereby granted to Leavenworth County, KS, and other governmental entities as may be authorized by state law to use such easement for said purposes.

Taxes for subject property are paid.

### THEORY OF LOCATION:

FOR THE PURPOSE OF ESTABLISHING THE SUBJECT PROPERTY'S BOUNDARIES, THE EAST LINE OF THE PROPERTY WAS HELD TO COINCIDE WITH THE WEST LINE OF THE WATRAK CORNER SUBDIVISION, AS THIS IS A WELL-ESTABLISHED AND MONUMENTED BOUNDARY.

THE WEST LINE OF THE SUBJECT PROPERTY WAS THEN DETERMINED BY CALCULATING ITS POSITION FROM THE WEST SECTION LINE OF THE NORTHWEST QUARTER (NW¼). THE CALCULATION FOLLOWED THE RECORDED DEED DESCRIPTION, MEASURING EASTWARD THE SPECIFIED DEEDED DISTANCE TO ESTABLISH THE LINE'S THEORETICAL LOCATION.

UPON COMPARISON OF THESE TWO METHODS (THE HELD EAST LINE AND THE CALCULATED WEST LINE), A DISCREPANCY OF APPROXIMATELY 21 FEET +/- WAS OBSERVED BETWEEN THE TWO, RESULTING IN A SHORTAGE IN THE OVERALL EAST-WEST DIMENSION, ALONG THE SOUTH LINE, OF THE TRACT WHEN COMPARED TO THE DEEDED DISTANCE.

N01°54'29" W 1827.45' WEST LINE NW ¼ SEC. 4-11-21  
S01°54'29" E 808.76' (C&D)



## Schweitzer, Joshua

---

**From:** Timothy Smith <chief1860@ttrfd.com>  
**Sent:** Monday, September 8, 2025 12:25 PM  
**To:** Johnson, Melissa  
**Subject:** Re: Nehl Acres, 192-04-0-00-00-003.00

Tonganoxie Township has no issues with this request.

Thank you,

On Mon, Sep 8, 2025 at 10:51 AM Johnson, Melissa <[MJohnson@leavenworthcounty.gov](mailto:MJohnson@leavenworthcounty.gov)> wrote:

I would like to give you a chance to respond to the Nehl Acres development.

If you have any questions, please let me know.

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

Disclaimer

*This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.*

--

Tim Smith, Chief  
Tonganoxie Township Rural Fire Department  
Past President Kansas State Association Fire Chiefs

## Schweitzer, Joshua

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**From:** Krystal Voth <krystal@alconsult-llc.com>  
**Sent:** Wednesday, September 3, 2025 2:00 PM  
**To:** Johnson, Melissa; PZ  
**Cc:** Austin Thompson  
**Subject:** Fw: Leavenworth County Plat Review 22013 Parallel Road

Melissa,

Here is the water district email.

We also need to bring in hard copies?

---

**From:** Rural Water District 9 lvrwd9  
**Sent:** Wednesday, August 20, 2025 1:20 PM  
**To:** Krystal Voth  
**Cc:** amanda.holloway@freestate.coop ; Austin Thompson ; Johnson, Melissa  
**Subject:** Re: Leavenworth County Plat Review 22013 Parallel Road  
At this time LVRWD9 has no issues with the property at 22013 Parallel Rd being re-plated.

On Wed, Aug 20, 2025 at 12:05 PM Krystal Voth <[krystal@alconsult-llc.com](mailto:krystal@alconsult-llc.com)> wrote:  
Good afternoon!

I hope this email finds you well. We are preparing to submit an application to LVCO regarding two-lot plat. As a part of the application, we are required to reach out to the utilities and fire district to insure service. Please review the attached plat and provide any comments or concerns you may have. Your attention to this is greatly appreciated. Thank you and have a great day!

Best,

Krystal

**Krystal Voth**  
*Land Use Planner*  
**ATLAS LAND CONSULTING**

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ENGINEERING • SURVEYING • DRONE • INSPECTION

---

14500 Parallel Road, Unit R  
Basehor, KS 66007  
**O: (913) 662-5050 M: (417)622-2907**  
*Proudly WBE Certified in Kansas and Missouri*

-



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**RE: Leavenworth County Plat Review 22013 Parallel Road**

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**From** Amanda Tarwater <amanda.tarwater@freestate.coop>

**Date** Thu 8/21/2025 8:39 AM

**To** Krystal Voth <krystal@alconsult-llc.com>; lvrwd9@gmail.com <lvrwd9@gmail.com>

**Cc** Austin Thompson <austin@alconsult-llc.com>; Johnson, Melissa <mjohnson@leavenworthcounty.gov>

FreeState Electric Cooperative hereby confirms that it has no objection to the re-platting of the property located at 22013 Parallel Road. This confirmation does not constitute, nor should it be construed as, a guarantee of the availability or reasonable cost of providing electrical infrastructure, which remains the responsibility of the member.

**Amanda Tarwater**  
Engineering Project Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Krystal Voth <krystal@alconsult-llc.com>

**Sent:** Wednesday, August 20, 2025 12:06 PM

**To:** Amanda Tarwater <amanda.tarwater@freestate.coop>; lvrwd9@gmail.com

**Cc:** Austin Thompson <austin@alconsult-llc.com>; Johnson, Melissa <mjohnson@leavenworthcounty.gov>

**Subject:** Leavenworth County Plat Review 22013 Parallel Road

You don't often get email from [krystal@alconsult-llc.com](mailto:krystal@alconsult-llc.com). [Learn why this is important](#)

**Warning:** This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

Good afternoon!

I hope this email finds you well. We are preparing to submit an application to LVCO regarding two-lot plat. As a part of the application, we are required to reach out to the utilities and fire district to insure service. Please review the attached plat and provide any comments or concerns you may have. Your attention to this is greatly appreciated. Thank you and have a great day!

