

At this time the Courthouse is open to the public. Anyone wishing to attend will need to call ahead at 913-684-0417 to reserve a seat as the meeting room has limited capacity. We are encouraging everyone to continue to view the meeting live via YouTube.

***Leavenworth County  
Board of County Commissioners***

***Regular Meeting Agenda***  
300 Walnut Street, Suite 225  
Leavenworth, KS 66048  
May 12, 2021  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.  
  
Anyone 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 AM 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.
- V. ADMINISTRATIVE BUSINESS:
  - a) National Police Week Proclamation
  - b) Detective Corporal Daniel Ray Abramovitz Day Proclamation
- 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 May 5, 2021
- b) Approval of the schedule for the week May 17, 2021
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approval of Case Number DEV-21-006/007, preliminary and final plat for Joy Meadows.

**VII. FORMAL BOARD ACTION:**

- a) Consider a motion to approve funding for the Regional Transportation Study in the amount of \$150,000.00.
- b) Consider a motion to accept the High-Risk Rural Roads Program award for Tonganoxie Road safety improvement project for 2023 and approve the Project Programming Request.
- c) Consider a motion to approve an agreement for maintenance of roads in the cities for Leavenworth County and the city of Easton.
- d) Consider a motion to approve the bid pricing for a 5- year lease on a Caterpillar D3 dozer for an annual payment of \$13,197.52 from Foley Equipment Company.
- e) Consider a motion to approve the bid pricing for a 5-year lease on a Caterpillar D6 dozer for an annual payment of \$39,703.40 from Foley Equipment Company.
- f) Consider a motion to approve the minimum requirements language for cross access easement homeowner's association filings.
- g) Consider a motion to approve the development agreement for South Elementary School.

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

**IX. ADDITIONAL PUBLIC COMMENT IF NEEDED**

ADJOURNMENT

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

**Monday, May 10, 2021**

**Tuesday, May 11, 2021**

**Wednesday, May 12, 2021**

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

**Thursday, May 13, 2021**

12:00 p.m. LCDC meeting via Zoom

**Friday, May 14, 2021**

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

## **Leavenworth Board of County Commissioners**

### **PROCLAMATION National Police Week**

**May 9 – 15, 2021**

To all Citizens of Leavenworth County, Greetings;

**Whereas**, in 1962 President John Kennedy set aside this week to pay tribute to the law enforcement officers of this nation, and to memorialize those who have fallen in the line of duty; and

**Whereas**, the Sheriff's deputies and their support staff in Leavenworth County work with courage and dedication to enforce the laws fairly, to reduce crime and violence, and in general to improve the quality of life for everyone in this community; and

**Whereas**, the dedicated men and women who have chosen law enforcement as a career often face unknown or extraordinary risk and danger in preserving our freedom and security; and

**Whereas**, these women and men are mothers and fathers, sisters and brothers, daughters and sons, and we give gratitude to their families for supporting them in their career; and

**Whereas**, employees of the Leavenworth County Sheriff's Office play a growing role as ones who promote harmony and mutual respect among citizens in an increasingly diverse population; and

**Whereas**, we wish to give everyone an opportunity to appreciate and thank the men and women of the Leavenworth County Sheriff's Office who dedicate their lives to public service.

**Now, therefore**, be it resolved that we, the Leavenworth County Board of County Commissioners, do hereby proclaim May 9 – 15, 2021 to be:

### **National Police Week**

in Leavenworth County and urge all citizens to participate fully in this observance.

In Witness Whereof, I have hereunto set my hand and affixed the seal of Leavenworth County this 5<sup>th</sup> day of May, 2021, in Leavenworth County, Kansas.

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Michael Smith, Chairman  
Leavenworth County Commission

Proclamation

Detective Corporal Daniel Ray Abramovitz Day

May 12<sup>th</sup>, 2021

**Whereas**, the Leavenworth County Sheriff Office's own Detective Corporal Abramovitz died in the line of duty on October 30<sup>th</sup>, 2020.

