

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

February 25, 2026

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 no 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 comments will be included and distributed with the normal meeting packet.
- V. ADMINISTRATIVE BUSINESS:
 - a) County Clerk report
- 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 February 18, 2026
- b) Approval of the schedule for the week of March 2, 2026
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approve Case DEV-26-006/008 Foxridge Acres 5th

VII. FORMAL BOARD ACTION:

- a) Consider a motion to appoint a member to the Judicial Nominating Committee.
- b) Consider a motion to approve a letter of concern about Fort Leavenworth EMS services.
- c) Consider a motion to find that the proposed final plat as outlined in Case DEV-26-005 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 as adopted by the Planning Commission.
- d) Consider a motion to approve Board Order 2026-2, granting a disaster relief tax abatement for tax ID 1-15538, located at 14097 Huntington Ln., Leavenworth, KS in the amount of \$25,275.00.

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

- a) Appraiser quarterly report
- b) Executive session if needed

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, February 23, 2026

Tuesday, February 24, 2026

4:00 p.m. K-5 Modernization Project Open House
• Lansing Community Center, 800 1st Terrace, Lansing, KS

Wednesday, February 25, 2026

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

Thursday, February 26, 2026

Friday, February 27, 2026

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

*****February 18, 2026 *****

The Board of County Commissioners met in a regular session on Wednesday, February 18, 2026. Commissioner Smith, Commissioner Dove, Commissioner Reid and Commissioner Stieben are present; Commissioner Culbertson is absent; Also present: Mark Loughry, County Administrator; Bill Noll, Infrastructure and Construction Services

PUBLIC COMMENT:

Nancy Carpenter, Ted Grinter, Mike Dean Chris Grinter, Brian Morley and Mary Wood commented.

ADMINISTRATIVE BUSINESS:

Commissioner Stieben inquired about a work session on nuclear reactors and data centers.

Commissioner Stieben read a few lines from Martin Luther King Jr.'s speech to recognize black history month.

A motion was made by Commissioner Smith and seconded by Commissioner Reid to accept the consent agenda for Wednesday, February 18, 2026, as presented.

Motion passed, 4-0.

Bill Noll requested the approval of a proposal from Atlas Land Consulting for bridge replacements.

A motion was made by Commissioner Smith and seconded by Commissioner Dove to approve the construction engineering proposal and contract with Atlas Land Consulting for the inspection of bridge replacements A-07, HP-51 and T-31 not to exceed \$150,000.00.

Motion passed, 4-0.

Mr. Noll presented a design proposal from Pfeifferkorn Engineering for the replacement of culvert F-47.

A motion was made by Commissioner Reid and seconded by Commissioner Dove to approve the design proposal and contract with Pfeifferkorn Engineering and Environmental for the replacement of culvert F-47 in the amount of \$28,000.00.

Motion passed, 4-0.

Mr. Noll requested the approval of a two-year subscription with G-Works.

A motion was made by Commissioner Reid and seconded by Commissioner Smith to approve a two-year subscription with G-Works to continue the Road and Bridge maintenance tracking data access in the amount of \$29,048.00.

Motion passed, 4-0.

Mr. Noll presented a lease for two dump trucks.

***A motion was made by Commissioner Dove and seconded by Commissioner Smith to approve the lease of two dump trucks from Nextran in the amount of \$85,743.41 per year per truck.
Motion passed, 4-0.***

Mr. Noll presented the 2026 Noxious Weed Eradication report and the 2026 Noxious Weed Management Plan.

***A motion was made by Commissioner Reid and seconded by Commissioner Dove to approve the 2026 Noxious Weed Eradication Report and the 2026 Noxious Weed Management Plan.
Motion passed, 4-0.***

Mr. Noll briefly updated the Board on County Road 30 project.

Commissioner Smith spoke at the Lansing Lion club.

Commissioner Stieben attended the Adult Community Corrections Advisory Board meeting and will be participating in the KCATA meeting this afternoon.

Commissioner Dove attended the Mental Health Advisory Board meeting and suggested to hold a work session on mental health availability.

Mark Loughry mentioned Representative Tim Johnson has been moving legislation through that was discussed at the legislative breakfast.

Mr. Loughry reported he is working on the work session for the data centers indicating a date of March 18th.

***A motion was made by Commissioner Dove and seconded by Commissioner Smith to adjourn.
Motion passed, 4-0.***

The Board adjourned at 9:59 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, March 2, 2026

Tuesday, March 3, 2026

9:00 a.m. County Day at the Capitol
• Kansas Statehouse, Topeka, KS

Wednesday, March 4, 2026

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

Thursday, March 6, 2026

Friday, March 7, 2026

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: 02/13/2026 END DATE: 02/19/2026

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
729	AP	02/19/2026	829	THOMSON REUTERS - WEST 6-001-5-11-210	WEST INFORMATION CHARGES	1,187.17	
					WARRANT TOTAL		1,187.17
730	AP	02/19/2026	8103	CHARTER COMMUNICATIONS 6-001-5-18-213	COMMUNICATION	2,214.51	
					WARRANT TOTAL		2,214.51
731	AP	02/19/2026	8686	EVERGY KANSAS CENTRAL INC 6-218-5-00-2 6-212-5-00-2 6-212-5-00-2 6-212-5-00-2 6-212-5-00-2	BONNER SPRINGS ELECTRIC SERVIC ELECTRIC SERVICES ELECTRIC SERVICES ELECTRIC SERVICES ELECTRIC SERVICES	143.68 210.27 71.05 37.57 73.29	
					WARRANT TOTAL		535.86
732	AP	02/19/2026	516725	ENTERPRISE FM TRUST 6-001-5-05-271 6-001-5-06-222 6-001-5-11-271 6-001-5-31-230 6-001-5-41-271 6-001-5-53-220 6-126-5-00-221 6-133-5-00-229 6-136-5-00-221 6-145-5-00-230 6-160-5-00-215	FEBRUARY INVOICE FEBRUARY INVOICE	4,376.51 315.52 388.90 4,125.33 986.30 4,641.34 14.77 18,186.37 45.23 18,367.25 1,149.88	
					WARRANT TOTAL		52,597.40
*118663	AP	02/19/2026	249	ATCHISON HOSPITAL 6-001-5-28-212 6-001-5-28-212 6-001-5-07-206 6-001-5-07-206 6-001-5-07-206 6-001-5-07-206	DRUG SCREEN AND CAPACITY TEST DRUG SCREEN AND CAPACITY TEST NEW EMPLOYEE TESTING NEW EMPLOYEE TESTING NEW EMPLOYEE TESTING NEW EMPLOYEE TESTING	45.00 95.00 248.00 248.00 45.00 463.00	
					WARRANT TOTAL		1,144.00
118664	AP	02/19/2026	8020	APCO INTERNATIONAL 6-174-5-00-202	RECERTIFICATION DANSER	100.00	
					WARRANT TOTAL		100.00
118665	AP	02/19/2026	18253	AT&T MOBILITY 6-001-5-06-216 6-001-5-06-216 6-136-5-00-206 6-136-5-00-246 6-138-5-00-226 6-126-5-00-210	WIRELESS MIFI WIRELESS MIFI WIRELESS COMM CORR WIRELESS COMM CORR WIRELESS SPLIT WITH COMM CORR WIRELESS SERVICE	43.73 43.73 152.97 50.99 203.96 254.95	
					WARRANT TOTAL		750.33
118666	AP	02/19/2026	2541	BEST PLUMBING SPECIALTIES, INC 6-001-5-07-357	JAIL PLUMBING SUPPLIES	1,066.40	
					WARRANT TOTAL		1,066.40
118667	AP	02/19/2026	1065	BTX KS INC 6-001-5-07-219	INMATE X RAYS	450.00	

START DATE: 02/13/2026 END DATE: 02/19/2026

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 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		450.00
118668	AP	02/19/2026	2621	TERRY BOOKER 6-145-5-00-256 6-145-5-00-256	MEALS RESERVED 2/6-2/13 MEALS RESERVED 2/6-2/13	14,852.50 14,501.50	
					WARRANT TOTAL		29,354.00
118669	AP	02/19/2026	24545	CDW GOVERNMENT INC 6-001-5-07-362 6-001-5-18-301	WEBCAMERA PORTABLE LABEL PRINTER	40.84 118.73	
					WARRANT TOTAL		159.57
118670	AP	02/19/2026	5362	DIAMOND DRUGS, INC 6-001-5-07-219	INMATE PRESCRIPTION	6,893.85	
					WARRANT TOTAL		6,893.85
118671	AP	02/19/2026	70	FREESTATE ELECTRIC COOPERATIVE 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-001-5-12-223 6-174-5-00-210	SIRENS SIRENS SIRENS SIRENS SIRENS SIRENS SIRENS SIRENS SIRENS SIRENS SIRENS ELECTRIC USAGE EISENHOWER TOWE	72.95 72.70 72.67 73.71 73.06 73.17 73.25 73.11 53.00 689.55	
					WARRANT TOTAL		1,327.17
118672	AP	02/19/2026	833	GENOA HEALTHCARE LLC 6-001-5-07-219	INMATE PRESCRIPTION	711.61	
					WARRANT TOTAL		711.61
118673	AP	02/19/2026	28526	THE GUIDANCE CENTER 6-126-5-00-705	(TRAINING MENTAL HEALTH DIAGNOSTIC BRYAN	200.00	
					WARRANT TOTAL		200.00
118674	AP	02/19/2026	434	HAMM QUARRIES 6-133-5-00-361 6-133-5-00-361 6-133-5-00-361 6-133-5-00-361	ROCK ROCK ROCK ROCK	12,528.36 670.47 11,603.34 5,520.95	
					WARRANT TOTAL		30,323.12
118675	AP	02/19/2026	22605	HINCKLEY SPRINGS 6-160-5-00-263	WATER DELIVERY FOR SW	137.90	
					WARRANT TOTAL		137.90
118676	AP	02/19/2026	2505	INTRINSIC INTERVENTIONS 6-196-5-00-201	TESTING CUPS	701.50	
					WARRANT TOTAL		701.50
118677	AP	02/19/2026	1575	J&J DRAINAGE PRODUCTS CO 6-133-5-00-325 6-133-5-00-325	CULVERTS CULVERTS	12,280.00 35,692.80	
					WARRANT TOTAL		47,972.80
118678	AP	02/19/2026	46	KANSAS CORRECTIONAL INDUSTRIES 6-001-5-07-354	NEIBORHOOD WATCH SIGNS	414.00	
					WARRANT TOTAL		414.00
118679	AP	02/19/2026	8466	KANSAS DEPT OF HEALTH & ENVIRO			

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
				6-218-5-00-2	ANNUAL WASTEWATER PERMIT FEE T	185.00	
118680	AP	02/19/2026	1532	KERIT	WARRANT TOTAL		185.00
				6-112-5-00-240	FIRST INSTALLMENT 2026	209,048.00	
118681	AP	02/19/2026	1842	KONE INC	WARRANT TOTAL		209,048.00
				6-001-5-33-262	ELEVATOR MAINTENANCE COVERAGE	1,179.86	
				6-001-5-31-220	ELEVATOR MAINTENANCE COVERAGE	129.86	
				6-001-5-32-262	ELEVATOR MAINTENANCE COVERAGE	519.46	
118682	AP	02/19/2026	876	KS STATEBANK	WARRANT TOTAL		1,829.18
				6-153-5-00-3	MACK GRANITE 13-15 SERVICE TRU	43,588.43	
118683	AP	02/19/2026	9271	CITY OF LANSING	WARRANT TOTAL		43,588.43
				6-160-5-00-210	SERVICE PERIOD 12 31 1 31	27.90	
118684	AP	02/19/2026	4755	LEAVENWORTH PAPER AND OFFICE S	WARRANT TOTAL		27.90
				6-001-5-19-301	OFFICE SUPPLIES	886.21	
				6-145-5-00-345	CONSUMABLES	101.62	
				6-145-5-05-301	CONSUMABLES	34.80	
				6-145-5-07-302	CONSUMABLES	2.78	
				6-001-5-19-301	OFFICE SUPPLIES CLERK	158.37	
118685	AP	02/19/2026	537	CHERRYROAD MEDIA INC	WARRANT TOTAL		1,183.78
				6-001-5-19-217	LEGAL NOTICE FOR 2024 JC 068	42.34	
118686	AP	02/19/2026	26952	LEGAL LANGUAGE SERVICES	WARRANT TOTAL		42.34
				6-001-5-19-221	INTERPRETER 2-11 2024 JC 00300	195.00	
118687	AP	02/19/2026	1991	MID-AMERICA REGIONAL COUNCIL	WARRANT TOTAL		195.00
				6-174-5-00-210	MARC 911 EQUIPMENT DEC	33,263.55	
118688	AP	02/19/2026	105	MIDWEST MOBILE RADIO SERVICE	WARRANT TOTAL		33,263.55
				6-174-5-00-261	15 FOOT USB CABLES FOR DISPATC	94.41	
118689	AP	02/19/2026	2059	MIDWEST OFFICE TECHNOLOGY INC	WARRANT TOTAL		94.41
				6-001-5-07-208	CANON SERIAL 4QSS028554	52.97	
				6-001-5-04-201	CANON COPIER S 4TC00983	144.24	
				6-001-5-04-201	CANON COPIER S 4TC00983	131.65	
				6-001-5-04-201	CANON COPIER S 4TC00983	.65	
118690	AP	02/19/2026	2666	MICAH BRAY	WARRANT TOTAL		329.51
				6-001-5-11-205	TOLL REIMBURSEMENT FOR 1-14 AN	1.54	
				6-001-5-11-205	TOLL REIMBURSEMENT FOR 1-14 AN	5.48	
118691	AP	02/19/2026	2666	JACOB FRY	WARRANT TOTAL		7.02
				6-001-5-41-211	MEAL REIMBURSEMENT	154.00	
118692	AP	02/19/2026	2666	TRAVIS HUNSECKER	WARRANT TOTAL		154.00
				6-001-5-41-211	MEALS FOR RESIDENTIAL QUALITY	154.00	

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
					WARRANT TOTAL		154.00
118693	AP	02/19/2026	2666	DAN CLEMONS 6-001-5-06-205	38.4 MILES	26.88	26.88
					WARRANT TOTAL		26.88
118694	AP	02/19/2026	2666	ANDREW GRIBBLE IV 6-001-5-06-205	52 MILES	36.40	36.40
					WARRANT TOTAL		36.40
118695	AP	02/19/2026	781	NEW FRONTIER MATERIALS LLC 6-137-5-00-312	TRAP ROCK	27,302.92	27,302.92
					WARRANT TOTAL		27,302.92
118696	AP	02/19/2026	4049	NATL INSTITUTE FOR JAIL OPERAT 6-001-5-07-208	ANNUAL SERVICE FEE	2,100.00	2,100.00
					WARRANT TOTAL		2,100.00
118697	AP	02/19/2026	512	PROFESSIONAL ASSOCIATION 6-001-5-07-240	DIAGNOSTIC INTERVIEW	1,000.00	1,000.00
					WARRANT TOTAL		1,000.00
118698	AP	02/19/2026	406	PUBLIC SAFETY UPFITTERS LLC 6-001-5-07-359	BULLET PROOF VEST	1,200.03	1,200.03
					WARRANT TOTAL		1,200.03
118699	AP	02/19/2026	7098	QUILL CORP 6-001-5-07-301 6-125-5-00-301 6-126-5-00-321 6-126-5-00-321 6-136-5-00-301 6-136-5-00-241	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	234.15 6.80 34.37 112.16 27.58 112.15	527.21
					WARRANT TOTAL		527.21
118700	AP	02/19/2026	1867	REDWOOD TOXICOLOGY LABORATORY 6-196-5-00-201 6-196-5-00-201	DRUG TESTING PANELS CONFIRMATION TESTS	790.11 278.37	1,068.48
					WARRANT TOTAL		1,068.48
118701	AP	02/19/2026	458	LEAV CO PUBLIC WORKS 6-001-5-53-308 6-001-5-14-336	PARTS AND FUEL NW PARTS AND FUEL NW	3,191.35 1,514.44	4,705.79
					WARRANT TOTAL		4,705.79
118702	AP	02/19/2026	632	RURAL WATER DIST NO 8 6-133-5-00-214 6-133-5-00-214	WATER METER SERVICE AT THE SHO WATER METER SERVICE AT THE SHO	126.48 408.49	534.97
					WARRANT TOTAL		534.97
118703	AP	02/19/2026	17368	SECURITY TRANSPORT SERVICES 6-001-5-07-218 6-001-5-07-218 6-001-5-07-218	OTTAWA, DAYTONA BEACH, FORT WO OTTAWA, DAYTONA BEACH, FORT WO OTTAWA, DAYTONA BEACH, FORT WO	6,637.16 1,155.00 762.96	8,555.12
					WARRANT TOTAL		8,555.12
118704	AP	02/19/2026	316	PACIFIC SATELLITE SYSTEMS INC 6-001-5-07-208	DIGITAL SIGNAGE	348.00	348.00
					WARRANT TOTAL		348.00
118705	AP	02/19/2026	248	ELIOR, INC 6-001-5-07-261 6-001-5-07-261	INMATE MEALS 1-17 2-6 INMATE MEALS 1-17 2-6	6,256.10 6,266.52	