Best,



## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Thursday, September 25, 2025 9:38 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-25-102/103 Preliminary & Final Plat Nehl Acres - Atlas

We have not received any complaints on this property. The septic system needs to be shown on the Preliminary Plat to ensure it remains on the same property as the home it services, which is should since a creek separates the parcels.

Kyle Anderson  
Environmental Technician/Code Enforcement  
Leavenworth County Planning & Zoning  
300 Walnut St. Ste. 212  
Leavenworth, KS 66048  
913-684-1084

*Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.*

---

**From:** Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>  
**Sent:** Thursday, September 25, 2025 9:23 AM  
**To:** Anderson, Kyle <KAnderson@leavenworthcounty.gov>  
**Subject:** FW: DEV-25-102/103 Preliminary & Final Plat Nehl Acres - Atlas

I am not seeing anything from you on this case. Did you want to provide comments?

v / r

Joshua J. Schweitzer  
Development Planner  
Leavenworth County Planning & Zoning  
300 Walnut St, Suite 212  
Leavenworth County, Kansas 66048  
(913) 684-0465

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, September 10, 2025 12:23 PM  
**To:** Miller, Jamie <[JMiller@leavenworthcounty.gov](mailto:JMiller@leavenworthcounty.gov)>; Brown, Misty <[MBrown@leavenworthcounty.gov](mailto:MBrown@leavenworthcounty.gov)>; Khalil, Jon <[jkhilil@leavenworthcounty.gov](mailto:jkhilil@leavenworthcounty.gov)>; McAfee, Joe <[JMcAfee@leavenworthcounty.gov](mailto:JMcAfee@leavenworthcounty.gov)>; Baumchen, Daniel <[DBaumchen@leavenworthcounty.gov](mailto:DBaumchen@leavenworthcounty.gov)>; 'Mitch Pleak' <[mpleak@olsson.com](mailto:mpleak@olsson.com)>; Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>; Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>; 'adedeke@lvsheriff.org' <[adedeke@lvsheriff.org](mailto:adedeke@lvsheriff.org)>  
**Cc:** PZ  
**Subject:** DEV-25-102/103 Preliminary & Final Plat Nehl Acres - Atlas

Good Afternoon,

**Leavenworth County  
Request for Board Action  
Case No. DEV-25-117/118  
Preliminary & Final Plat Aye Acres**

**Date:** December 3, 2025  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** John Jacobson, Reviewed

**Additional Reviews as needed:**

**Budget Review** ☐ **Administrator Review** ☒ **Legal Review** ☒

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**Action Request:**

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-118 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

**Analysis:** The applicant is proposing to divide a 14.80-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 is approximately 2.5 acres and lot 2 is approximately 12 acres. An exception is needed for Lot 2 as it exceeds the lot-depth to lot-width ratio by approximately 130'. During the Preliminary Plat phase, exceptions were granted for:

1. Exception to Article 50, Section 40.3.i. Lot-depth to Lot-width

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exception.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No. DEV-25-118, Final Plat for Aye Acres, subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-25-118, Final Plat for Aye Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-118, Final Plat for Aye Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-118, Final Plat for Aye Acres with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- ☒ Not Applicable
- ☐ Budgeted item with available funds
- ☐ Non-Budgeted item with available funds through prioritization
- ☐ Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-25-117 & 118 Preliminary & Final Plat Aye Acres

November 12, 2025

**REQUEST:** *Regular Agenda*

☒ Preliminary Plat      ☒ Final Plat

**STAFF REPRESENTATIVE:**

JOSH SCHWEITZER  
Development Planner

**SUBJECT PROPERTY:** 19851 219<sup>th</sup> Street



**APPLICANT/APPLICANT AGENT:**

Joe Herring  
Herring Surveying Company  
315 N 5<sup>th</sup> St.  
Leavenworth, KS 66048

**PROPERTY OWNER:**

Mason & Mallory Aye  
19851 219<sup>th</sup> St.  
Tonganoxie, KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

**ZONING:** RR-2.5

**FUTURE LAND USE DESIGNATION:**

RR-2.5

**LEGAL DESCRIPTION:**

A Minor Subdivision in the Southeast Quarter of Section 32, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A

**FLOODPLAIN:** Zone A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-25-117 & 118 Preliminary & Final Plat Aye Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-117 & 118 Preliminary & Final Plat Aye Acres to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 14.80 ACRES

**PARCEL ID NO:**

149-32-0-00-00-016

**BUILDINGS:**

Existing House & Outbuildings

**PROJECT SUMMARY:**

Request for a preliminary & final plat approval to subdivide property located at 12051 214<sup>th</sup> Street (149-32-0-00-00-016) as Lots 01 through 02 of Aye Acres.

**ACCESS/STREET:**

219<sup>th</sup> Street - Collector, Paved ± 25'

**Location Map:** FUTURE LAND USE DESIGNATION



**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** Tonganoxie

**WATER:** RWD 9

**ELECTRIC:** Freestate

**NOTICE & REVIEW:**

**STAFF REVIEW:**

11/4/2025

**NEWSPAPER NOTIFICATION:**

N/A

**NOTICE TO SURROUNDING  
PROPERTY OWNERS:**

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	X	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>		X
	Exception requested from Article 50, Section 40.3.i		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

#### **STAFF COMMENTS:**

The applicant is proposing to divide a 14.80-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 is approximately 2.5 acres and lot 2 is approximately 12 acres. An exception is needed for Lot 2 as it exceeds the lot-depth to lot-width ratio by approximately 130'. If the exception were to be approved, both lots meet the RR-2.5 zoning district requirements.