**Whereas**, Detective Corporal Abramovitz was a beloved husband, father, and public servant who was with the Sheriff's Office for twenty-six years before giving the ultimate sacrifice.

**Whereas**, Detective Corporal Abramovitz was a longtime resident of Leavenworth County after being born in the neighboring city of Winchester, KS. (Jefferson County).

**Whereas**, Detective Corporal Abramovitz was called to serve in law enforcement; he left his mark on the Leavenworth County Sheriff's Office, serving with distinction in partnership with our community.

**Whereas**, Detective Corporal Abramovitz's name was added to the Leavenworth County FOP fallen officer monument at the Leavenworth County Sheriff's Office. Corporal Abramovitz's name will be added to the Kansas Law Enforcement Memorial, located at the Kansas Law Enforcement Training Center at the state capitol in Topeka, KS, and the National Fallen Officer's Monument in Washington D.C.

**Whereas**, the Leavenworth County community remembers the courage, humility, and sacrifice of Detective Corporal Abramovitz, knowing he served in numerous duty assignments including the Jail Division, Patrol Division, Traffic Division, Detective Division, and specialty units of Bomb Unit and Tactical Assistance Team.

**Whereas**, Detective Corporal Abramovitz embodied the seven core values of the Leavenworth County Sheriff's Office, *Integrity, Respect, Perseverance, Teamwork, Courage, Enthusiasm, and Loyalty*.

**Whereas**, the memory of Detective Corporal Abramovitz's service to the community will live on, although he is not with us; we will continue to strive to answer the call as he did and speak for the victims of crimes in our community.

**Whereas**, we honor Detective Corporal Abramovitz's family by remembering and sharing his legacy with a new generation of Leavenworth County residents and Sheriff's Office employees.

**Now therefore, I**, Michael Smith, Chairman of the Board of County Commissioners, do hereby proclaim the 12<sup>th</sup> day of May 2021 as

***Detective Corporal Abramovitz Day***

In Witness thereof, I have hereunto set my hand and have caused the Seal of the County of Leavenworth, Kansas to be affixed this 12<sup>th</sup> Day of May 2021.

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Mike Smith BOCC Chairman

\*\*\*\*\*May 5, 2021 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, May 5, 2021. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Stieben and Commissioner Culbertson are present; Commissioner Kaaz is absent; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Krystal Voth, Planning and Zoning Director; Jamie Miller, EMS & Health Dept. Director; Tim Vandall, Lansing City Administrator; Ken Miller, Lansing Public Information Officer; Jason Osterhaus, District Representative; John Richmeier, Leavenworth Times

Residents: Dennis Taylor, John Matthews, Aiden and Marie Polhemus; Louis and Jeannine Matussek, Sam Maxwell

**PUBLIC COMMENT:**

There were no public comments.

**ADMINISTRATIVE BUSINESS:**

Jamie Miller updated the Board on COVID-19 and vaccinations.

Mark Loughry requested direction from the Board regarding CoreCivic indicating he has been in contact with them and they reported a benefit to the County at approximately 1 to 2 million dollars.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to authorize the County Administrator to notify CoreCivic that the County is not interested in taking over that facility.***

***Motion passed, 4-0.***

Commissioner Doug Smith recognized Anna Mary Landauer's 103<sup>rd</sup> birthday is today.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, May 3, 2021 as presented.***

Krystal Voth presented Resolution 2021-12, a special use permit for a mechanic shop to repair heavy equipment.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Doug Smith to approve Resolution 2021-12, Polhemus Mechanic special use permit for 10 years.***

***Motion passed, 4-0.***

Ms. Voth presented Resolution 2021-13, a special use permit for Mortsolf repair facility.