START DATE: 02/13/2026 END DATE: 02/19/2026

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
				6-001-5-07-261	INMATE MEALS 1-17 2-6	6,358.02	
118706	AP	02/19/2026	10703	TIRE TOWN 6-160-5-00-207	WARRANT TOTAL SCRAP TIRE RECYLCE		18,880.64
118707	AP	02/19/2026	937	ULINE INC 6-174-5-00-210	WARRANT TOTAL 911 DISPATCH CONSOLE CHAIRS	500.00	500.00
118708	AP	02/19/2026	41	UNDERGROUND VAULTS & STORAGE 6-001-5-19-214	WARRANT TOTAL FILE RETRIVAL	870.13	870.13
118709	AP	02/19/2026	392	VANDERBILT'S 6-133-5-00-364 6-133-5-00-364 6-133-5-00-364	WARRANT TOTAL SAFETY BOOTS SAFETY BOOTS SAFETY BOOTS	16.89	16.89
118710	AP	02/19/2026	100	██████████ 6-001-5-14-221	WARRANT TOTAL WITNESS FEE AND MILEAGE	165.00 139.99 139.99	444.98
118711	AP	02/19/2026	100	████████████████████ 6-001-5-14-221	WARRANT TOTAL WITNESS FEE AND MILEAGE	25.00	25.00
118712	AP	02/19/2026	100	████████████████████ 6-001-5-14-221	WARRANT TOTAL WITNESS FEE AND MILEAGE	56.18	56.18
118713	AP	02/19/2026	100	████████████████████ 6-001-5-14-221	WARRANT TOTAL WITNESS FEE AND MILEAGE	40.95	40.95
118714	AP	02/19/2026	100	████████████████████ 6-001-5-14-221	WARRANT TOTAL WITNESS FEE AND MILEAGE	25.00	25.00
118715	AP	02/19/2026	100	████████████████████ 6-001-5-14-221	WARRANT TOTAL WITNESS FEE AND MILEAGE	25.00	25.00
118716	AP	02/19/2026	100	████████████████████ 6-001-5-14-221	WARRANT TOTAL WITNESS FEE AND MILEAGE	25.00	25.00
118717	AP	02/19/2026	100	████████████████████ 6-001-5-14-221	WARRANT TOTAL WITNESS FEE AND MILEAGE	25.00	25.00
					GRAND TOTAL		536,708.88

START DATE: 02/13/2026 END DATE: 02/19/2026

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

FUND SUMMARY

001	GENERAL	70,906.75
112	EMPLOYEE BENEFIT	209,048.00
125	CPJJ	6.80
126	COMM CORR ADULT	616.25
133	ROAD & BRIDGE	97,462.24
136	COMM CORR JUVENILE	388.92
137	LOCAL SERVICE ROAD & BRIDGE	27,302.92
138	JUV INTAKE & ASSESSMENT	203.96
145	COUNCIL ON AGING	47,860.45
153	PUBLIC WORKS,EQUIP.RESERVE FUND	43,588.43
160	SOLID WASTE MANAGEMENT	1,815.68
174	911	35,017.64
196	DRUG TEST & SUPERVISION FEES	1,769.98
212	SEWER DISTRICT 2: TIMBERLAKES	392.18
218	SEWER DIST #5	328.68
	TOTAL ALL FUNDS	536,708.88

**Leavenworth County
Request for Board Action
Case No. DEV-26-006/008
Preliminary & Final Plat Acres of Foxridge 5th Plat
*Consent Agenda***

**Date: February 25, 2026
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

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-008 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 76-acre parcel into five (5) 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 5 will be approximately 54 acres in size. Lots 1 - 4 will be approximately 5 acres in size. All lots meet the requirements for the RR-2.5 zoning district. The property has a single-family residence permit and a accessory dwelling unit (ADU) currently. Since the ADU will be on its separate lot, the applicants will have to change the permit to a single- family residence and pay the difference between the two.

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

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-26-008, Final Plat for Acres of Foxridge 5 subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-008, Final Plat for Acres of Foxridge 5, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-26-008, Final Plat for Acres of Foxridge 5, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-008, Final Plat for Acres of Foxridge 5, 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-26-006 & 008 Acres of Foxridge 5

February 11, 2026

REQUEST: *Consent Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 19908 Woodend Road



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
KC Barndo Company LLC
20895 Lowell Ave Ste 100
Overland Park, KS 66210

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
RR-2.5

LEGAL DESCRIPTION:

A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Small portion in AE

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-26-006 & 008, Preliminary & Final Plat for Acres of Foxridge 5, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-006 & 008, Preliminary & Final Plat for Acres of Foxridge 5 to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 76.00 ACRES

PARCEL ID NO:
197-35-0-00-00-001.07

BUILDINGS:
SFR & ADU building permits have been issued

PROJECT SUMMARY:

Request for a preliminary & final plat approval to subdivide property located at 19908 Woodend Road (197-35-0-00-00-001.07) as Lots 01 through 05 of Acres of Foxridge 5.

ACCESS/STREET:
Woodend Road - Local, Gravel/Paved ± 24'; 198th St - Local, Gravel ± 20'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: RWD 10

ELECTRIC: Everygy

NOTICE & REVIEW:

STAFF REVIEW:
2/3/2026

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a 76-acre parcel into five (5) 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 5 will be approximately 54 acres in size. Lots 1 - 4 will be approximately 5 acres in size. All lots meet the requirements for the RR-2.5 zoning district. The property has a single-family residence permit and a accessory dwelling unit (ADU) currently. Since the ADU will be on its separate lot, the applicants will have to change the permit to a single- family residence and pay the difference between the two.

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. Applicant must pay the difference of a New Single Family Residence permit for the Accessory Dwelling Unit on Lot 4.
6. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
7. The developer must comply with the following memorandums:
 - Memo – RWD 10, dated January 13, 2026
 - Memo – Every, dated December 19, 2025

PROPOSED MOTIONS:

Approve case DEV-26-006/008, a request to plat the property located at 19908 Woodend Road into a 5-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-26-006/008 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-26-006/008, a request to plat the property located at 19908 Woodend Road into a 5-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-26-006/008.

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

Motion: Chairman, I move to table Case No. DEV-26-006/008 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: KC BARNDI COMPANY LLC
 MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 20895 LOWELL AVE #STE 100
 CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP OVERLAND PARK, KS 66210
 PHONE: 913-651-3858 PHONE: N/A
 EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: FOXRIDGE ACRES 5th PLAT
 Address of Property: 00000 Woodend Road
 PID: 195-35-0-00-00-001.07 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: <u>76 Ac</u>	Number of Lots: <u>5</u>	Minimum Lot Size: <u>5.7 Ac</u>
Maximum Lot Size: <u>54 Ac</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 10</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Sherman</u>	Electric Provider: <u>Evergy</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 & Subdivision Regulations.</i>	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: 20103C0325G

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 10-24-25

Date: 10/24/25

ATTACHMENT A



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: McCaffree-Short Title Company, Inc.
Issuing Office: 4701 W 110th, Overland Park, KS 66211
Issuing Office's ALTA® Registry ID: 001200
Loan ID No.:
Commitment No.: 25-0829
Issuing Office File No.: 25-0829
Property Address: 00000 Woodend Road, Linwood, KS 66052
Revision No.: 3

**SCHEDULE A
COMMITMENT**

1. Commitment Date: July 28, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Loan Policy (2021)
Proposed Insured: Heritage Bank, its successors and/or assigns as their interests may appear.
Proposed Policy Amount: \$1,755,000.00
Title Insurance Premium: \$2,830.00
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Linwood Development, LLC
5. The Land is described as follows:

Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023 (corrected July 28, 2025), and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88°20'06" East for a distance of 1013.86 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 01°39'54" West for a distance of 2639.82 feet to the North line of said Northeast Quarter; thence North 87°59'15" East for a distance of 1596.87 feet along said North line to the Northeast corner of said Northeast Quarter; thence South 02°07'09" East for a distance of 1024.60 feet along said East line; thence South 87°52'51" West for a distance 550.00 feet; thence South 02°07'09" East for a distance 1620.63 feet to the South line of said Northeast Quarter; thence South 88°20'06" West for a distance of 1067.81 feet along said South line to the POINT OF BEGINNING, except that part, if any, in streets, roadways, highways or other public rights-of-way.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Cody Ketzner and Brandon Dockins

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at _____, 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. 5th Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this 28th day of October, 2025.

Print Name, Address, Telephone

Cody Ketzner Brandon E. Dockins

Signature

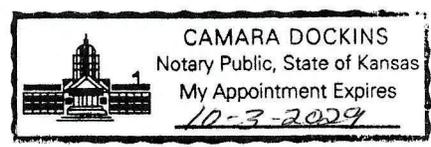
STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 28th day of October 2025, before me, a notary public in and for said County and State came Cody Ketzner & Brandon Dockins 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.

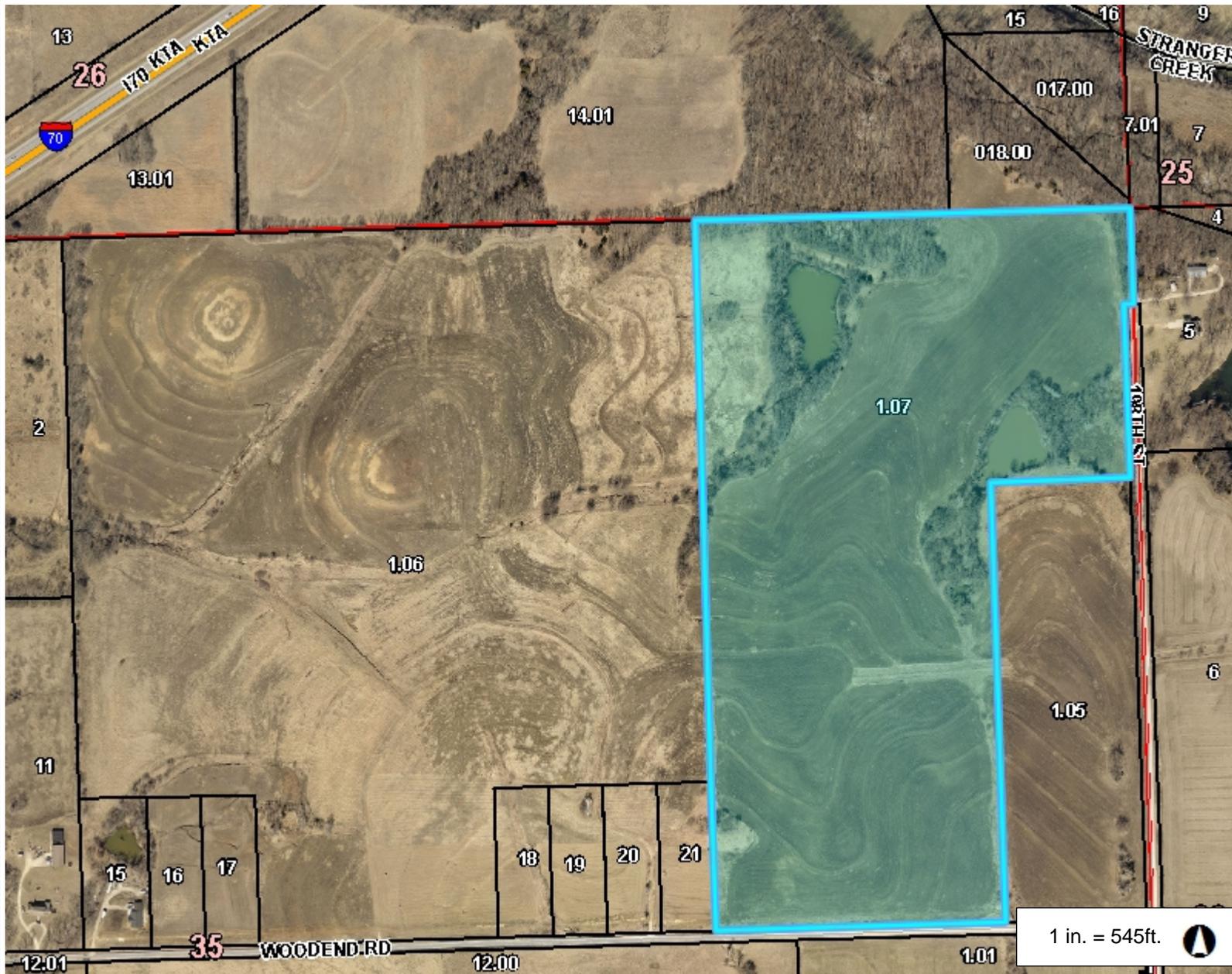
NOTARY PUBLIC Camara Dockins

My Commission Expires: 10-3-2029

(seal)



Leavenworth County, KS



Legend

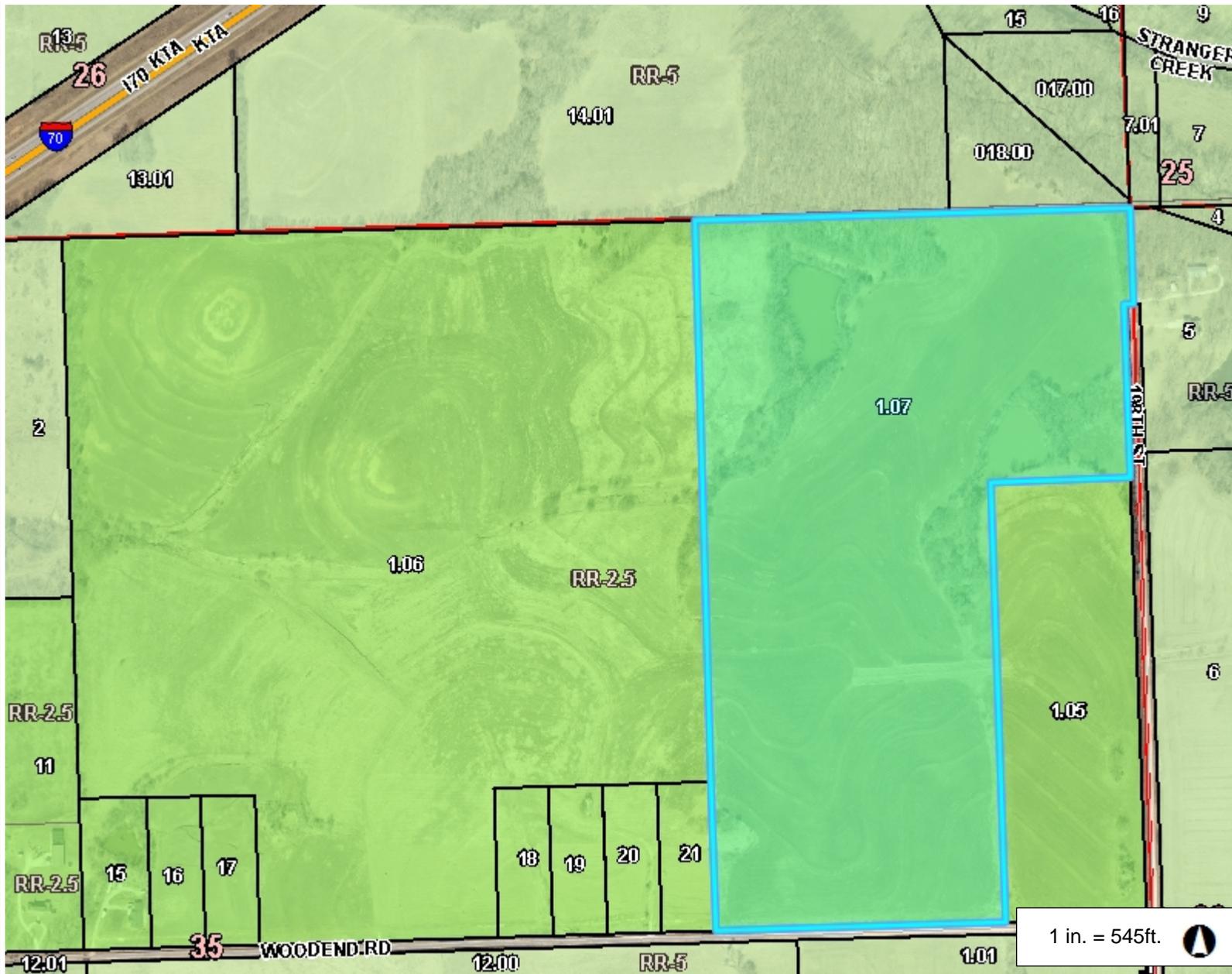
- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

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

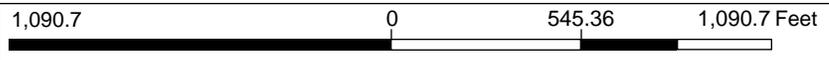
Leavenworth County, KS



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 in. = 545ft.