#### **EXCEPTIONS:**

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

*Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-Width to Lot-Depth (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-Width to Lot-Depth, as submitted by the application.*

#### **PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. An exception from Article 50, Section 40.3.i. has been approved for Lots 2.
6. The developer must comply with the following memorandums:  
Email – RWD 9, dated October 7, 2025

**PROPOSED MOTIONS:**

Approve case DEV-25-117/118, a request to plat the property located at 19851 219<sup>th</sup> Street into a 2-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-117/118 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-25-117/118, a request to plat the property located at 19851 219<sup>th</sup> Street into a 2-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-117/118.*

Table the case to a date and time certain for additional information.

*Motion: Chairman, I move to table Case No. DEV-25-117/118 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Map

C: Road Map (A minimum of 1/4 mile)

D: Memorandums

FINAL &  
**PRELIMINARY PLAT APPLICATION**  
Leavenworth County Planning and Zoning Department  
300 Walnut St., Suite 212  
Leavenworth, Kansas  
913-684-0465

Office Use Only

Township: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_\_  
Case No. \_\_\_\_\_ Date Received/Paid: \_\_\_\_\_  
Zoning District \_\_\_\_\_ Comprehensive Plan Land Use Designation: \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Herring Surveying Company NAME: AYE, MASON J & MALLORY  
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 19851 219TH ST  
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP TONGANOXIE, KS 66086  
PHONE: 913-651-3858 PHONE: N/A  
EMAIL: herringsurveying@outlook.com EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: AYE ACRES  
Address of Property: 19851 219TH ST  
PID: 149-32-0-00-00-016 Urban Growth Management Area: Tonganoxie

**SUBDIVISION INFORMATION**

Gross Acreage: <u>15 Acres</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>2.9 Acres</u>
Maximum Lot Size: <u>11.99 Acre</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 9</u>	Proposed Sewage: <u>Septic/Lagoon</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Atmos/Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local – Collector – Arterial – State – Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	1. <u>Width to Depth for Lot 2</u>	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0225G

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 10-3-25

Date: 10-3-25

**ATTACHMENT A**



## SCHEDULE A

File No.: C25010876  
Report Fee: \$350.00

### INFORMATIONAL REPORT

1. Effective Date: August 29, 2025 at 8:00 A.M.
2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:  
  
Mason Aye and Mallory Aye
3. The land referred to in this Commitment is described as follows:

The South 495 feet of the Northeast Quarter of the Southeast Quarter of Section 32, Township 10 South, Range 21 East of the 6th PM, Leavenworth County, Kansas, less that part used for highway purposes

Lisa Riggs  
**Continental Title Company**  
1204 State Ave, Ste C  
Tonganoxie, KS 66086

By: 



AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner  
COUNTY OF LEAVENWORTH  
STATE OF KANSAS

We/I Mason Aye and Mallory Aye

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -  
19851 219<sup>th</sup> ST Tonganoxie, KS 66066, and that we authorize the  
following people or firms to act in our interest with the Leavenworth County Planning  
and Zoning Department for a period of one calendar year. Additionally, all statements  
herein contained in the information herewith submitted are in all respects true and correct  
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

- 1) Joseph A. Herring – Herring Surveying Company 315 N. 5<sup>th</sup> Street, Leavenworth,  
KS 66048, 913-651-3858
- 2)

Signed and entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mason Aye Mallory Aye 19851 219<sup>th</sup> ST Tonganoxie KS 66066 913-620-4020  
Print Name, Address, Telephone

[Signature] [Signature]  
Signature

STATE OF KANSAS                    )  
  ) SS  
COUNTY OF LEAVENWORTH )

Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, before me, a notary public in and  
for said County and State came \_\_\_\_\_ to me  
personally known to be the same persons who executed the forgoing instrument of writing, and  
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand  
and affixed my notary seal the day and year above written.