Commissioner Culbertson commented he would like one of the conditions to state that nothing will be visible from the right-of-way.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to approve Resolution 2021-13 for Mortsolf laydown yard and repair services for 5 years.***

***Motion passed, 4-0.***

Tim Vandall, Lansing City Administrator, addressed the Board about future growth in Lansing indicating a request was made to a partnership to design a sewer service expansion along the K-7 corridor and was voted down.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Doug Smith to approve the expenditure of \$240,538.00 to design a future sewer along the K-7 corridor to McIntyre intersection for the city of Lansing.***

***Motion passed, 4-0.***

Sam Maxwell commented on a non-agenda item.

Commissioner Doug Smith toured the city of Lansing yesterday and attended the Basehor City Council meeting last week.

Commissioner Stieben met with representatives from the Sheriff and the Brew to Brew run indicating the Sheriff will provide recommendations.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to adjourn.***

***Motion passed, 4-0.***

The Board adjourned at 10:02 a.m.



# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, May 17, 2021

## Tuesday, May 18, 2021

12:00 p.m. LCPA meeting via Zoom

## Wednesday, May 19, 2021

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

## Thursday, May 20, 2021

## Friday, May 21, 2021

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

WARRANT REGISTER - BY FUND / VENDOR

START DATE: 04/30/2021 END DATE: 05/07/2021

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-213	EMS VEH MAINT / SUPPLIES		268.69	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-213	EMS VEH MAINT / SUPPLIES		343.52	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-213	EMS VEH MAINT / SUPPLIES		345.84	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-213	EMS VEH MAINT / SUPPLIES		314.17	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-213	EMS VEH MAINT / SUPPLIES		345.84	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-213	EMS VEH MAINT / SUPPLIES		655.99	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-213	EMS VEH MAINT / SUPPLIES		450.54	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-213	EMS VEH MAINT / SUPPLIES		147.30	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-306	EMS VEH MAINT / SUPPLIES		238.48	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-306	EMS VEH MAINT / SUPPLIES		379.76	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-306	EMS VEH MAINT / SUPPLIES		615.43	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-306	EMS VEH MAINT / SUPPLIES		191.41	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-306	EMS VEH MAINT / SUPPLIES		615.43	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-306	EMS VEH MAINT / SUPPLIES		1,025.98	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-306	EMS VEH MAINT / SUPPLIES		41.20	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	319476	92039 AP	05/07/2021	1-001-5-05-306	EMS VEH MAINT / SUPPLIES		32.48	
								*** VENDOR	1513 TOTAL	6,012.06
54	ALERTSENSE	ALERTSENSE INC	319477	92040 AP	05/07/2021	1-001-5-07-208	PHONE AP 6/1/21-5/31/22		7,500.00	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	792542303 COURTHOUSE MATS		54.89	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	792542303 COURTHOUSE MATS		54.89	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	792542303 COURTHOUSE MATS		54.89	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	792542303 COURTHOUSE MATS		7.71	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	792542303 COURTHOUSE MATS		54.89	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	792542303 COURTHOUSE MATS		54.89	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS		33.79	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-293	792588651 CH UNIFORMS		50.99	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-293	792588651 CH UNIFORMS		50.99	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-293	792588651 CH UNIFORMS		50.99	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-293	792588651 CH UNIFORMS		58.47	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-31-293	792588651 CH UNIFORMS		50.99	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-32-209	792542302 JC MATS		87.08	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-32-209	792542302 JC MATS		87.08	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-32-209	792542302 JC MATS		87.08	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-32-209	792542302 JC MATS		87.08	
10985	ARAMARK CO	ARAMARK CO	319478	92041 AP	05/07/2021	1-001-5-32-209	792542302 JC MATS		87.08	
								*** VENDOR	10985 TOTAL	1,365.97
2489	BEDNAR, ROBERT	HONORABLE ROBERT BEDNAR	319479	92042 AP	05/07/2021	1-001-5-19-252	DOMESTIC COURT PRO TEM		3,000.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	319485	92048 AP	05/07/2021	1-001-5-06-221	3773122 PZ WORKSTATION UPGRADE		2,578.26	
24545	CDW GOVERN	CDW GOVERNMENT INC	319485	92048 AP	05/07/2021	1-001-5-07-362	3773122 PCS, PRINTER		1,542.18	
24545	CDW GOVERN	CDW GOVERNMENT INC	319485	92048 AP	05/07/2021	1-001-5-18-301	3773122 DATA CARTRIDGES		630.29	
								*** VENDOR	24545 TOTAL	4,750.73
25232	CENTER FOR	CENTER FOR EDUCATION & EMP LAW	319486	92049 AP	05/07/2021	1-001-5-07-303	A277026204 PUB EMPL LAW REPORT		159.00	
5447	CITY WIDE MAINTENANC	CITY WIDE MAINTENANCE	319487	92050 AP	05/07/2021	1-001-5-32-296	JANITOR SVC - JC MAY		5,367.00	