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

**02-05-26
PW Combined -
No Further
Comment**

Acres of Foxridge 5th Plat
Leavenworth County Kansas

Drainage Report

October 30, 2025

January 29, 2026



ACRES OF FOXRIDGE 5TH PLAT

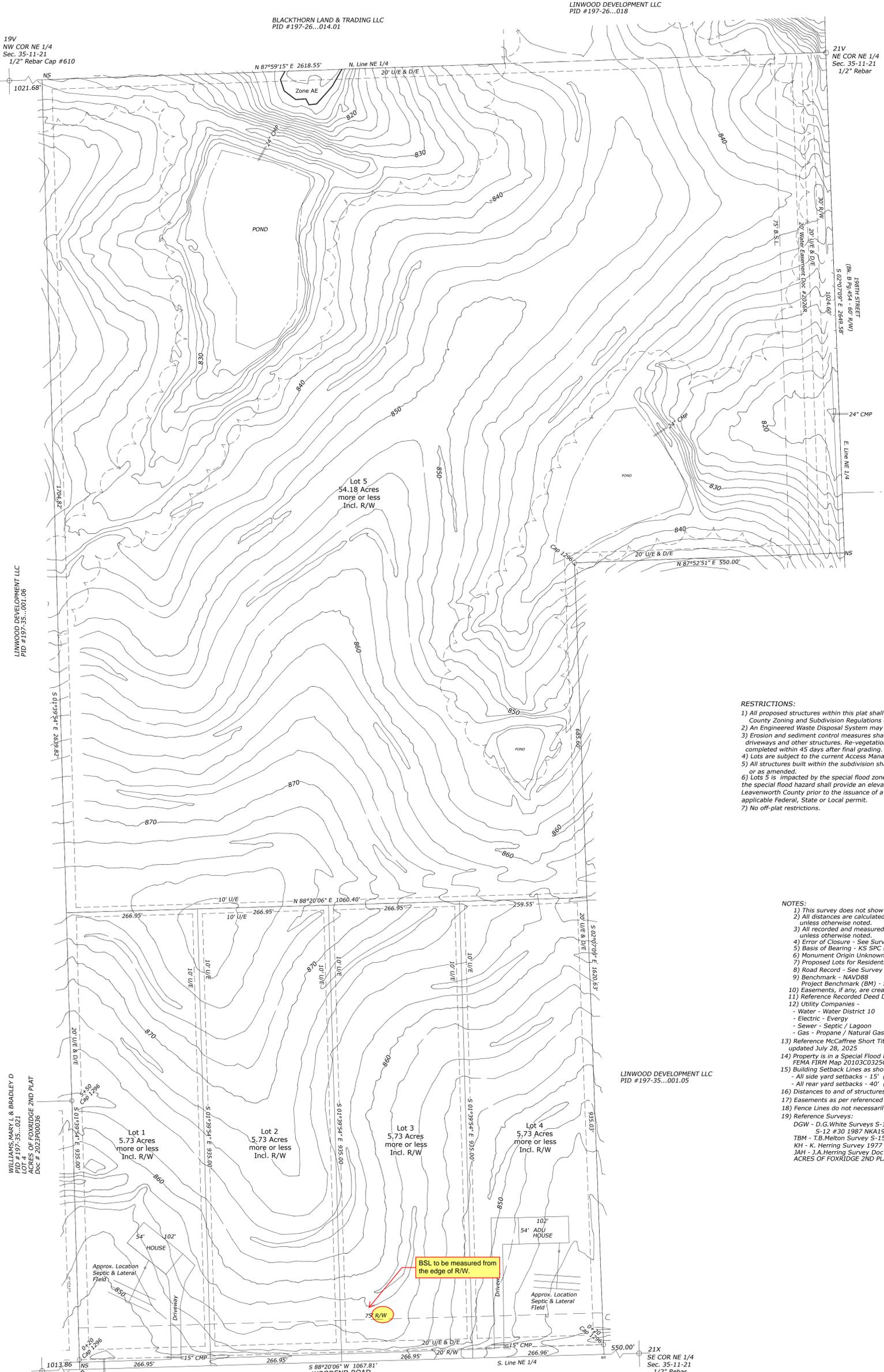
A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
 KC BARNDINO COMPANY LLC
 19908 WOODEND RD
 LINWOOD, KS 66052
 PID NO. 197-35...001.07

SURVEYOR'S DESCRIPTION:
 Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023 (corrected July 28, 2025), and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 degrees 20'06" East for a distance of 1013.86 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 39'54" West for a distance of 2639.82 feet to the North line of said Northeast Quarter; thence North 87 degrees 59'15" East for a distance of 1596.87 feet along said North line to the Northeast corner of said Northeast Quarter; thence South 02 degrees 07'09" East for a distance of 1024.60 feet along said East line; thence South 87 degrees 52'51" West for a distance 550.00 feet; thence South 02 degrees 07'09" East for a distance 1620.63 feet to the South line of said Northeast Quarter; thence South 88 degrees 20'06" West for a distance of 1067.81 feet along said South line to the point of beginning.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 77.10 acres, more or less, including road right of way.

02-05-26
 PW Combined
 Comments



- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ⊕ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - - Tree/Brush Line
- ZONING:**
 RR 2.5 - Rural Residential 2.5
- PRATER, RICHARD A & CAROL S
 PID NO. 197-36...005
- MC GUIRE, MILTON & CAROLYN L
 PID NO. 197-36...006

- 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) Lots 5 is impacted by the special flood zone. 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.
 - 7) No off-plat restrictions.

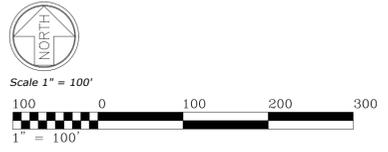
- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - SE COR Section 35 - Elev - 855'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2025R06931
 - 13) Utility Companies -
 - Water - Water District 10
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Mc Caffree Short Title File Number 25-0829 updated July 28, 2025
 - 15) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 2010C0325G dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 17) Distances to and of structures, if any, are +- 1'.
 - 18) Easements as per referenced Title Commitment are shown hereon, if any.
 - 19) Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Surveys:
 DGW - D.G. White Surveys S-12 #49 1984 NKA1984S049
 S-12 #30 1987 NKA1987S030
 TBM - T.B. Melton Survey S-15 #73 2005 NKA2005S073
 KH - K. Herring Survey 1977
 JAH - J.A. Herring Survey Doc # 2023S018
 ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036

POC
 19X
 SW COR NE 1/4
 Sec. 35-11-21
 1/2" Rebar Cap 356

MARTIN FARM LLC
 PID #197-35...012

Job # K-25-1645 - 5th
 October 24, 2025 Rev. 1-29-26

J. HERRING SURVEYING COMPANY
 J. Herring, Inc. (dba)
 315 North 5th Street, Leav., KS 66048
 Ph: 913.651.3858 Fax: 913.674.5381
 Email: survey@jhamcsh.com



SWALLOW TAIL LLC
 PID #197-35...001.01

ACRES OF FOXRIDGE 5TH PLAT

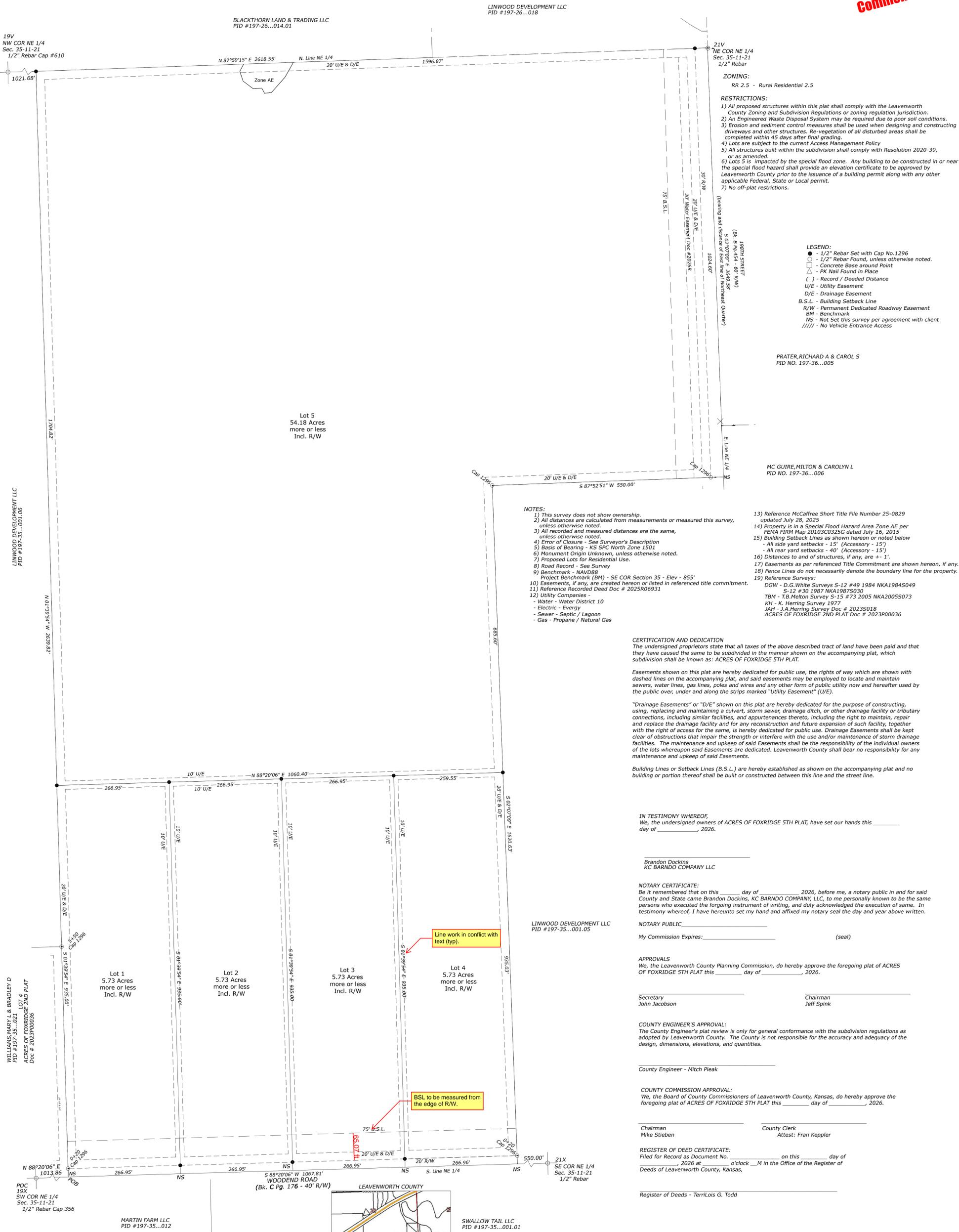
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PREPARED FOR:
 KC BARNDO COMPANY LLC
 19908 WOODEND RD
 LINWOOD, KS 66052
 PID NO. 197-35...001.07

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 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 77.10 acres, more or less, including road right of way.

**02-05-26
 PW Combined
 Comments**



- ZONING:**
 RR 2.5 - Rural Residential 2.5
- RESTRICTIONS:**
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 - 6) Lots 5 is impacted by the special flood zone. 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.
 - 7) No off-plat restrictions.

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - //// - No Vehicle Entrance Access

PRATER, RICHARD A & CAROL S
 PID NO. 197-36...005

MC GUIRE, MILTON & CAROLYN L
 PID NO. 197-36...006

- 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 - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
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 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - SE COR Section 35 - Elev - 855'
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 - 13) Reference McCaffree Short Title File Number 25-0829 updated July 28, 2025
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 - All rear yard setbacks - 40' (Accessory - 15')
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 - TBM - T.B. Melton Survey S-15 #73 2005 NKA2005S073
 - KH - K. Herring Survey 1977
 - JAH - J.A. Herring Survey Doc # 2023S018
 - ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036

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: ACRES OF FOXRIDGE 5TH PLAT.

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 ACRES OF FOXRIDGE 5TH PLAT, have set our hands this _____ day of _____, 2026.

Brandon Dockins
 KC BARNDO COMPANY LLC

NOTARY CERTIFICATE:
 Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Brandon Dockins, KC BARNDO COMPANY, LLC, 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 _____ (seal)
 My Commission Expires: _____

APPROVALS
 We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ACRES OF FOXRIDGE 5TH PLAT this _____ day of _____, 2026.

Secretary: John Jacobson
 Chairman: 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 ACRES OF FOXRIDGE 5TH PLAT this _____ day of _____, 2026.

Chairman: Mike Stieben
 County Clerk: Fran Keppler

REGISTER OF DEED CERTIFICATE:
 Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd

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



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of October 2025 and this map or plat is correct to the best of my knowledge.
 Joseph A. Herring
 PS # 1296

Job # K-25-1645 - 5th
 October 24, 2025 Rev. 1-29-26

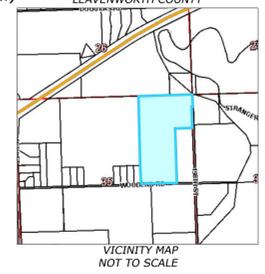
J. Herring, Inc. (dba)
HERRING SURVEYING & COMPANY

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

MARTIN FARM LLC
 PID #197-35...012

Scale 1" = 100'

1" = 100'



Dec 19, 2025

To whom it may concern:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Steven Heath

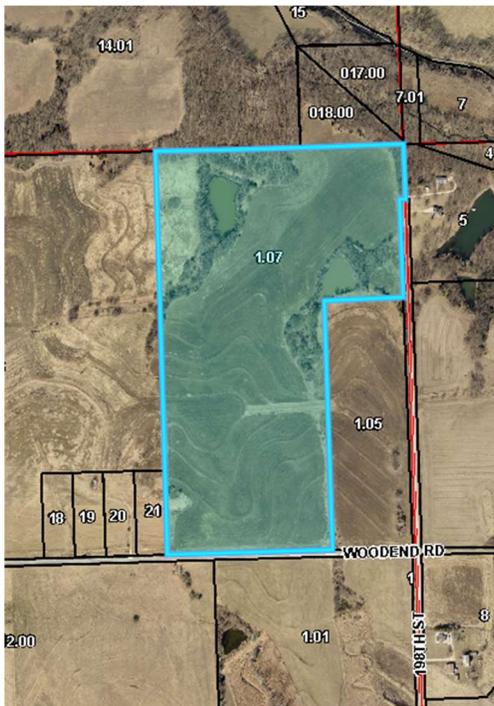
Evergy

TD Designer III

Steven.Heath@evergy.com

O: 785-865-4857

C: 785-508-2550 (does not receive texts)



Johnson, Melissa

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Monday, December 29, 2025 1:20 PM
To: Johnson, Melissa
Subject: Re: Utility letters for Foxridge Acres 5th Plat

Fire District #2 has no comments or concerns.