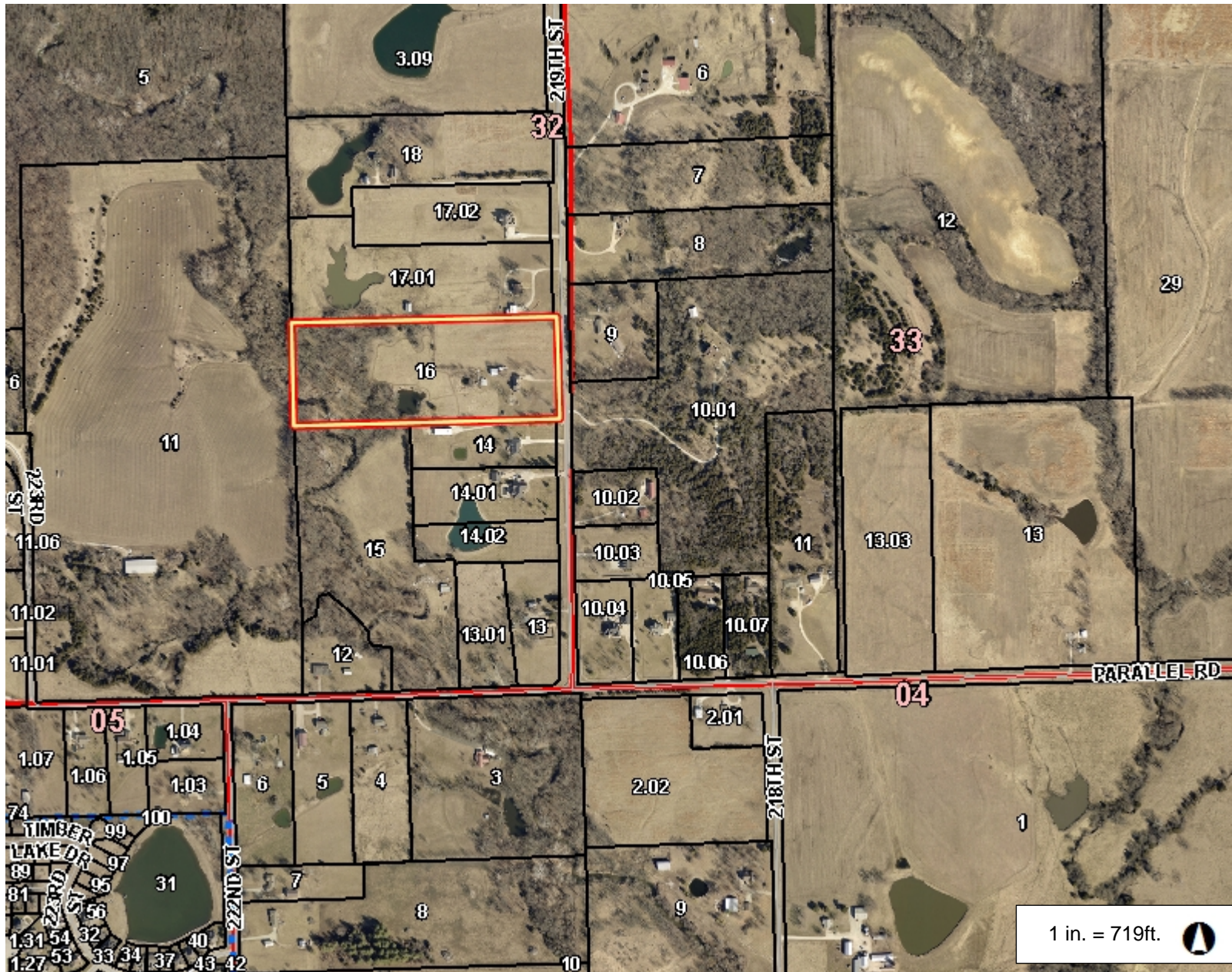
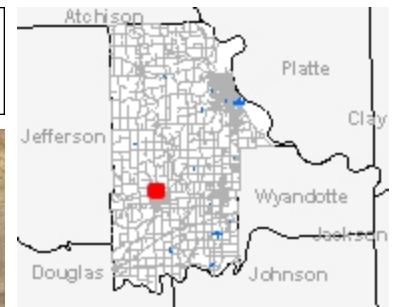
NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(seal)



# Leavenworth County, KS



## Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

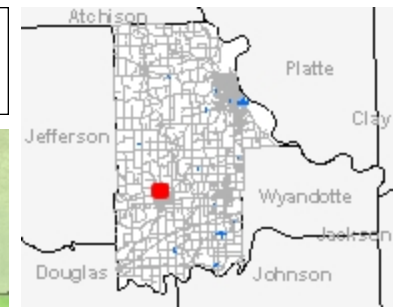
## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