warrants by vendor

START DATE: 04/30/2021 END DATE: 05/07/2021

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
7926	CLERK OF D	CLERK OF DISTRICT COURT - PAWN	319488	92051 AP	05/07/2021	1-001-5-19-222	ATTY FEES 2021CT063	190.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-05-210	FIRSTNET - EMS	60.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-05-210	FIRSTNET - EMS	863.29	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-05-215	FREESTATE EMS 9102 ELEC SVC	242.73	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-05-280	MIDWEST MOBILE RADIO	210.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-05-280	MIDWEST MOBILE RADIO	192.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-06-216	AT&T MOBILITY WIRELESS MIFI PL	142.09	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-208	MIDWEST MOBILE RADIO	15.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-208	MIDWEST MOBILE RADIO	685.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-208	MIDWEST MOBILE RADIO	175.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-208	MIDWEST MOBILE RADIO	230.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-208	MIDWEST MOBILE RADIO	535.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-210	AT&T MONTHLY SVC - SHF	5,937.81	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-210	AT&T WIRELESS - SHF	96.06	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-216	TIME WARNER-INTERNET FOR EOC	74.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-219	TIME WARNER CABLE -MENTAL HEAL	181.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-07-223	FREESTATE ELEC SVC	367.12	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-11-205	4-24 KTA - TURNPIKE CHARGES	3.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-14-210	SPECTRUM BUSINESS -COUNTY COMM	140.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-14-210	SPECTRUM BUSINESS -COUNTY COMM	1,057.17	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-14-210	SPECTRUM BUSINESS -COUNTY COMM	1,199.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-14-212	SMARTSIGN 400 INVENTORY TAGS A	244.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-14-220	FREESTATE ELEC SVC	848.12	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-14-234	QUADIENT MAILFINANCE - QTRLY L	741.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-18-213	MIDWEST MOBILE RADIO	900.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-18-213	SPECTRUM BUSINESS -COUNTY COMM	1,244.86	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-19-220	IRON MOUNTAIN SHREDDING-MARCH	139.45	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-41-271	4-2 FLEETHOSTER - MAY CAMERA S	78.85	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-001-5-53-207	WASTE MGMT - NOXIOUS WEED TRAS	65.65	
							*** VENDOR 648 TOTAL		16,670.56
156	CONVERGEONE	CONVERGEONE INC	319490	92053 AP	05/07/2021	1-001-5-18-220	AOSLVCO0001 PROFESSIONAL SERVI	367.50	