Thank you.

On Wed, Dec 17, 2025 at 12:14 PM Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

We have received an application for a pre and final plat for the above listed property (Foxridge Acres 5th Plat). We are asking for your response to this application.

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



January 13, 2026

Melissa Johnson
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth, KS 66048

Re: Foxridge Acres 5th Plat

Dear Ms. Johnson,

This letter is in response to your request for comments regarding the Foxridge Acres 5th Plat.

RWD10 has an existing main along Woodend Rd and can provide water service to lots 1-4 with the purchase of a benefit unit. We also have a contract and construction underway to extend our water main north on 198th St which will service lot 5.

If you have any additional questions or concerns, please do not hesitate to contact us.

Regards,

Steve Conley
Leavenworth County RWD10 | District Manager

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, February 2, 2026 12:33 PM
To: Schweitzer, Joshua
Subject: RE: DEV-26-006 & 008 Preliminary & Final Plat Acres of Foxridge 5th Plat- Herring

We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it.

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
Sent: Friday, January 16, 2026 11:56 AM
To: McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Brown, Misty ; Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Miller, Jamie ; San, Soma
Cc: PZ
Subject: DEV-26-006 & 008 Preliminary & Final Plat Acres of Foxridge 5th Plat- Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 5-lot subdivision located at 197-35-0-00-00-001.07.

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 February 2, 2026.

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

v / r

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



The Supreme Court of Kansas

Douglas T. Shima, *Clerk*
Michelle R. Moore
Judicial Conduct Administrator

KANSAS JUDICIAL CENTER
301 SW 10th Avenue, Room 115
Topeka, Kansas 66612-1507

Telephone 785-296-2913
Facsimile 785-296-1028
jdnc@kscourt.gov

February 3, 2026

Sarah Bodensteiner
Leavenworth County Clerk
Sarah.Bodensteiner@leavenworthks.gov

Re: Appointment of Non-Lawyer Members to the Judicial Nominating Commission

Dear Ms. Bodensteiner:

The term(s) of office for the following non-lawyer member(s) of the 1st District Judicial Nominating Commission will expire on the first Monday in March 2026.

GREGORY T. BECK

In accordance with the provisions of K.S.A. 20-2905(b), it will be necessary for a member of your Board of County Commissioners to appoint someone to fill the vacancy created.

The member who is presently serving may be reappointed, or you may make a new appointment. The term of office for the new appointment will be from March 2, 2026, to March 5, 2030.

As soon as the appointment is made, but no later than February 23, 2026, please notify this office of the **full name, address, telephone numbers** (both home and work), and **email address** of the person you have appointed.

Cordially,

A handwritten signature in black ink that reads "Douglas T. Shima".

Douglas T. Shima
Clerk of the Supreme Court

mm

FIRST JUDICIAL DISTRICT

ATCHISON – LEAVENWORTH

LAWYER MEMBERS	NON-LAWYER MEMBERS
G. RONALD BATES, JR. Leavenworth, KS Term Expires 3-2028 (Leavenworth County)	BRADLEY R. SHERFFIUS Atchison, KS Term Expires 3-2028 (Atchison County)
HON. ROBERT J. BEDNAR Atchison, KS Term Expires 3-2028 (Atchison County)	GREGORY T. BECK Leavenworth, KS Term Expires 3-2026 (Leavenworth County)
KEVIN M. HILL Atchison, KS Term Expires 3-2026 (Atchison County) <i>*Appt'd 6/5/2025*</i>	LOIS J. MEADOWS Tonganoxie, KS Term Expires 3-2028 (Leavenworth County)
KEVIN E. REARDON Leavenworth, KS Term Expires 3-2028 (Leavenworth County)	STEPHEN W. CAPLINGER Effingham, KS Term Expires 3-2026 (Atchison County)

CHAIR – JUSTICE ERIC S. ROSEN

REVISED 7/17/2025



Non-Lawyer Member to the Judicial Nominating Commission Application

Leavenworth County depends upon citizen participation, service and input. The Judicial Nominating Committee plays a vital role in Leavenworth County.

Per KSA-20-2905, In a judicial district consisting of two counties, the Board of County Commissioners of each such county shall appoint two nonlawyers to serve as members of the nominating commission.

Please completely, and thoughtfully fill out this application so that the Board of County Commissioners may fully evaluate your qualifications. Please attach additional pages if needed.

Thank you for your interest in this vital role in Leavenworth County.

Name GREGORY T. BECK

Phone ([REDACTED]

Address of Residence [REDACTED]

E-mail [REDACTED]

LEAVENWORTH/KS 66048

How many years have you lived in Leavenworth County? 33 YEARS

Are you a registered voter in Leavenworth County? YES NO

Do you own or rent property in Leavenworth County?

Are you presently employed? YES NO

Employer/Position: SERCO (CONTRACTOR) FOR U.S. ARMY ON FT. LEAVENWORTH

If retired, what was your previous profession? RETIRED FROM ACTIVE ARMY IN 2003

Have you served on a County/City Commission or committee before? YES NO

If yes, which City/County and when: LEAVENWORTH COUNTY

Position: NON LAWYER MEMBER OF THE JUDICIAL NOMINATING COMMITTEE.

Why do you wish to serve on the Judicial Nominating Committee? Please include any special qualifications or education which you feel are particularly appropriate?

I WISH TO RE-SERVE OR FILL THE POSITION BECAUSE
OF MY VERY POSITIVE EXPERIENCE WITH OTHER BOARD MEMBERS
AND APPLICANTS TO THE VACATED POSITIONS IN MY PREVIOUS
TERM. I WAS ALWAYS READILY AVAILABLE FOR
SERVICE AND RESPONSIVE.

Do you have any potential conflicts of interest that you are aware of? If so, please explain.

NO POTENTIAL CONFLICTS THAT I AM AWARE OF.

What do you see as the objectives and goals of the Judicial Nominating Committee?

TO HELP EVALUATE, INTERVIEW AND RECOMMEND
QUALIFIED APPLICANTS FOR JUDGE POSITIONS TO
THE GOVERNOR FOR SELECTION.

If you have previously participated in local government, please explain the role you held and what you learned from your experience.

I HAVE NO PREVIOUS EXPERIENCE IN LOCAL
GOVERNMENT OTHER THAN AS A CITIZEN/
RESIDENT.





Non-Lawyer Member to the Judicial Nominating Commission Application

Leavenworth County depends upon citizen participation, service and input. The Judicial Nominating Committee plays a vital role in Leavenworth County.

Per KSA-20-2905, In a judicial district consisting of two counties, the Board of County Commissioners of each such county shall appoint two nonlawyers to serve as members of the nominating commission.

Please completely, and thoughtfully fill out this application so that the Board of County Commissioners may fully evaluate your qualifications. Please attach additional pages if needed.

Thank you for your interest in this vital role in Leavenworth County.

Name Jennifer Kohl

Phone [REDACTED]

Address of Residence [REDACTED]

E-mail [REDACTED]

Leavenworth, KS

How many years have you lived in Leavenworth County? 15

Are you a registered voter in Leavenworth County? YES NO

Do you own or rent property in Leavenworth County?

Are you presently employed? YES NO

Employer/Position: Hollywood Casino/Penn Entertainment Human Resource Business Partner

If retired, what was your previous profession? _____

Have you served on a County/City Commission or committee before? ___ YES NO

If yes, which City/County and when: _____

Position: _____

Why do you wish to serve on the Judicial Nominating Committee? Please include any special qualifications or education which you feel are particularly appropriate?

I enjoy public service and giving back. I was in law enforcement for 14 years and my father in law dedicated his life to Leavenworth County and serving the community. I would like to give back as much as I can.

I have a Master's Degree in Public Administration from Penn State am a Certified Professional in Human Resources (PHR).

Do you have any potential conflicts of interest that you are aware of? If so, please explain.

None

What do you see as the objectives and goals of the Judicial Nominating Committee?

To vet and narrow down the pool of nominees to send to the governor to ensure the most qualified Candidates are presented. The goal is to find those who have a clear conscience, unwaivering ethics and integrity.

If you have previously participated in local government, please explain the role you held and what you learned from your experience.

I believe that the political climate can be complex. There is a lot of outside influence in decisions that are made. I worked in law enforcement and often was seeing people on their worst days, going through the worst situations in their life. These people need the right people in the right places making the right decisions to help guide the future. I learned a lot about reading people, reading between the lines and I grew to be a comprehensive observer of body language, mannerisms and patterns of behavior. I also served for 4.5 years on the board of directors for the Public Library in Tonganoxie and have been a part of selection committees, budgeting decisions and the decision tree for various agenda items.

Jennifer Kohl

██████████ | ██████████ | Leavenworth, Kansas 66048

Summary

Results-driven Human Resources professional with extensive employee relations experience. Skilled in conducting investigations, mediating workplace conflicts, and implementing effective HR policies. Certified PHR professional with OSHA 10 certification. 15 years of leadership experience, managing performance and development of 190+ staff at over 12 locations.

Certifications

- OSHA 10 Certificate (2024)
- Professional in Human Resources (PHR)
- Certified Law Enforcement Officer, KLETC, 2008-2026
- First Aid/CPR

Experience

Hollywood Casino- Human Resource Business Partner

Kansas City, Kansas | 09/2025– Current

- Manage investigations for workplace complaints and policy violations, ensuring compliance and resolution.
- Interpret employment laws and collective bargaining agreements to guide HR decisions.
- Act as department head for onsite HR operations, overseeing policy implementation and workforce management.
- Mediate workplace conflicts to prevent escalation and potential litigation.
- Advise managers on performance management, disciplinary actions, and grievance procedures.
- Implement employee engagement strategies to improve retention and morale.

P1 Service - Employee Relations Administrator/Program Administrator

Lenexa, Kansas | 05/2023 – 09/2025

- Led investigations into workplace complaints and policy violations, ensuring thorough documentation and resolution.
- Interpreted employment laws and collective bargaining agreements to resolve complex employee relations issues.
- Developed and implemented employee relations policies to improve workplace culture and compliance.
- Advised managers on performance management and disciplinary actions.
- Recruited over 41 staff members in first 9 months, increasing hiring success by 125% across 12 locations and 190+ employees.

Neuvant House Of Lawrence - Human Resource Director

Lawrence, Kansas | 01/2022 - 05/2023

- Managed full-cycle recruitment and onboarding processes, improving hiring efficiency and retention.
- Administered benefits programs and established a 401(k) plan, ensuring compliance and enhancing employee satisfaction.
- Developed and implemented hiring and retention incentive programs, reducing turnover.
- Conducted performance reviews and corrective action plans to boost productivity.
- Achieved cost savings of 25% by introducing a new uniform policy.

Municipality - Consultant

Basehor, Kansas | 07/2021 - 12/2021

- Researched and secured federal grant funding for large capital projects
- Increased social media presence to promote community engagement
- Assisted with event planning and public participation

Basehor Police Department – Patrol Officer – Patrol Sergeant - Patrol Lieutenant

Basehor, Kansas | 04/2013 - 05/2021

- Directed patrol division operations, including scheduling, payroll, and compliance with state training standards.
- Led recruitment and onboarding processes: conducted interviews, background checks, and hiring recommendations.
- Managed performance evaluations, progressive discipline, and training programs to ensure operational readiness.
- Served as liaison for organizational improvement initiatives and stakeholder engagement.
- Developed and implemented field training officer program to support new officer integration.

Education

- **Masters Of Public Administration:** Human Resources Management
Pennsylvania State University, University Park, Pennsylvania, 2020
3.84 GPA | Phi Alpha Alpha Member
- **Graduate Certificate:** Public Sector Human Resource Management
Pennsylvania State University, University Park, Pennsylvania, 2020
3.84 GPA | Phi Alpha Alpha Member
- **Bachelor Of Arts:** Public Administration
Columbia College, Columbia, Missouri, 2018
3.9 GPA | Summa Cum Laude | Alpha Sigma Lambda Member

Skills

Leadership & Strategy: Workforce Planning, Multi-Site Team Leadership, Performance Management, Change Management, Employee Engagement, Succession Planning

HR Expertise: Employee Relations, Conflict Resolution, Labor Law & Compliance, Policy Development, Collective Bargaining

Recruitment & Retention: Full-Cycle Recruitment, Talent Acquisition, Retention Strategies, Onboarding Optimization

Technical: HRIS Systems (Paycor, Paylocity, Workday, ADP, UltiPro, Kronos, JazzHR), Microsoft Office Suite



COUNTY OF LEAVENWORTH

**Board of County Commissioners
300 Walnut, Suite 225**

**Leavenworth, Kansas 66048-2815
(913)684-0417**

Fax (913) 680-2742

Email: bocc@leavenworthcounty.gov

February 25, 2026

Representative [Last Name],

The Leavenworth Board of County Commissioners writes to inform you of an ongoing concern regarding emergency medical services (EMS) currently provided by Leavenworth County to Fort Leavenworth.

For more than twenty years, Leavenworth County has provided EMS services to Fort Leavenworth under an interlocal agreement that required no reimbursement beyond collected insurance payments. When the agreement was established, those payments were generally sufficient to offset the cost of service. Over time, however, reimbursement rates have declined systemwide, and the resulting shortfall has increasingly been absorbed by Leavenworth County taxpayers—not only for county services provided to the residents, but also for services provided to Fort Leavenworth.

Approximately three years ago, as the existing agreement approached its final two years, the Board initiated discussions with Fort Leavenworth leadership regarding the need for a reimbursement structure to ensure local taxpayers were no longer subsidizing federal operations. Using publicly available data, the County provided a detailed breakdown illustrating Fort Leavenworth's proportionate share of the EMS system shortfall.

Unfortunately, due in part to frequent personnel turnover at the installation, little meaningful progress has been made in negotiations. The original agreement has now expired. Although Fort Leavenworth requested, and the County granted, an initial extension—followed by two additional extensions—no substantive proposal has been advanced. The contract expired more than five months ago, and to date the County has received only a blank Intergovernmental Support Agreement (IGSA) document.

In our efforts to move discussions forward, the County has identified and reviewed several examples of existing IGSA agreements between military installations and local governments for EMS services. We have also obtained documentation from an installation in New Mexico operating under a substantially similar agreement with comparable reimbursement terms. These arrangements demonstrate that cost-sharing for fire and emergency services under an IGSA is both permissible and common practice.

As you know, Congress authorized Intergovernmental Support Agreements under 10 U.S.C. § 2679 in 2013. This authority enables military installations to partner with local governments for recurring support services

when such arrangements are cost-effective. Department of Defense guidance encourages the use of IGSA's for Fire and Emergency Services where local providers are capable of serving the installation.

Our third and final extension is set to expire on April 1, 2026. The Commission is concerned that, absent timely action by Fort Leavenworth, the installation may soon be without EMS service. While we remain committed to public safety and cooperative intergovernmental relationships, we cannot continue to ask local taxpayers to subsidize services for a federal installation with a budget significantly larger than that of our County.

We respectfully request your awareness of this matter and any assistance you may be able to provide in encouraging timely resolution. Our goal is a fair and sustainable agreement that protects both public safety and the financial interests of our residents.