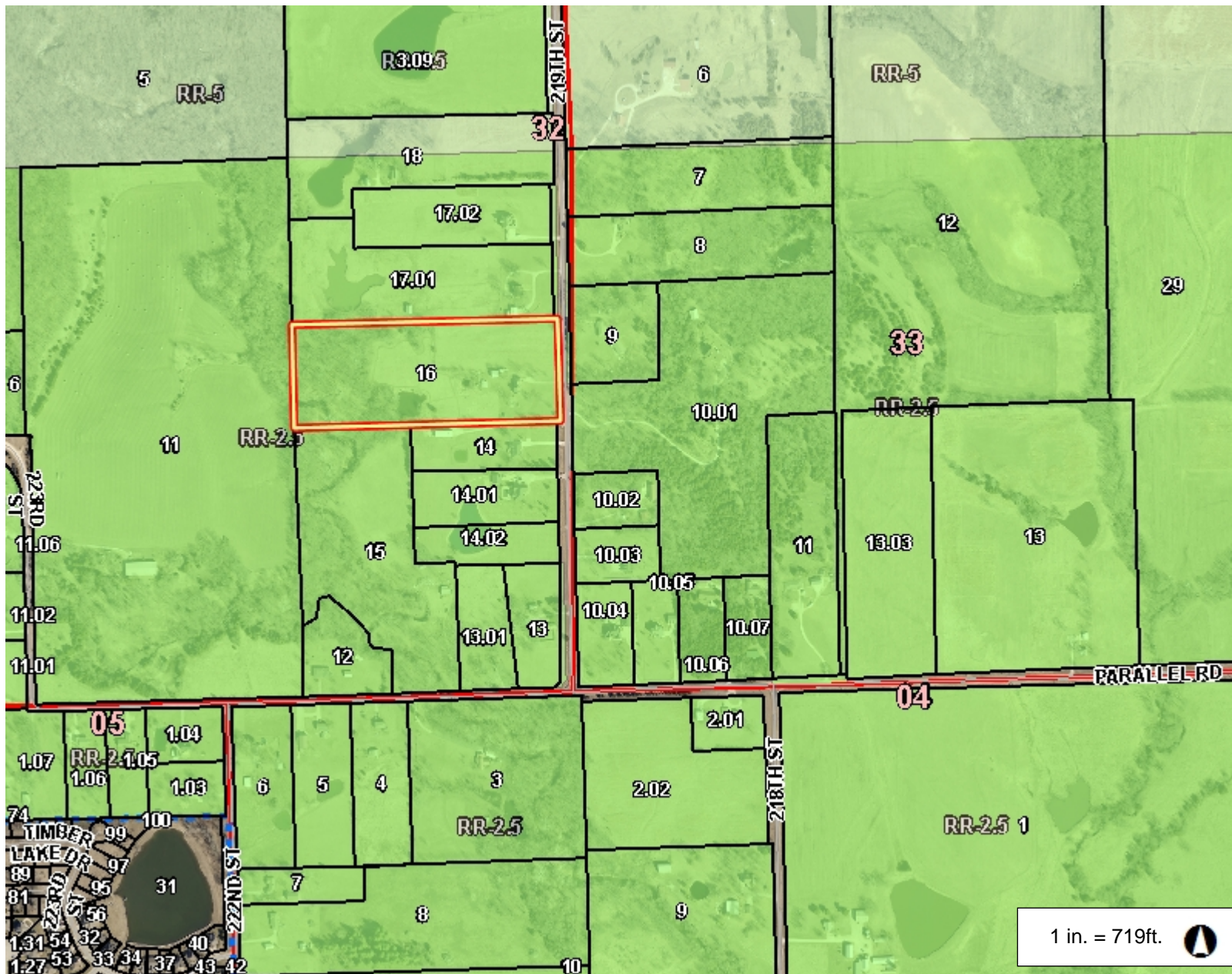


# Leavenworth County, KS



## Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- +
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3



1,437.7 0 718.85 1,437.7 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

**Lot 2 - Width to Depth**

**ARTICLE 56 – EXCEPTIONS**

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

1) Yes - property has Special Flood Hazard Area to the West side - Lot meets width to depth of usable land prior to the flood plain.

2) Yes it is due to Special Flood Hazard Area.

3) No it does not.

**10-20-25**  
**PW Combined No**  
**Comments**

Aye Acres  
Leavenworth County Kansas  
Drainage Report  
October 2, 2025





# AYE ACRES

A Minor Subdivision in the Southeast Quarter of Section 32, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

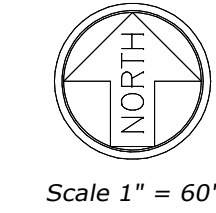
## PRELIMINARY PLAT

PREPARED FOR:  
 AYE MASON J & MALLORY  
 19851 219TH ST  
 TONGANOXIE, KS 66086  
 PID NO. 149-32-0-00-00-016

SURVEYOR'S DESCRIPTION:  
 Tract of land in the Southeast Quarter of Section 32, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on October 29, 2025, and more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 19'22" West for a distance of 1321.94 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 88 degrees 15'40" West for a distance of 756.19 feet; thence South 87 degrees 58'12" West for a distance of 557.24 feet to the established Southwest corner of the Northeast Quarter of said Southeast Quarter; thence North 01 degrees 38'17" West for a distance of 493.93 feet; thence North 88 degrees 05'56" East for a distance of 1316.17 feet along the South line of S&B ESTATES to the East line of said Southeast Quarter; thence South 01 degrees 19'22" East for a distance of 494.83 feet along said East line to the point of beginning.  
 Together with and subject to covenants, easements, and restrictions of record.  
 Said property contains 14.90 acres, more or less, including road right of way.  
 Error of Closure: 1 - 189976

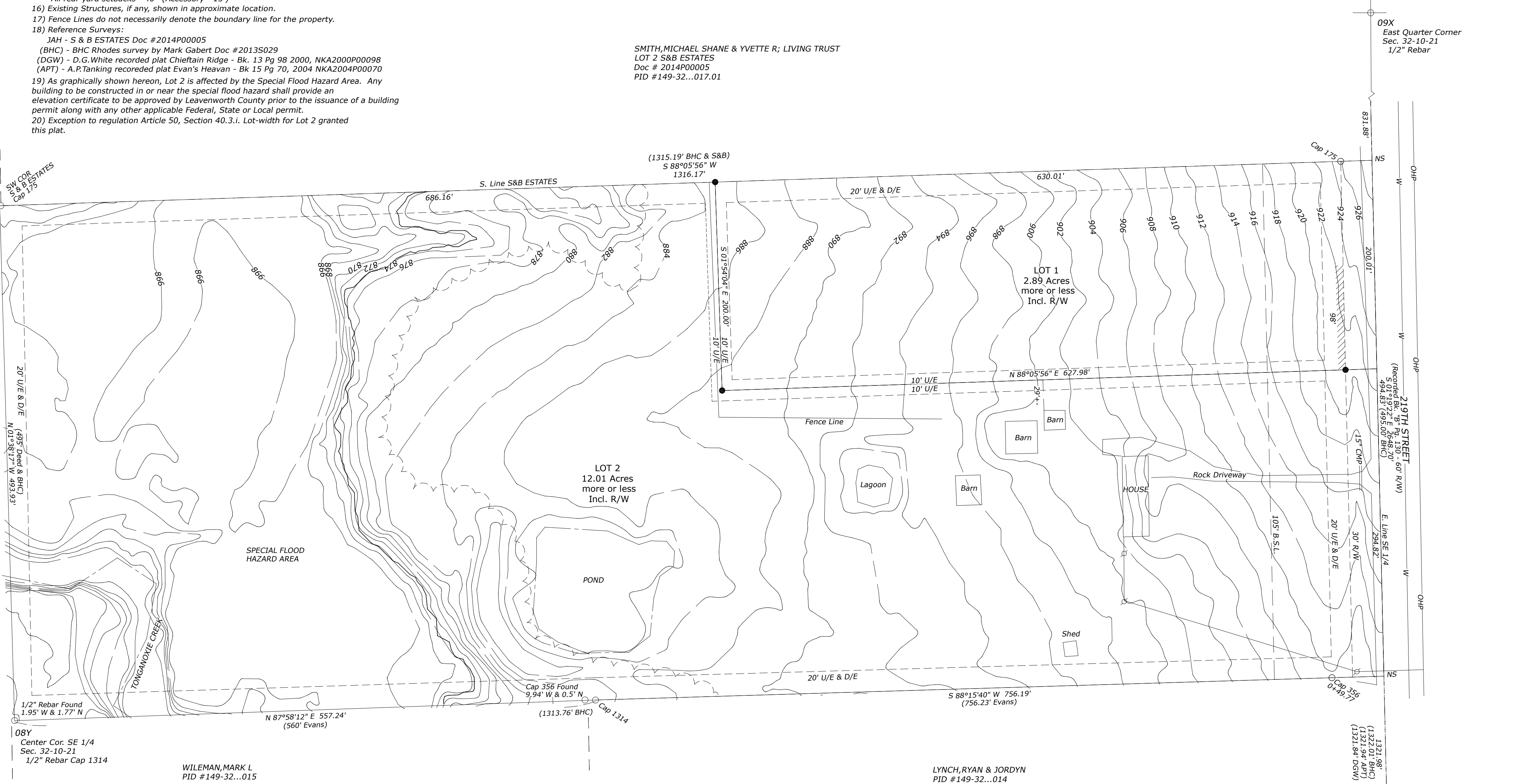
RESTRICTIONS:  
 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.  
 2) An Engineered Waste Disposal System may be required due to poor soil conditions.  
 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.  
 4) Lots are subject to the current Access Management Policy  
 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.  
 6) No off-plat restrictions.