Respectfully submitted,

Mike Stieben, Leavenworth County Commission Chairperson

**Leavenworth County
Request for Board Action
Case No. DEV-26-004/005
Preliminary & Final Plat McCollum Acres
*Regular Agenda***

**Date: February 25, 2026
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

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-005 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 42.5-acre parcel into two (2) lots. The Subdivision is classified as a Class A with all lots lying within the Urban 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). The City of Lansing Master Plan for wastewater projects to have sewer lines located on this parcel. The city also stated that this parcel is one of the 1st priorities for annexation within the 9-mile Creek Drainage Basin. Lot 1 will be approximately 8 acres in size. Lot 2 will be approximately 34 acres in size. Lot 1 does need an exception for Lot-depth to Lot width as it exceeds the 1:3.5 ratio by approximately 950 feet. If the exception were to be approved, all lots meet the requirements for the RR-2.5 zoning district. 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. As well as the approved exceptions.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-26-005, Final Plat for McCollum Acres subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-005, Final Plat for McCollum Acres, with Findings of Fact, and with or without conditions; or

2. Deny Case No. DEV-26-005, Final Plat for McCollum Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-005, Final Plat for McCollum 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-26-004 & 005 McCollum Acres

February 11, 2026

REQUEST: *Regular Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 25060 159th Street



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
Leah Merkel
25060 159th Street
Leavenworth, KS 66048

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Mixed Residential

LEGAL DESCRIPTION:

A Minor Subdivision in the Northeast Quarter of Section 34, Township 9 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-26-004 & 005, Preliminary & Final Plat for McCollum Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-004 & 005, Preliminary & Final Plat for McCollum Acres to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 42.50 ACRES

PARCEL ID NO:
108-34-0-00-00-001

BUILDINGS:
N/A

PROJECT SUMMARY:

Request for a preliminary & final plat approval to subdivide property located at 25060 159th Street (108-34-0-00-00-001) as Lots 01 through 02 of McCollum Acres.

ACCESS/STREET:
159th Street - Collector, Paved, ± 25'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Lansing City

WATER: RWD 8

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
2/3/2026

NEWSPAPER NOTIFICATION:
N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**
N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards		X
	Article 50, Section 40.3.i (Lot-depth to Lot-width) for Lot 1		
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide a 42.5-acre parcel into two (2) lots. The Subdivision is classified as a Class A with all lots lying within the Urban 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). The City of Lansing Master Plan for wastewater projects to have sewer lines located on this parcel. The city also stated that this parcel is one of the 1st priorities for annexation within the 9-mile Creek Drainage Basin. Lot 1 will be approximately 8 acres in size. Lot 2 will be approximately 34 acres in size. Lot 1 does need an exception for Lot-depth to Lot width as it exceeds the 1:3.5 ratio by approximately 950 feet. If the exception were to be approved, all lots meet the requirements for the RR-2.5 zoning district.

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. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. An Exception to Article 50, Section 40.3.i has been granted for Lot 1.
7. The developer must comply with the following memorandums:
Memo – RWD 8, dated December 18, 2025

PROPOSED MOTIONS:

Approve case DEV-26-004/005, a request to plat the property located at 25060 159th 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-26-004/005 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-26-004/005, a request to plat the property located at 25060 159th 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-26-004/005.

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

Motion: Chairman, I move to table Case No. DEV-26-004/005 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

* Payment
 . FD
 . water
 . elec
 . deed

**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: <u>Herring Surveying Company</u>	NAME: <u>Leah M. Merkel</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>25060 155th Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: McCOLLUM ACRES

Address of Property: 25060 158th Street

PID: 108-34-0-00-00-001 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>40</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>6 AC</u>
Maximum Lot Size: <u>35 AC</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 8</u>	Proposed Sewage: <u>Spetic</u>
Fire District: <u>Lansing</u>	Electric Provider: <u>Evergry</u>	Natural Gas Provider: <u>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 & Subdivision Regulations.</i>	1. <u>Width to depth Lot 1</u>	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

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

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 12-15-25 Date: 12-15-25

Lawyers Title of Kansas, Inc.



121 Express Lane, Suite A Lansing, KS 66043
913-682-3368

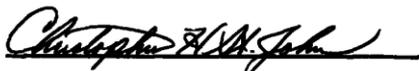
OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **12/05/2025 07:00 AM** **Case No: 49451**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:
Leah M. Merkel
3. The land referred to in this Report is described as follows:
25060 159th St Leavenworth, KS 66048

See Page 2 Schedule A for Legal Description

The undersigned is a duly licensed and qualified abstractor for the State of Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association whose bond as required by law is in force at the date of this report.

Lawyers Title of Topeka, Inc.



Abstractor

SCHEDULE A – Page 1

This Owners and Encumbrance Report is invalid unless Schedules A and B are attached.

Lawyers Title of Kansas, Inc.

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A Legal Description

Case No.: 49451

A tract of land in the North Half of the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01°28'19" East for a distance of 845.00 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01°28'19" East for a distance of 476.04 feet along said East line to the Northeast corner of Longhorn Hills Subdivision; thence South 88°18'22" West for a distance of 2603.77 feet along the North line of said Subdivision to a point on the East right of way line of 159th Street; thence North 01°08'51" West for a distance of 508.09 feet along said right of way; thence along a curve to the right having a radius of 768.51 feet and an arc length of 1204.47 feet, being subtended by chord bearing North 43°45'06" East and a chord distance of 1084.93 feet, along said right of way; thence North 87°40'45" East for a distance of 134.86 feet along the Southerly right of way of Gilman Road; thence South 01°39'24" East for a distance of 793.58 feet; thence North 88°20'36" East for a distance of 1693.14 feet to the point of beginning. Corresponding to Tract 1, as shown by the Certificate of Survey by Joseph A. Herring, LS-1296, dated December 11, 2017 and Revised December 22, 2017, and recorded December 27, 2017, as Document No. 2017S061.

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

Trustee's Deed dated February 15, 2018, executed by William B. McCollum and Annette V. McCollum, Co-Trustees of the William B. McCollum Trust Originally dated December 22, 1982 AND Annette V. McCollum and William B. McCollum, Co-Trustees of the Annette V. McCollum Trust originally dated August 31, 2001, to Clinton G. Merkel and Leah M. Merkel, as Joint Tenants, filed February 16, 2018 at 8:00 AM, and recorded in Document No. 2018R01218.

Quit Claim Deed dated October 18, 2024, executed by Clinton G. Merkel, a single person, to Leah M. Merkel, filed December 26, 2024 at 3:37 PM, and recorded in Document No. 2024R09523.]

AFFIDAVIT

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

We/I Leah Merkel and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
25060 159th St., Leavenworth, KS 66048, 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. 5th Street, Leavenworth, KS 66048, 913-651-3858
- 2)

Signed and entered this 15th day of October, 2025.

Leah Merkel, 25060 159th St. Leavenworth, KS 66048. (785) 851-0362
Print Name, Address, Telephone

Leah Merkel
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

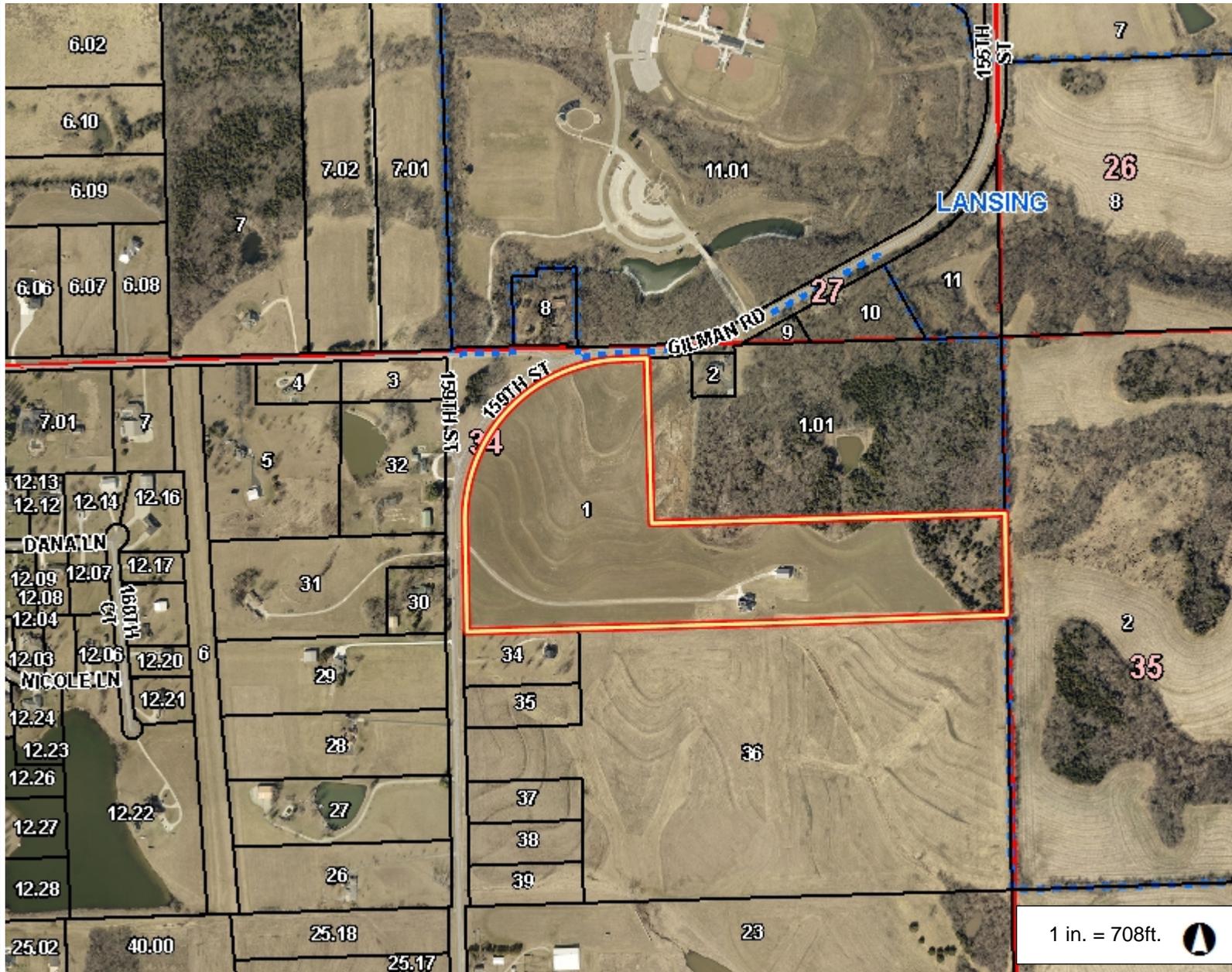
Be it remember that on this _____ day of _____ 20__, before me, a notary public in and for said County and State came _____ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto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

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

Leavenworth County, KS



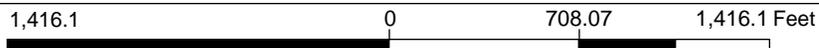
Legend

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

Notes

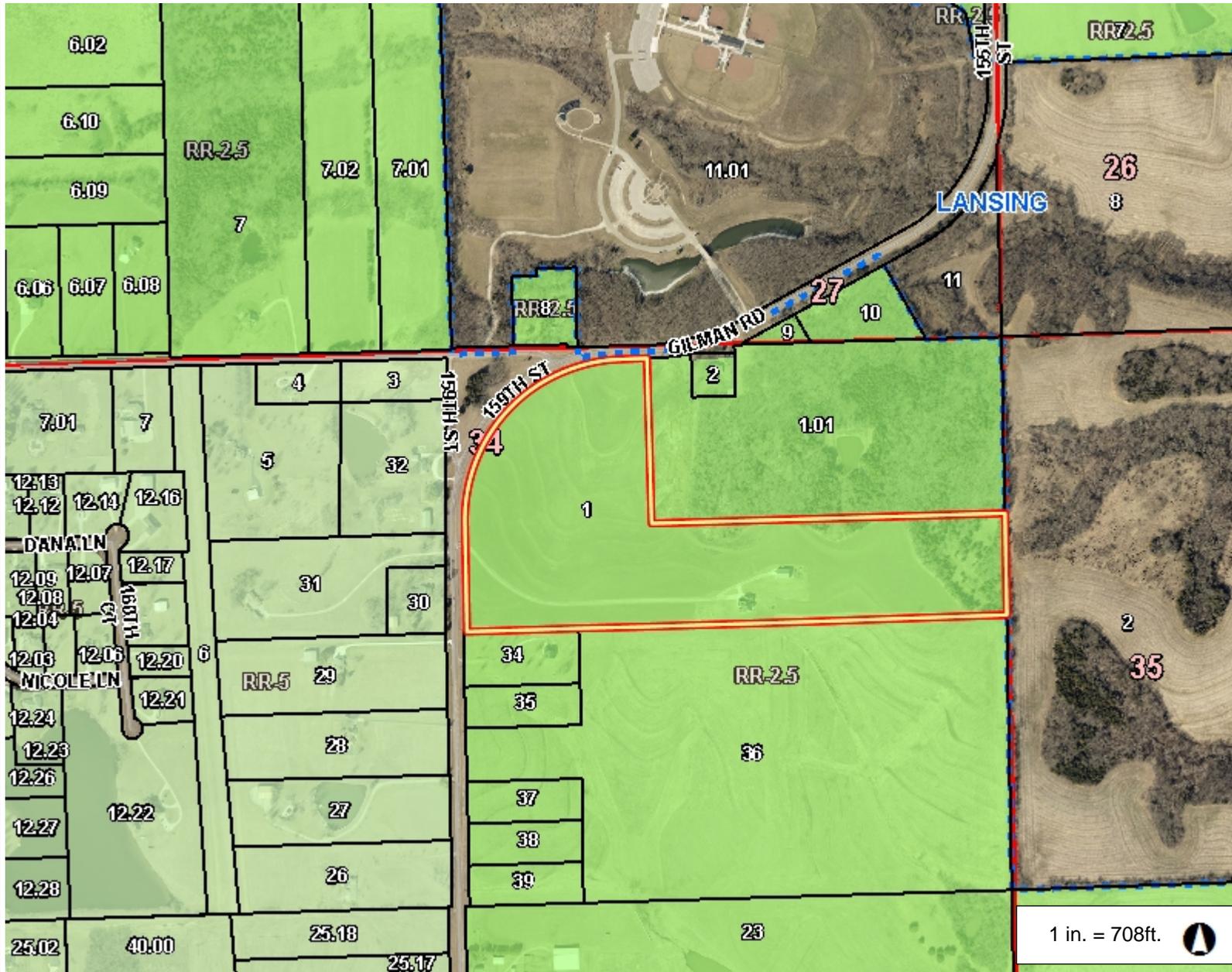
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 in. = 708ft.

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 in. = 708ft.



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

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

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) This is an existing house on a large parcel with an irregular shape - house was constructed in a location to have reduced effect on the farmland and original intent was to keep all land in the same parcel. Due to changes the house is being divided off. In an attempt to keep as much of the land with the farm and to protect area for City of Lansing future development create the need for the exception.

2) Yes, to keep the minimum required road frontage with the existing residence and as stated above.

3) It will not - house is existing and the land adjacent to the South also has large lot within their platted subdivision.

01-26-26 PW Combined Review. No
Comment.

McCullum Acres
Leavenworth County Kansas
Drainage Report
December 13, 2025



McCOLLUM ACRES

A Minor Subdivision in the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
 MERKEL, LEAH M
 25060 159TH ST
 LEAVENWORTH, KS 66048
 PID NO. 108-34-0-00-001

RECORD DESCRIPTION:
 A tract of land in the North Half of the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows:
 Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 28'19" East for a distance of 845.00 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 28'19" East for a distance of 476.04 feet along said East line to the Northeast corner of Longhorn Hills Subdivision; thence South 88 degrees 18'22" West for a distance of 2603.77 feet along the North line of said Subdivision to a point on the East right of way line of 159th Street; thence North 01 degrees 08'51" West for a distance of 508.09 feet along said right of way; thence along a curve to the right having a radius of 768.51 feet and an arc length of 1204.47 feet, being subtended by chord bearing North 43 degrees 45'06" East and a chord distance of 1084.93 feet, along said right of way; thence North 87 degrees 40'45" East for a distance of 134.86 feet along the Southerly right of way of Gilman Road; thence South 01 degrees 39'24" East for a distance of 293.58 feet; thence North 88 degrees 20'36" East for a distance of 1693.14 feet to the point of beginning.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 42.08 acres, more or less, including road right of way.
 Error of Closure: 1 - 38577

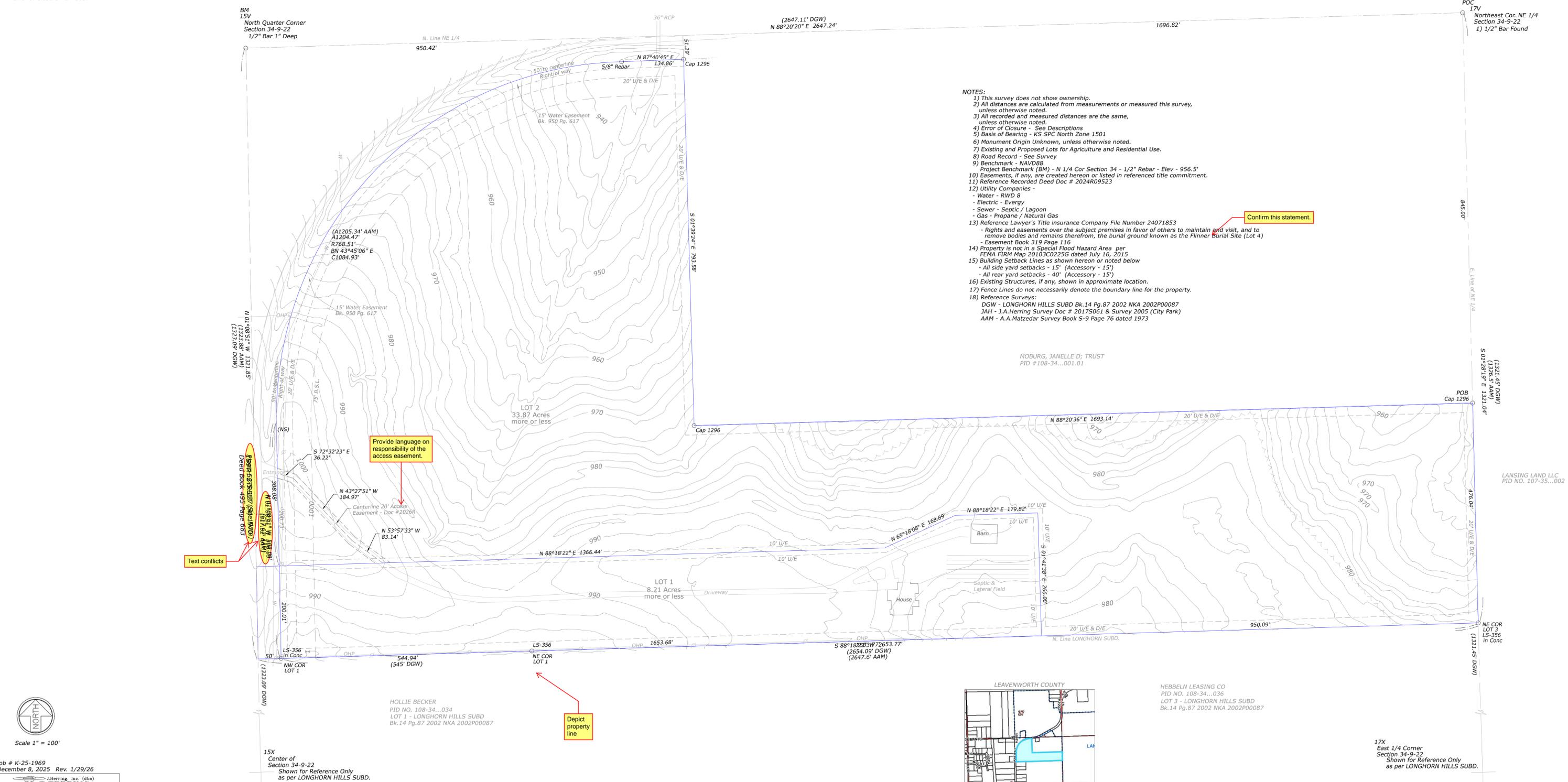
ZONING:
 RR 2.5 - Rural Residential 2.5

- 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
 - ⊖ - Centerline
 - ⊓ - 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
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ⊕ - Water Meter/Valve
 - ⊕ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - ~ - Tree/Brush Line

- 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) Exception to regulation Article 50, Section 40.3.1. Lot-width for Lots 1 granted this plat.
 - 7) No off-plat restrictions.

SURVEYOR'S NOTE:
 Retracement of referenced surveys by A.A.Matzedar & J.A.Herring holding the established North line of LONGHORN HILLS SUBDIVISION by D.G.White and a best fit of the existing road right of way.

02-05-26
 PW Combined
 Comments



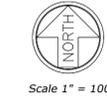
- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Descriptions
 - 5) Basis of Bearing - 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) - N 1/4 Cor Section 34 - 1/2" Rebar - Elev - 956.5'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2024R09523
 - 12) Utility Companies -
 - Water - RWD 8
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Lawyer's Title Insurance Company File Number 24071853
 - Rights and easements over the subject premises in favor of others to maintain and visit, and to remove bodies and remains therefrom, the burial ground known as the Finner Burial Site (Lot 4)
 - Easement Book 319 Page 116
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRN 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:
 DGW - LONGHORN HILLS SUBD Bk.14 Pg.87 2002 NKA 2002P00087
 JAH - J.A.Herring Survey Doc # 2017S061 & Survey 2005 (City Park)
 AAM - A.A.Matzedar Survey Book S-9 Page 76 dated 1973

Confirm this statement.

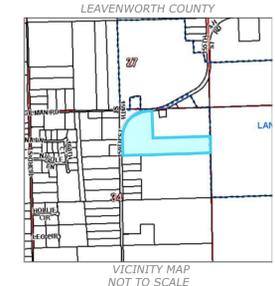
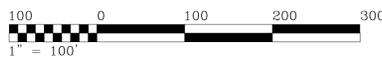
Provide language on responsibility of the access easement.

Text conflicts

Depict property line



Job # K-25-1969
 December 8, 2025 Rev. 1/29/26



HEBBELN LEASING CO
 PID NO. 108-34...036
 LOT 3 - LONGHORN HILLS SUBD
 Bk.14 Pg.87 2002 NKA 2002P00087

17X
 East 1/4 Corner
 Section 34-9-22
 Shown for Reference Only
 as per LONGHORN HILLS SUBD.

McCOLLUM ACRES

A Minor Subdivision in the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
 MERKEL, LEAH M
 25060 159TH ST
 LEAVENWORTH, KS 66048
 PID NO. 108-34-0-00-00-001

RECORD DESCRIPTION:
 A tract of land in the North Half of the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 28'19" East for a distance of 845.00 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 28'19" East for a distance of 476.04 feet along said East line to the Northeast corner of Longhorn Hills Subdivision; thence South 88 degrees 18'22" West for a distance of 2603.77 feet along the North line of said Subdivision to a point on the East right of way line of 159th Street; thence North 01 degrees 08'51" West for a distance of 508.09 feet along said right of way; thence along a curve to the right having a radius of 768.51 feet and an arc length of 1204.47 feet, being subtended by chord bearing North 43 degrees 45'06" East and a chord distance of 1084.93 feet, along said right of way; thence North 87 degrees 40'45" East for a distance of 134.86 feet along the Southerly right of way of Gilman Road; thence South 01 degrees 39'24" East for a distance of 793.58 feet; thence North 88 degrees 20'36" East for a distance of 1693.14 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 42.08 acres, more or less, including road right of way. Error of Closure: 1 - 38577

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: McCOLLUM 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 McCOLLUM ACRES, have set our hands this _____ day of _____, 2026.

Leah M. Merkel

NOTARY CERTIFICATE:
 Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Leah M. Merkel, a single person, 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)

APPROVALS
 We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of McCOLLUM ACRES this _____ day of _____, 2026.

Secretary
 John Jacobson

Chairman
 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.

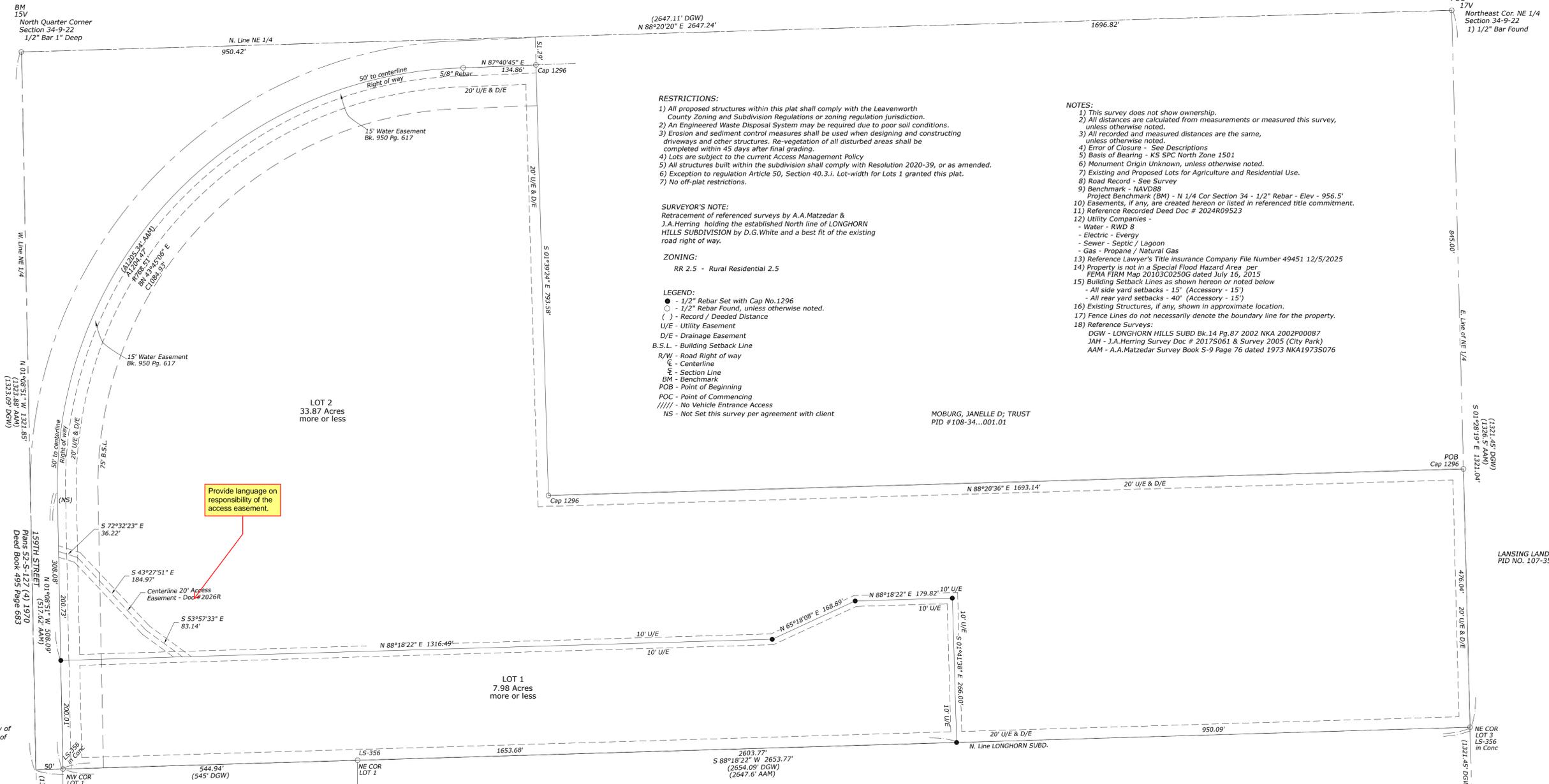
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of McCOLLUM ACRES this _____ day of _____, 2026.

Chairman
 Mike Stieben

County Clerk
 Attest: Fran Keppler

**02-05-26
 PW Combined
 Comments**



Provide language on responsibility of the access easement.

- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) Exception to regulation Article 50, Section 40.3.1. Lot-width for Lots 1 granted this plat.
 - 7) No off-plat restrictions.

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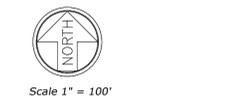
ZONING:
 RR 2.5 - Rural Residential 2.5

- 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

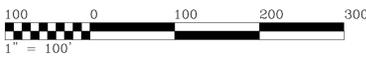
- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Descriptions
 - 5) Basis of Bearing - KS 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) - N 1/4 Cor Section 34 - 1/2" Rebar - Elev - 956.5'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2024R09523
 - 12) Utility Companies -
 - Water - RWD 8
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Lawyer's Title Insurance Company File Number 49451 12/5/2025
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
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 JAH - J.A.Herring Survey Doc # 2017S061 & Survey 2005 (City Park)
 AAM - A.A.Matzedar Survey Book 5-9 Page 76 dated 1973 NKA1973S076

REGISTER OF DEED CERTIFICATE:
 Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd



Job # K-25-1969
 December 8, 2025 Rev. 1/29/26



HOLLIE BECKER
 PID NO. 108-34...034
 LOT 1 - LONGHORN HILLS SUBD
 Bk.14 Pg.87 2002 NKA 2002P00087

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



HERBELN LEASING CO
 PID NO. 108-34...036
 LOT 3 - LONGHORN HILLS SUBD
 Bk.14 Pg.87 2002 NKA 2002P00087



17X
 East 1/4 Corner
 Section 34-9-22
 Shown for Reference Only
 as per LONGHORN HILLS SUBD.

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of November through January 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
 PS # 1296

McCOLLUM ACRES

A Minor Subdivision in the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
 MERKEL, LEAH M
 25060 159TH ST
 LEAVENWORTH, KS 66048
 PID NO. 108-34-0-00-00-01

RECORD DESCRIPTION:
 A tract of land in the North Half of the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows:
 Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 28'19" East for a distance of 845.00 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 28'19" East for a distance of 476.04 feet along said East line to the Northeast corner of Longhorn Hills Subdivision; thence South 88 degrees 18'22" West for a distance of 2603.77 feet along the North line of said Subdivision to a point on the East right of way line of 159th Street; thence North 01 degrees 08'51" West for a distance of 508.09 feet along said right of way; thence along a curve to the right having a radius of 768.51 feet and an arc length of 1204.47 feet, being subtended by chord bearing North 43 degrees 45'06" East and a chord distance of 1084.93 feet, along said right of way; thence North 87 degrees 40'45" East for a distance of 134.86 feet along the Southerly right of way of Gilman Road; thence South 01 degrees 39'24" East for a distance of 793.58 feet; thence North 88 degrees 20'36" East for a distance of 1693.14 feet to the point of beginning.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 42.08 acres, more or less, including road right of way.
 Error of Closure: 1 - 38577

Remove including road right of way

Provide LSRR

Closure Calcs for overall has 0.19' error. CC for lot 2 has 0.15' error-Verify

1204.67 on CC lot 2

1085.07 on CC lot 2

LOT 2 33.87 Acres more or less

Move or mask

LOT 1 7.98 Acres more or less

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: McCOLLUM 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 McCOLLUM ACRES, have set our hands this _____ day of _____, 2026.

Leah M. Merkel

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Leah M. Merkel, a single person, 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 McCOLLUM ACRES this _____ day of _____, 2026.

Secretary
John Jacobson

Chairman
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 McCOLLUM ACRES this _____ day of _____, 2026.

Chairman
Mike Stieben

County Clerk
Attest: Fran Keppler

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) Exception to regulation Article 50, Section 40.3.1. Lot-width for Lots 1 granted this plat.
- 7) No off-plat restrictions.

SURVEYOR'S NOTE:

Retracement of referenced surveys by A.A.Matzedar & J.A.Herring holding the established North line of LONGHORN HILLS SUBDIVISION by D.G.White and a best fit of the existing road right of way.

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
- ⊕ - Centerline
- ⊖ - 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

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 - See Descriptions
- 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) - N 1/4 Cor Section 34 - 1/2" Rebar - Elev - 956.5'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2024R09523
- 12) Utility Companies -
- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Insurance Company File Number 49451 12/5/2025
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G 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:
- DWG - LONGHORN HILLS SUBD Bk.14 Pg.87 2002 NKA 2002P00087
- JAH - J.A.Herring Survey Doc # 2017S061 & Survey 2005 (City Park)
- AAM - A.A.Matzedar Survey Book 5-9 Page 76 dated 1973 NKA1973S076

MOBURG, JANELLE D; TRUST
PID #108-34...001.01

REGISTER OF DEED CERTIFICATE:
 Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd

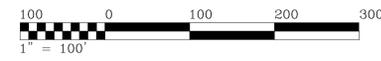


Scale 1" = 100'

Job # K-25-1969
 December 8, 2025 Rev. 1/29/26



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



HOLLIE BECKER
 PID NO. 108-34...034
 LOT 1 - LONGHORN HILLS SUBD
 Bk.14 Pg.87 2002 NKA 2002P00087

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



VICINITY MAP
 NOT TO SCALE

HERBELN LEASING CO
 PID NO. 108-34...036
 LOT 3 - LONGHORN HILLS SUBD
 Bk.14 Pg.87 2002 NKA 2002P00087



17X
 East 1/4 Corner
 Section 34-9-22
 Shown for Reference Only
 as per LONGHORN HILLS SUBD.