ZONING:  
 RR 2.5 - Rural Residential 2.5



NOTES:  
 1) This survey does not show ownership.  
 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
 3) All recorded and measured distances are the same, unless otherwise noted.  
 4) Error of Closure - 1 - 189976, 14.9 Acres, more or less.  
 5) Basis of Bearing - KS SPC North Zone 1501  
 6) Monument Origin Unknown, unless otherwise noted.  
 7) Existing and Proposed Lots for Agriculture and Residential Use.  
 8) Road Record - See Survey  
 9) Benchmark - NAVD88  
 Project Benchmark (BM) - SE COR SE 1/4 Section 32 - 1/2" Rebar - Elev - 874.4'  
 10) Easements, if any, are created hereon or listed in referenced title commitment.  
 11) Reference Recorded Deed Doc # 2025R02735  
 12) Utility Companies -  
 - Water - RWD 9  
 - Electric - Freestate  
 - Sewer - Septic / Lagoon  
 - Gas - Propane / Natural Gas  
 13) Reference Continental Title Insurance Company File Number C25010876 August 29, 2025, updated 10/20/25  
 - Right of Way granted to McLaughlin Sons Company as more fully set forth in the instrument recorded in Book 331 at Page 230.  
 - Right of Way granted to Rural Water District No. 9 as more fully set forth in the instrument recorded as Document No. 2014R-01217.  
 14) Property is in a Special Flood Hazard Area Zone a per FEMA FIRM Map 20103C0225G dated July 16, 2015  
 15) Building Setback Lines as shown hereon or noted below  
 - All side yard setbacks - 15' (Accessory - 15')  
 - All rear yard setbacks - 40' (Accessory - 15')  
 16) Existing Structures, if any, shown in approximate location.  
 17) Fence Lines do not necessarily denote the boundary line for the property.  
 18) Reference Surveys:  
 JAH - S & B ESTATES Doc #2014P00005  
 (BHC) - BHC Rhodes survey by Mark Gabert Doc #2013S029  
 (D&W) - D.G.White recorded plat Chieftain Ridge - Bk. 13 Pg 98 2000, NKA2000P00098  
 (APT) - A.P.Tanking recorded plat Evan's Heaven - Bk 15 Pg 70, 2004 NKA2004P00070  
 19) As graphically shown hereon, Lot 2 is affected by the Special Flood Hazard Area. Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.  
 20) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lot 2 granted this plat.

SMITH, MICHAEL SHANE & YVETTE R; LIVING TRUST  
 LOT 2 S&B ESTATES  
 Doc # 2014P00005  
 PID #149-32...017.01



11-04-25  
 PW Combined  
 Review No Further  
 Comment



# AYE ACRES

A Minor Subdivision in the Southeast Quarter of Section 32, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
AYE MASON J & MALLORY  
19851 219TH ST  
TONGANOXIE, KS 66086  
PID NO. 149-32-0-00-00-016

SURVEYOR'S DESCRIPTION:  
Tract of land in the Southeast Quarter of Section 32, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on October 29, 2025, and more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 19'22" West for a distance of 1321.98 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 88 degrees 15'40" West for a distance of 756.19 feet; thence South 87 degrees 58'12" West for a distance of 557.24 feet to the established Southwest corner of the Northeast Quarter of said Southeast Quarter; thence North 01 degrees 38'17" West for a distance of 493.93 feet; thence North 88 degrees 05'56" East for a distance of 1316.17 feet along the South line of S&B ESTATES to the East line of said Southeast Quarter; thence South 01 degrees 19'22" East for a distance of 494.83 feet along said East line to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 14.90 acres, more or less, including road right of way.  
Error of Closure: 1 - 189976

CERTIFICATION AND DEDICATION  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: AYE ACRES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of AYE ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mason J. Aye
Mallory Aye

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Mason J. Aye and Mallory Aye, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: \_\_\_\_\_ (seal)

APPROVALS  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of AYE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary
Chairman
John Jacobson
Jeff Spink

COUNTY ENGINEER'S APPROVAL:  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of AYE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman
County Clerk
Mike Smith
Fran Keppler

REGISTER OF DEED CERTIFICATE:  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

Scale 1" = 60'