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of November through January 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
 PS # 1296

Rural Water District #8

P.O. Box 246
Leavenworth, KS 66048
Phone: 913-796-2164
Email: rwd8lv@gmail.com

December 18, 2025

To Whom it May Concern:

RE: McCollum Acres
PID 108-34-0-00-00-001
Property owner Leah M. Merkel

At this time water would be available once an engineer review has been completed and proper application has been completed.

Proper application will include a copy of the warranty deed showing ownership. A payment of \$5,500.00 per benefit unit for the right to connect to the Rural Water District #8. The meter installation cost is approximately \$2,500.00 per unit, due prior to installation.

If you have any further questions, please contact me at 913-796-2164.

Sincerely,



Sandra Heim
Office Manager for the board
Of Rural Water District #8

"Serving our members quality water since 1967"



Schweitzer, Joshua

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Monday, January 12, 2026 3:14 PM
To: Johnson, Melissa
Subject: RE: [EXTERNAL]McCollum Acres Pre/Final Plat Application

Internal Use Only

Not sure if you're needing comment on this or not, but this property lies within the Evergy service territory.

Thanks,

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Johnson, Melissa
Sent: Monday, January 12, 2026 12:31 PM
To: Design Group Leavenworth
Cc: PZ ; 'Joe Herring'
Subject: [EXTERNAL]McCollum Acres Pre/Final Plat Application

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Please see attached division and provide the service letters to Leavenworth County.

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

Schweitzer, Joshua

From: Joe Gates <jgates@lansingsks.org>
Sent: Wednesday, December 17, 2025 1:06 PM
To: Johnson, Melissa
Subject: Re: [External] - McCollum Acres, 108-34-0-00-00-001.00 Merkel property

Good afternoon, Lansing Fire has no issues with this plat.

Joe Gates
Fire Chief
913-727-5844
913-306-5541
Jgates@lansingsks.org



From: Johnson, Melissa
Sent: Wednesday, December 17, 2025 12:32 PM
To: 'Design Group Leavenworth' ; Joe Gates ; 'rwd8lv@gmail.com'
Cc: PZ ; 'Joe Herring'
Subject: [External] - McCollum Acres, 108-34-0-00-00-001.00 Merkel property

We have received an application for a pre and final plat for the above listed property (McCollum Acres Plat). We are asking for your response to this application.

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

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Schweitzer, Joshua

From: Joshua Gentzler <jgentzler@lansingks.org>
Sent: Wednesday, January 28, 2026 3:31 PM
To: Schweitzer, Joshua
Subject: RE: [External] - RE: DEV-26-004 & 005 Preliminary & Final Plat McCollum Acres - Herring

Joshua,

Here's the city's response:

The City of Lansing would like to thank you for sending this for review.

This property is listed as single-family residential on the city's Future Land Use Map and is a parcel of 1st priority for annexation in the 9 Mile Creek Drainage Basin.

The city has a wastewater master plan which details the future needs for sewer lines for all properties in watershed that intersect with the city. As such, the plan has sewer lines located on this parcel. The plan outlines the location for sewer infrastructure on this property in the 9-Mile watershed and designates them as sub-basin: 9M8, 9M7, and 9L3.

Regards,

Joshua Gentzler, AICP
Director, Community and Economic Development
www.lansingks.org

 [Book time to meet with me](#)

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Wednesday, January 28, 2026 2:29 PM
To: Joshua Gentzler <jgentzler@lansingks.org>
Subject: [External] - RE: DEV-26-004 & 005 Preliminary & Final Plat McCollum Acres - Herring

Good Afternoon Sir,

Just trying to follow up with you to see if you wanted to provide any comments for the above mentioned case?

v / r

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

FRAUD ALERT: Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, January 23, 2026 9:08 AM
To: Schweitzer, Joshua
Subject: RE: DEV-26-004 & 005 Preliminary & Final Plat McCollum Acres - Herring

We have not received any complaints on this property, and the septic system currently installed appears to 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: Schweitzer, Joshua
Sent: Tuesday, January 13, 2026 3:18 PM
To: McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Brown, Misty ; Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Miller, Jamie ; San, Soma
Cc: PZ
Subject: DEV-26-004 & 005 Preliminary & Final Plat McCollum Acres - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 2-lot subdivision located at 108-34-0-00-00-001.

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 January 28, 2026.

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

v / r

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

Leavenworth County Request for Board Action

Date: February 25th 2026
To: Board of County Commissioners
From: Bob Weber, County Appraiser

Department Head Approval: RJW

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: Approval of Board Order 2026-2, granting disaster relief tax abatement for tax ID 1-15538, which was substantially destroyed by fire in 2025.

Recommendation: County Appraiser recommends approval of a Board Order to abate assessed value for the 2025 tax year for the following property.

Destroyed by fire 2025

Tax ID	Abatement	
1-15538	\$25,275	Destroyed 04/20/2025

Analysis: K.S.A. 79-1613 allows the Board of County Commissioners to abate all or part of taxes for a homestead building or improvement destroyed or substantially destroyed due to an earthquake, flood, tornado, or fire after January 1st but prior to August 15th. K.S.A. 79-1613 allows the Board of County Commissioners to grant a tax credit against property taxes payable during any or all of the next succeeding three taxable years for a homestead building or improvement destroyed or substantially destroyed due to an earthquake, flood, tornado, or fire on or after August 1st but prior to January 1st of the next succeeding year.

Alternatives:

Budgetary Impact:

- X 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:

Additional Attachments: Board Order, Leavenworth County Disaster Relief Determination orders, Disaster Relief Worksheet

BOARD ORDER 2026-2

AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LEAVENWORTH, KANSAS, MADE PURSUANT TO THE AUTHORITY GRANTED TO THEM UNDER K.S.A. 79-1613, MAKING CERTAIN FINDINGS REGARDING THE APPLICATIONS FOR THE ABATEMENT OR CREDIT OF PROPERTY TAXES ON CERTAIN HOMESTEADS OR BUILDING OR IMPROVEMENT DAMAGED BY EARTHQUAKE, FIRE, FLOOD, STORM, OR TORNADO

ON THIS 25th DAY OF FEBRUARY, 2026, this board, sitting in regular session, considered the applications of the owners of certain homesteads or building or improvement located in the county of Leavenworth for the abatement or credit of property taxes on those homesteads or building or improvement due to the damage to the homesteads by earthquake, fire, flood, storm or tornado. The board, upon having considered the applications and made inquiry as to whether the properties listed in Exhibit "A", attached hereto and fully incorporated into this Order meet the requirements for the abatement or credit of property taxes as allowed by K.S.A. 79-1613, makes the following findings:

1. That the properties listed in Exhibit "A" meet the definition of "Homestead or Building or Improvement" as set forth in K.S.A. 79-1613(a)(2) and are owned by the applicants.
2. That the properties listed in Exhibit "A" were destroyed by earthquake, fire, flood, storm, or tornado in the tax year listed in Exhibit "A".
3. That the office of the Appraiser of the county of Leavenworth, Kansas, has inspected the properties listed in Exhibit "A" and made recommended findings to the board as to the extent of damage to the homesteads or buildings or improvements caused by said disaster and the appropriate corresponding abatement of property tax for each homestead or building or improvement so listed.
4. That the assessed valuation for each homestead or building or improvement listed in Exhibit "A" is accurate.
5. That the findings of the office of the Appraiser of the county of Leavenworth as set forth in Exhibit "A" are adopted by this board and fully incorporated into this Order and meet the requirements for the abatement of property taxes of those certain homesteads or buildings or improvements as provided for by K.S.A. 79-1613(d)
6. That the owners of the homesteads or buildings or improvements listed in Exhibit "A" are entitled under law to the abatement or credit of property taxes on said homesteads or buildings or improvements in the amount listed in Exhibit "A".

WHEREFORE, it is the Order of this board that the property taxes on those homesteads or buildings or improvements listed in Exhibit "A" be abated or credited in the amount shown in said exhibit and that the county clerk and county treasurer shall in each case of abatement or

credit correct their records in accordance with this Order and that the county clerk shall notify the governing body of any taxing district affected thereby.

ORDERED THIS 25th DAY OF FEBRUARY, 2026.

JEFF CULBERTSON, 1ST DISTR.

VANESSA REID, 2ND DISTR.

WILLIE DOVE, 3RD DISTR.

MIKE SMITH, 4TH DISTR.

MIKE STIEBEN, CHAIRMAN.

ATTEST: _____
FRAN KEPPLER, CLERK

EXHIBIT A

Destroyed by Fire In 2025

Qref	Tax ID	Owner	House Value	Res building Value	AG Out-building Value	Abatement %	Abatement Amount House	Abatement Amount Outbuilding Res	Abatement Amount Outbuilding Ag	Total Abatement Amount
R19618	1-15538	Morris, James Ellis JR	\$313,980			70%	\$25,275	\$0	\$0	\$25,275

Leavenworth County Commissioners Disaster Relief Determination for:

Property address 14097 Huntington LN, Leavenworth

Date of Occurrence 4/20/2025

Parcel Number: 151-01-0-40-03-017.00-0

Quick Ref: R19618

Tax Id: 1-15538

Applicant (Property owner/taxpayer—nontransferable): Morris, James Ellis Jr.

Mailing Address:

14097 Huntington Ln.
Leavenworth, KS 66048

Leavenworth County Commissioners' summary of inquiry and findings:

Check Yes or No for each question.

Was the structure destroyed or substantially destroyed a homestead or building or improvement?

YES NO

Was the homestead or building or improvement destroyed or substantially destroyed by **earthquake, fire, flood, storm or tornado, and/or** was the destructive event declared a disaster by the governor of Kansas?

YES NO

Was the homestead or building or improvement destroyed or substantially destroyed?

YES NO

(Destroyed or substantially destroyed means the cost of restoring the homestead to it's before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.)

(If any above are "NO", no tax abatement can be granted.)

Based on the date of this event, check the appropriate tax treatment:

Abatement: This event occurred after January 1 but prior to August 15.

Credit: This event occurred on or after August 15, or application made after taxes have been paid.

Documentation provided:

Written estimate of repairs or rebuilding costs by a licensed contractor or insurance adjuster.

Photos, Property inspection

Other: _____

IT IS THEREFORE ORDERED, based on the above information, the Board of County Commissioners of Leavenworth County grant:

No abatement will be granted.

Abatement \$25,275 assessed value, for **tax year 2025**.

IT IS FURTHER ORDERED the county clerk and the county treasurer shall correct their records in accordance with the county commissioners' order.

IT IS SO ORDERED, this 25th day of February, 2026.

_____, County Commissioner
Mike Stieben, Chairman

Appraiser	_____	_____
	Notes	Date
Clerk	_____	_____
	Notes	Date
Treasurer	_____	_____
	Notes	Date

Quarterly Report

February 25Th 2026

Prepared By:
Bob Weber, County Appraiser

Ongoing Activities

1. Appraisal Activities

- a. The county appraiser is required to discover, list and value all real-estate in the county as of January 1st of each year. 33,289 Real estate change of value notices will be mailed February 27th for the 2026 tax year. Property owners wishing to appeal the valuation on their change of value notice can do so by contacting the County Appraiser's Office within 30 days of the mail date printed on the change of value notice.

Parcel Count by Class

Agricultural	3,427	Exempt	749
Commercial	1,010	Other	10
Exempt Economic Development	4	Residential	22,357
Farm (residential with Ag land)	3,716	Utilities	47
Not for profit (not exempt)	4	Vacant	1,965

- b. Agriculture properties are appraised at their use value. The average acre value for ag use dropped by 7.8%. Kansas statutes require the Director of PVD to set values for agricultural land based upon its agricultural income or productivity. State statute requires the use of an 8-year average of landlord's share of net income when computing the income value of Ag land. There is a two-year lag in the data. Data from 2024 is the newest year added for 2026 values.

Values by Type

Type	Change	Average Value by Acre
Dry Land	-15%	\$455
Native Grass	+1.6%	\$82
Tame Grass	+5.5%	\$166

2. Personal Property

- a. In 2025 the Kansas legislature passed House Bill 2231. This bill exempted specific items in the "all other tangible personal property not otherwise specifically classified" subclass. The following personal property items will be exempt from property tax beginning in tax year 2026:
 1. any off-road vehicle that is not operated upon any highway*, including all-terrain vehicles, recreational off-highway vehicles, golf carts, off-road motorcycles, and snowmobiles;
 2. any motorized bicycle, electric-assisted bicycle, electric-assisted scooter, electric personal assistive mobility device, and motorized wheelchair;

3. any trailer having a gross weight of 15,000 pounds or less that is used exclusively for personal use and not to produce income;
 4. any marine equipment, including watercraft trailers designed to launch, retrieve, transport, and store watercraft, and watercraft motors designed to operate watercraft on the water; and
 5. any watercraft.
- b. House Bill 2406 has been introduced for the 2026 legislative session and has passed out of committee. This bill removes the 2006 date form Commercial Industrial Machinery and Equipment exemption, resulting in exempting all CIME.

3. Sales and Building Permits

- a. The county wide average sale prices of homes increased 8% from 2024 to 2025. The number of single-family residential sales decreased by 4 sales to 1,108.
- b. The number of new single-family homes built in the county decreased by 2.6% from 2024 to 2025.

4. Sales Ratio

- a. The following are results of sales ratio reports for the county. All properties are appraised every year as of January 1st. A sales ratio is conducted by comparing sales prices of properties that sold from January 1st through December 31st to their appraised value. State compliance standards require the median ratio (appraisal level) on residential and commercial properties be 90% or above and 110% and below. A ratio over 100% indicates properties are over appraised, a ratio under 100% indicates properties are under appraised.

2025 Sale Prices Compared to 1/1/2025 Value

Group	Median Ratio
<u>Residential</u>	
Total County	92.4%
Leavenworth	91.1%
Lansing	94.7%
Tonganoxie	92.4%
Basehor	94.6%
Rural	88.9%

**LEAVENWORTH COUNTY AVERAGE SALE PRICES
SINGLE FAMILY HOMES**

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
1990	\$106,239	\$61,223	\$71,376	735	351
1995	\$126,515	\$80,610	\$87,643	718	322
2000	\$160,902	\$101,149	\$110,696	895	333
2001	\$169,213	\$111,067	\$121,464	939	360
2002	\$182,619	\$114,951	\$127,846	997	446
2003	\$196,422	\$121,585	\$139,997	1,118	446
2004	\$214,988	\$132,909	\$149,511	1,142	452
2005	\$220,834	\$147,679	\$166,922	1,342	572
2006	\$235,155	\$142,104	\$165,060	1,212	479
2007	\$231,150	\$153,753	\$170,752	988	390
2008	\$234,148	\$146,307	\$162,848	855	203
2009	\$237,721	\$149,747	\$163,144	788	180
2010	\$233,575	\$155,912	\$165,241	732	130
2011	\$249,589	\$147,498	\$158,368	695	104
2012	\$229,255	\$144,370	\$152,762	789	131
2013	\$255,949	\$157,696	\$169,582	830	158
2014	\$265,808	\$157,877	\$171,397	930	218
2015	\$261,317	\$166,998	\$181,918	1,081	214
2016	\$280,702	\$176,019	\$190,153	1,222	213
2017	\$295,835	\$188,681	\$204,014	1,217	285
2018	\$308,891	\$198,814	\$213,497	1,282	263
2019	\$323,799	\$210,690	\$225,725	1,320	281
2020	\$335,854	\$236,236	\$252,601	1,400	244
2021	\$374,041	\$266,678	\$282,090	1,435	339
2022	\$462,763	\$291,138	\$315,174	1,221	262
2023	\$489,479	\$305,956	\$329,282	1,069	214
2024	\$472,580	\$320,693	\$339,405	1,112	264
2025	\$459,980	\$349,579	\$366,817	1,108	257

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Leavenworth					
2009	\$227,994	\$110,812	\$127,598	370	66
2010	\$239,458	\$105,406	\$124,737	319	44
2011	\$271,480	\$103,378	\$121,598	285	46
2012	\$247,250	\$112,302	\$120,432	283	21
2013	\$262,129	\$107,529	\$115,237	262	16
2014	\$258,057	\$108,448	\$113,698	276	17
2015	\$256,713	\$111,418	\$116,490	330	12
2016	\$252,583	\$119,388	\$122,438	465	13
2017	\$283,857	\$140,321	\$145,094	421	20
2018	\$347,867	\$142,905	\$146,550	506	17
2019	\$328,108	\$142,408	\$149,655	410	35
2020	\$330,890	\$171,996	\$182,185	514	35
2021	\$365,810	\$183,714	\$194,261	587	30
2022	\$414,905	\$215,799	\$224,095	504	23
2023	\$431,996	\$217,238	\$224,765	428	15
2024	\$382,902	\$227,923	\$237,609	448	29
2025	\$554,076	\$246,576	\$248,985	383	4
Lansing					
2009	\$290,292	\$159,980	\$182,905	108	30
2010	\$290,143	\$171,267	\$186,126	104	16
2011	\$268,231	\$180,394	\$188,894	94	12
2012	\$297,841	\$172,775	\$188,232	78	22
2013	\$308,584	\$171,814	\$188,519	116	18
2014	\$341,897	\$161,856	\$179,732	120	25
2015	\$329,322	\$168,528	\$186,646	130	11
2016	\$342,083	\$189,509	\$204,180	150	19
2017	\$379,003	\$198,605	\$213,232	185	19
2018	\$352,796	\$218,984	\$227,954	179	13
2019	\$420,577	\$221,218	\$231,937	186	9
2020	\$351,047	\$236,311	\$241,008	172	4
2021	\$370,250	\$270,252	\$271,612	147	2
2022	\$399,900	\$302,388	\$303,095	138	6
2023	\$344,100	\$302,198	\$303,915	122	9
2024	\$329,950 *	\$320,443	\$320,529	111	0
2025	N/A	\$330,588	\$330,588	123	3

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Tonganoxie					
2009	\$170,880	\$137,062	\$144,276	75	15
2010	\$187,683	\$139,938	\$147,765	61	19
2011	\$188,350	\$130,747	\$135,712	59	7
2012	\$192,244	\$128,632	\$135,074	71	13
2013	\$211,057	\$132,342	\$139,229	73	7
2014	\$215,861	\$145,427	\$151,421	95	17
2015	\$197,035	\$150,411	\$157,616	116	18
2016	\$197,123	\$165,286	\$169,031	125	20
2017	\$231,561	\$162,161	\$179,511	153	56
2018	\$255,732	\$183,716	\$201,480	150	33
2019	\$264,107	\$185,087	\$206,638	143	41
2020	\$256,605	\$204,463	\$218,916	184	36
2021	\$241,662	\$240,995	\$241,153	156	34
2022	\$301,935	\$268,042	\$274,871	134	34
2023	\$393,144	\$288,448	\$307,642	120	21
2024	\$391,369	\$284,151	\$294,318	116	30
2025	\$307,668	\$326,321	\$319,973	144	57
Basehor					
2009	\$252,190	\$218,076	\$227,992	86	25
2010	\$197,286	\$204,741	\$203,926	64	14
2011	\$215,209	\$187,348	\$189,919	66	14
2012	\$218,784	\$177,209	\$184,768	80	35
2013	\$231,070	\$197,902	\$211,333	119	67
2014	\$246,978	\$203,331	\$223,385	148	105
2015	\$254,383	\$209,860	\$231,782	198	98
2016	\$275,937	\$223,986	\$251,602	196	92
2017	\$285,058	\$252,272	\$265,811	201	97
2018	\$295,460	\$252,876	\$270,156	207	105
2019	\$337,740	\$264,481	\$289,609	207	87
2020	\$368,063	\$293,675	\$319,848	270	65
2021	\$397,773	\$344,065	\$365,508	268	155
2022	\$483,276	\$387,125	\$430,830	209	98
2023	\$495,744	\$391,060	\$429,221	203	68
2024	\$472,660	\$409,697	\$429,917	246	100
2025	\$481,236	\$436,916	\$455,828	232	98

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Rural					
2009	\$306,715	\$218,943	\$224,391	145	44
2010	\$284,158	\$232,786	\$234,801	153	37
2011	\$249,448	\$217,649	\$218,527	145	25
2012	\$310,000	\$213,014	\$213,627	158	40
2013	\$335,930	\$225,878	\$233,134	182	50
2014	\$352,062	\$233,935	\$241,058	199	54
2015	\$341,293	\$246,639	\$253,828	237	75
2016	\$345,168	\$283,744	\$289,256	234	69
2017	\$399,243	\$286,927	\$296,853	215	93
2018	\$421,674	\$309,911	\$321,757	217	84
2019	\$391,653	\$334,769	\$337,980	248	103
2020	\$456,385	\$347,905	\$358,838	258	100
2021	\$494,139	\$428,738	\$434,614	256	117
2022	\$603,117	\$433,279	\$453,442	219	99
2023	\$651,727	\$473,260	\$491,948	191	101
2024	\$686,892	\$497,370	\$514,466	181	104
2025	\$690,737	\$520,200	\$537,490	217	95

Linwood/ Easton

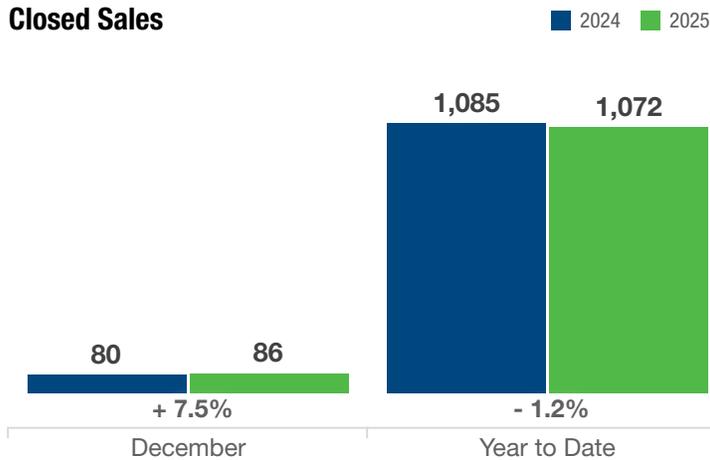
2010	\$0	\$86,742	\$86,742	4	0
2011	\$0	\$62,950	\$62,950	6	0
2012	\$0	\$71,262	\$71,262	6	0
2013	\$0	\$46,363	\$46,363	4	0
2014	\$0	\$47,290	\$47,290	5	0
2015	\$0	\$54,214	\$54,214	9	0
2016	\$0	\$79,298	\$79,298	8	0
2017	\$0	\$92,150	\$92,150	13	1
2018	\$245,133	\$120,063	\$173,664	14	11
2019	\$244,667	\$145,306	\$187,889	14	7
2020	\$241,432	\$146,144	\$198,553	20	4
2021	\$335,317	\$166,553	\$190,662	21	1
2022	\$275,000	\$225,063	\$228,001	17	2
2023	N/A	\$206,800	\$206,800	5	0
2024	N/A	\$237,271	\$237,271	10	1
2025	N/A	\$216,229	\$216,229	9	0

Leavenworth, KS

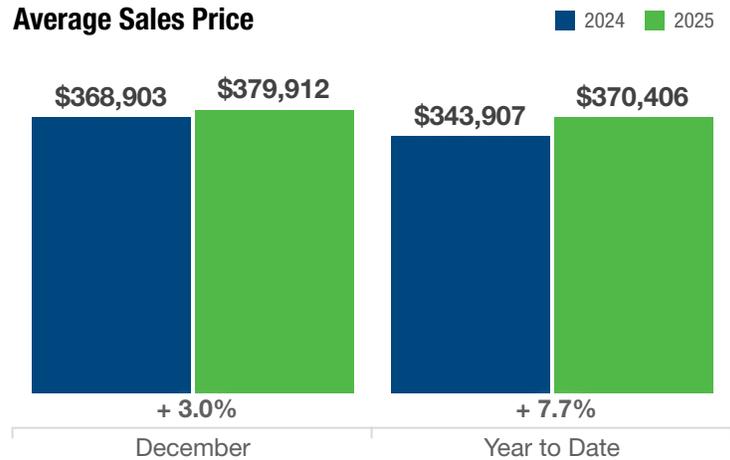
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Closed Sales	80	86	+ 7.5%	1,085	1,072	- 1.2%
Average Sales Price*	\$368,903	\$379,912	+ 3.0%	\$343,907	\$370,406	+ 7.7%
Median Sales Price*	\$372,500	\$369,825	- 0.7%	\$325,000	\$349,900	+ 7.7%
Days on Market Until Sale	61	55	- 9.8%	52	49	- 5.8%
Percentage of Original List Price Received	95.1%	95.4%	+ 0.3%	97.7%	97.2%	- 0.5%
Pending Sales	45	68	+ 51.1%	1,091	1,099	+ 0.7%
Inventory	209	204	- 2.4%	—	—	—
Supply	2.3	2.3	0.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

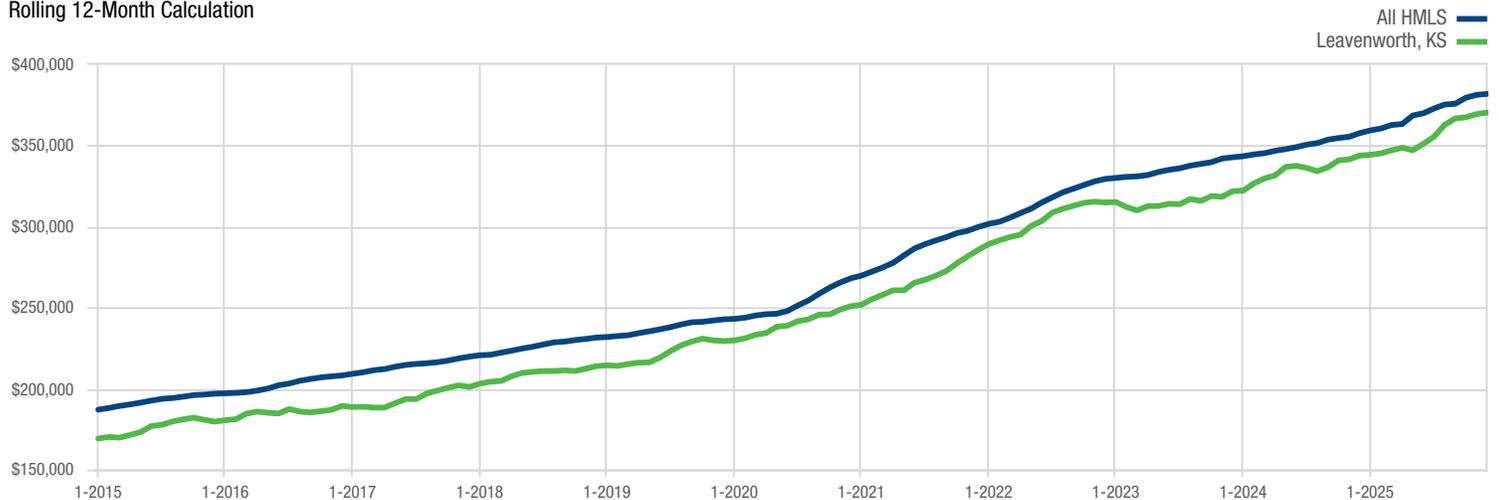


Average Sales Price



Average Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Weekly Mortgage Rates

Source: Freddie Mac

Website: http://www.freddiemac.com/pmms/pmms_archives.html

Notes: FRM stands for *Fixed Rate Mortgage*; ARM stands for *Adjustable Rate Mortgage*

The 1-Year ARM series was discontinued in 2016

Week	30-Year FRM		15-Year FRM		Week	30-Year FRM		15-Year FRM	
	Rates	Fees & Points	Rates	Fees & Points		Rates	Fees & Points	Rates	Fees & Points
2/12/2026	6.09		5.44		7/17/2025	6.75		5.92	
2/5/2026	6.11		5.50		7/10/2025	6.72		5.86	
1/29/2026	6.10		5.49		7/3/2025	6.67		5.80	
1/22/2026	6.09		5.44		6/26/2025	6.77		5.89	
1/15/2026	6.06		5.38		6/18/2025	6.81		5.96	
1/8/2026	6.16		5.46		6/12/2025	6.84		5.97	
12/31/2025	6.15		5.44		6/5/2025	6.85		5.99	
12/24/2025	6.18		5.50		5/29/2025	6.89		6.03	
12/18/2025	6.21		5.47		5/22/2025	6.86		6.01	
12/11/2025	6.22		5.54		5/15/2025	6.81		5.92	
12/4/2025	6.19		5.44		5/8/2025	6.76		5.89	
11/26/2025	6.23		5.51		5/1/2025	6.76		5.92	
11/20/2025	6.26		5.54		4/24/2025	6.81		5.94	
11/13/2025	6.24		5.49		4/17/2025	6.83		6.03	
11/6/2025	6.22		5.50		4/10/2025	6.62		5.82	
10/30/2025	6.17		5.41		4/3/2025	6.64		5.82	
10/23/2025	6.19		5.44		3/27/2025	6.65		5.89	
10/16/2025	6.27		5.52		3/20/2025	6.67		5.83	
10/9/2025	6.30		5.53		3/13/2025	6.65		5.80	
10/2/2025	6.34		5.55		3/6/2025	6.63		5.79	
9/25/2025	6.30		5.49		2/27/2025	6.76		5.94	
9/18/2025	6.26		5.41		2/20/2025	6.85		6.04	
9/11/2025	6.35		5.50		2/13/2025	6.87		6.09	
9/4/2025	6.50		5.60		2/6/2025	6.89		6.05	
8/28/2025	6.56		5.69		1/30/2025	6.95		6.12	
8/21/2025	6.58		5.69		1/23/2025	6.96		6.16	
8/14/2025	6.58		5.71		1/16/2025	7.04		6.27	
8/7/2025	6.63		5.75		1/9/2025	6.93		6.14	
7/31/2025	6.72		5.85		1/2/2025	6.91		6.13	
7/24/2025	6.74		5.87						

REAL-ESTATE APPRAISED VALUES

ENTITY	2026	2025	Total % Change	New Construction % Change	Reval % Change	2024 TO	2023 TO	2022 TO	2021 TO	2020 TO
	ASSESSED VALUE	ASSESSED VALUE				2025 VALUE	2024 VALUE	2023 VALUE	2022 VALUE	2021 VALUE
Total County	1,176,777,437	1,097,659,177	7.21%	1.81%	5.40%	5.63%	4.55%	14.85%	15.2%	8.4%
Residential	994,816,116	925,276,277	7.52%	1.75%	5.77%					
Commercial	141,314,994	131,618,330	7.37%	2.56%	4.81%					
Leavenworth City (TD 001, 002, 120, 121, 122,123)	344,897,069	323,958,183	6.46%	0.42%	6.04%	5.83%	4.09%	13.02%	13.8%	6.7%
BASEHOR CITY (TD 004)	161,626,592	146,197,460	10.55%	4.58%	5.97%	7.09%	7.41%	18.15%	19.8%	10.9%
LANSING CITY (TD 007)	134,333,625	128,611,121	4.45%	0.65%	3.80%	5.52%	4.83%	11.39%	12.9%	6.2%
TONGANOXIE CITY (TD 010,130,131)	89,801,477	80,804,091	11.13%	4.77%	6.36%	8.31%	5.52%	18.30%	15.1%	9.9%
Easton (TD 005, 006)	1,155,796	1,065,113	8.51%	0.00%	8.51%	6.41%	11.38%	18.36%	27.9%	2.8%
Linwood (TD 008, 009)	4,659,239	4,247,073	9.70%	0.69%	9.01%	3.53%	2.24%	14.73%	27.1%	14.7%
Rural	440,358,553	412,831,906	6.67%	1.73%	4.94%	4.53%	3.69%	15.68%	15.4%	9.5%