Job # K-25-1929  
September 15, 2025 Rev. November 3, 2025

315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@leamcash.com

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor

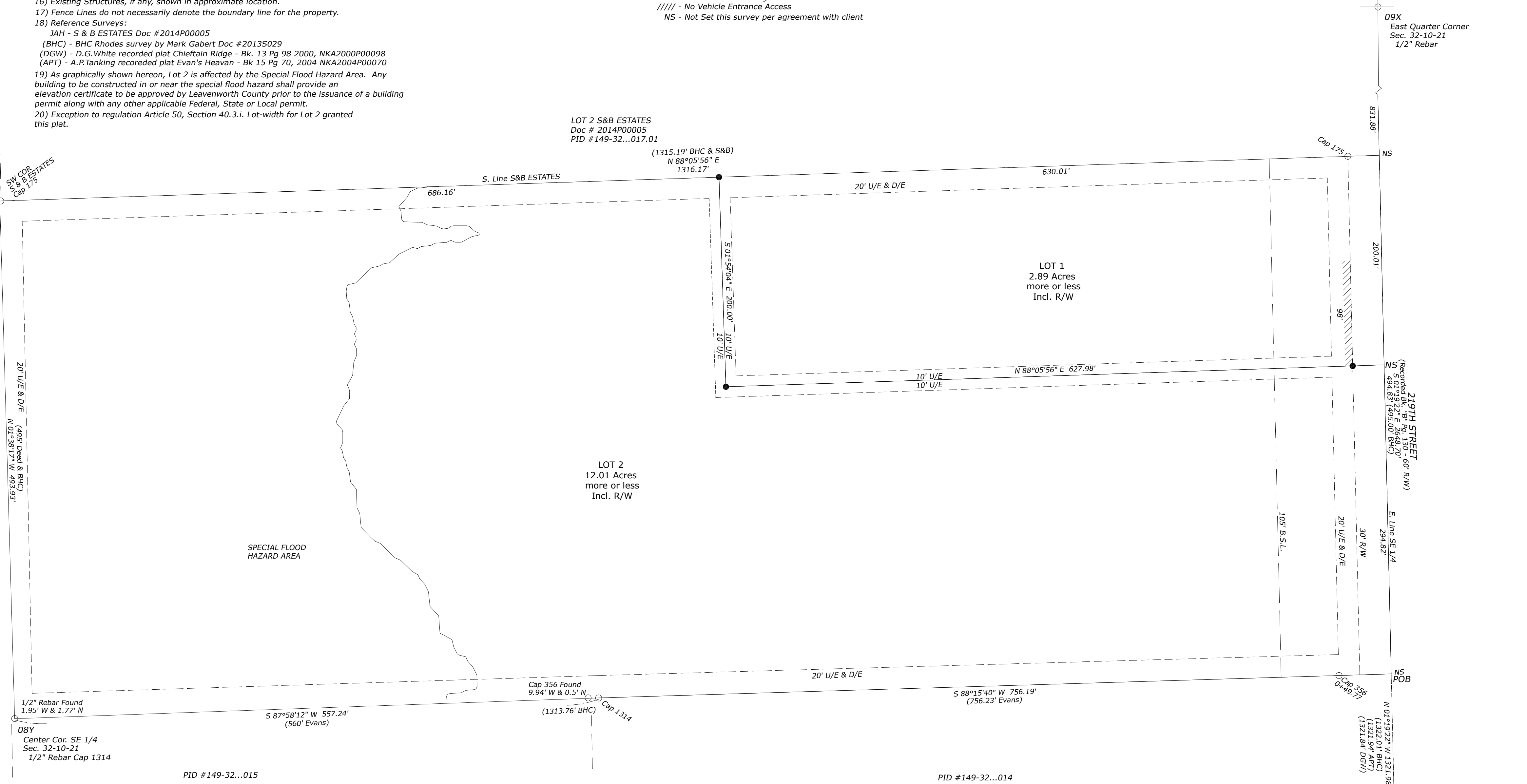
NOTES:  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All recorded and measured distances are the same, unless otherwise noted.  
4) Error of Closure - 1 - 189976, 14.9 Acres, more or less.  
5) Basis of Bearing - KS SPC North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Existing and Proposed Lots for Agriculture and Residential Use.  
8) Road Record - See Survey  
9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR SE 1/4 Section 32 - 1/2" Rebar - Elev - 874.4'  
10) Easements, if any, are created hereon or listed in referenced title commitment.  
11) Reference Recorded Deed Doc # 2025R02735  
12) Utility Companies -  
- Water - RWD 9  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas  
13) Reference Continental Title insurance Company File Number C25010876 August 29, 2025, updated 10/20/25  
- Right of Way granted to McLaughlin Sons Company as more fully set forth in the instrument recorded in Book 331 at Page 230.  
- Right of Way granted to Rural Water District No. 9 as more fully set forth in the instrument recorded as Document No. 2014R-01217.  
14) Property is in a Special Flood Hazard Area Zone a per FEMA FIRM Map 20103C0225G dated July 16, 2015  
15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
16) Existing Structures, if any, shown in approximate location.  
17) Fence Lines do not necessarily denote the boundary line for the property.  
18) Reference Surveys:  
JAH - S & B ESTATES Doc #2014P00005 (BHC) - BHC Rhodes survey by Mark Gabert Doc #2013S029 (DGW) - D.G.White recorded plat Chieftain Ridge - Bk. 13 Pg 98 2000, NKA2000P00098 (APT) - A.P.Tanking recorded plat Evan's Heaven - Bk. 15 Pg 70, 2004 NKA2004P00070  
19) As graphically shown hereon, Lot 2 is affected by the Special Flood Hazard Area. Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.  
20) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lot 2 granted this plat.

RESTRICTIONS:  
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.  
2) An Engineered Waste Disposal System may be required due to poor soil conditions.  
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.  
4) Lots are subject to the current Access Management Policy  
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.  
6) No off-plat restrictions.

ZONING:  
RR 2.5 - Rural Residential 2.5

LEGEND:  
● - 1/2" Rebar Set with Cap No.1296  
○ - 1/2" Rebar Found, unless otherwise noted.  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Road Right of way  
C - Centerline  
S - Section Line  
BM - Benchmark  
POB - Point of Beginning  
POC - Point of Commencing  
///// - No Vehicle Entrance Access  
NS - Not Set this survey per agreement with client

11-04-25  
PW Combined  
Review No Further  
Comment



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates August through September 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



## Schweitzer, Joshua

---

**From:** Shauna Snyder <shauna.snyder@freestate.coop>  
**Sent:** Tuesday, October 7, 2025 7:16 AM  
**To:** PZ  
**Cc:** chief1860@ttrfd.com; lvrwd9@gmail.com; herringsurveying@outlook.com  
**Subject:** FW: AYE ACRE  
**Attachments:** K-25-1929 AYE ACRES Prelim Review.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FreeState Electrical Cooperative will provide power to an additional lot, per the attached land division information, at 19851 219<sup>th</sup> St (Aye Acres), parcel R19532, for Mason and Mallory Aye.

**Shauna Snyder**  
Work Order Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Joe Herring  
**Sent:** Friday, October 3, 2025 7:12 AM  
**To:** Timothy Smith ; Rural Water District 9 lvrwd9 ; Shauna Snyder  
**Subject:** AYE ACRE

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

Please provided the standard service letter to myself and the county - [pzmail@leavenworthcounty.gov](mailto:pzmail@leavenworthcounty.gov)

Thank you - Joe Herring

---

J.Herring Inc., dba,Herring Surveying Company  
315 N. 5th Street, Leavenworth, KS 66048  
913-651-3858 - ROCK CHALK!

## Schweitzer, Joshua

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**From:** Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Sent:** Tuesday, October 7, 2025 8:49 AM  
**To:** Shauna Snyder  
**Cc:** PZ; chief1860@ttrfd.com; herringsurveying@outlook.com  
**Subject:** Re: FW: AYE ACRE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

LVRWD9 can provide water to Aye Acres, lot described per attached land division information, at 19851 219<sup>th</sup> St, parcel R19532, for Mason and Mallory Aye. The application process for obtaining water will still apply.

On Tue, Oct 7, 2025 at 7:16 AM Shauna Snyder <[shauna.snyder@freestate.coop](mailto:shauna.snyder@freestate.coop)> wrote:

FreeState Electrical Cooperative will provide power to an additional lot, per the attached land division information, at 19851 219<sup>th</sup> St (Aye Acres), parcel R19532, for Mason and Mallory Aye.

**Shauna Snyder**  
Work Order Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)>  
**Sent:** Friday, October 3, 2025 7:12 AM  
**To:** Timothy Smith <[chief1860@ttrfd.com](mailto:chief1860@ttrfd.com)>; Rural Water District 9 lvrwd9 <[lvrwd9@gmail.com](mailto:lvrwd9@gmail.com)>; Shauna Snyder <[shauna.snyder@freestate.coop](mailto:shauna.snyder@freestate.coop)>  
**Subject:** AYE ACRE

**Warning:** This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

Please provided the standard service letter to myself and the county - [pzmail@leavenworthcounty.gov](mailto:pzmail@leavenworthcounty.gov)

Thank you - Joe Herring

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J.Herring Inc., dba,Herring Surveying Company

315 N. 5th Street, Leavenworth, KS 66048

## Schweitzer, Joshua

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**From:** Timothy Smith <chief1860@ttrfd.com>  
**Sent:** Tuesday, October 7, 2025 9:17 AM  
**To:** Joe Herring  
**Cc:** PZ  
**Subject:** Re: AYE ACRE

Yes, we will provide fire protection.

On Tue, Oct 7, 2025 at 10:14 AM Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)> wrote:  
Do understand that concern. If the house is built, will you provide fire protection?

Thank you - Joe Herring

---

J.Herring Inc., dba,Herring Surveying Company  
315 N. 5th Street, Leavenworth, KS 66048  
913-651-3858 - ROCK CHALK!

---

**From:** Timothy Smith <[chief1860@ttrfd.com](mailto:chief1860@ttrfd.com)>  
**Sent:** Tuesday, October 7, 2025 9:11 AM  
**To:** Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)>; [pzmail@leavenworthcounty.gov](mailto:pzmail@leavenworthcounty.gov) <[pzmail@leavenworthcounty.gov](mailto:pzmail@leavenworthcounty.gov)>  
**Subject:** Re: AYE ACRE  
Tonganoxie Township has concerns with the continued growth in this area without an adequate water source for fire protection. The more houses added the greater the risk of a structure fire. The greater the risk, the greater the need for an adequate water supply.

Tim Smith, Chief  
*Tonganoxie Township Rural Fire Department*  
*Past President Kansas State Association Fire Chiefs*

18993 McLouth Rd  
Tonganoxie KS 66086

Phone: [913-845-3801](tel:913-845-3801)  
Fax: [913-845-3801](tel:913-845-3801)  
Cell: [816-392-2468](tel:816-392-2468)

*Failure to Prepare*

*Is*

*Preparing to Fail*

## Allison, Amy

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**From:** Anderson, Kyle  
**Sent:** Friday, October 10, 2025 9:12 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-25-117/118 Preliminary and Final Plat - Aye Acres

We have not received any complaints on this property, and it appears the lagoon will remain on the same property as the home it services.

Kyle Anderson  
Environmental Technician/Code Enforcement  
Leavenworth County Planning & Zoning  
300 Walnut St. Ste. 212  
Leavenworth, KS 66048  
913-684-1084

*Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.*

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Friday, October 10, 2025 8:42 AM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Khalil, Jon <jkhalil@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-117/118 Preliminary and Final Plat - Aye Acres

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 19851 219<sup>th</sup> Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, October 24, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov).

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

**Disclaimer**