21300	DIST CT EMPL REIMB	STEVE CROSSLAND	319491	92054 AP	05/07/2021	1-001-5-19-213	KANSAS BAR - CLE REIM	90.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319465	92032 AP	05/05/2021	1-001-5-33-392	ELEC SVC CUSHING	7,513.77	
284	FOXIT SOFTWARE	FOXIT SOFTWARE INCORPORATED	319493	92056 AP	05/07/2021	1-001-5-11-203	FOXIT PHANTOM SOFTWARE	179.00	
386	GRAVES & JILKA	GRAVES & JILKA ,A PROFESSIONAL	319449	92027 AP	04/30/2021	1-001-5-14-230	LEGAL SERVICES	260.00	
16080	GT DISTRIBUTORS	GT DISTRIBUTORS	319494	92057 AP	05/07/2021	1-001-5-07-356	009074 SNIPER AMMO FOR TESTING	59.98	
22605	HINCKLEY S	HINCKLEY SPRINGS	319496	92059 AP	05/07/2021	1-001-5-11-208	FILTRATION SYSTEM RENTAL 17137	39.50	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	319498	92061 AP	05/07/2021	1-001-5-31-297	LEAV03 SVC CALL/NEW OEM MOTOR	210.00	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	319498	92061 AP	05/07/2021	1-001-5-31-297	LEAV03 SVC CALL/NEW OEM MOTOR	1,517.94	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	319498	92061 AP	05/07/2021	1-001-5-31-298	LEAV03 HEALTH DEPT DRAIN SVC C	1,046.86	
							*** VENDOR 7655 TOTAL		2,774.80
6636	KANSAS GAS	KANSAS GAS SERVICE	319450	92028 AP	04/30/2021	1-001-5-14-220	510614745 1631910 36 GAS SVC	230.75	
12574	KANSAS JUD	KANSAS JUDICIAL BRANCH	319499	92062 AP	05/07/2021	1-001-5-19-203	2021 CCR REGISTRATION (JVT)	50.00	
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	319500	92063 AP	05/07/2021	1-001-5-31-290	08-LVPWD01 LOCATES	2.40	
19903	LANGUAGE L	LANGUAGE LINE SERVICES INC	319501	92064 AP	05/07/2021	1-001-5-19-221	9020533027 INTERPRETER (PHONE)	59.85	
537	LEAV TIMES	LEAVENWORTH TIMES	319503	92066 AP	05/07/2021	1-001-5-06-218	85445 PUBLIC NOTICE RESOLUTION	680.40	
537	LEAV TIMES	LEAVENWORTH TIMES	319503	92066 AP	05/07/2021	1-001-5-06-218	ACCT 267 PUBLIC NOTICE RES 202	45.00	
							*** VENDOR 537 TOTAL		725.40
417	MANATRON	AUMENTUM TECHNOLOGIES	319504	92067 AP	05/07/2021	1-001-5-03-450	1705204 SOFTWARE MAINT	3,157.00	
417	MANATRON	AUMENTUM TECHNOLOGIES	319504	92067 AP	05/07/2021	1-001-5-18-254	1705204 SOFTWARE MAINT	41,837.00	
							*** VENDOR 417 TOTAL		44,994.00
1991	MARC	MID-AMERICA REGIONAL COUNCIL	319505	92068 AP	05/07/2021	1-001-5-18-202	96564 TRAINING REGISTRATION -	145.00	

warrants by vendor

START DATE: 04/30/2021 END DATE: 05/07/2021

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
56	MIRROR	THE TONGANOXIE MIRROR	319506	92069 AP	05/07/2021	1-001-5-07-209	EOC 1 YEAR SUBSCRIPTION	42.00		
2666	MISC REIMBURSEMENTS	SUSAN DRAFTZ	319507	92070 AP	05/07/2021	1-001-5-04-211	PER DIEM - REG OF DEEDS TNG (6	52.00		
2666	MISC REIMBURSEMENTS	SUSAN DRAFTZ	319507	92070 AP	05/07/2021	1-001-5-04-211	PER DIEM - REG OF DEEDS TNG (6	14.00		
2666	MISC REIMBURSEMENTS	SUSAN DRAFTZ	319507	92070 AP	05/07/2021	1-001-5-04-211	PER DIEM - REG OF DEEDS TNG (6	115.00		
2666	MISC REIMBURSEMENTS	TERRILOIS G MASHBURN	319508	92071 AP	05/07/2021	1-001-5-04-211	PER DIEM REG OF DEEDS TNG (6/1	52.00		
2666	MISC REIMBURSEMENTS	TERRILOIS G MASHBURN	319508	92071 AP	05/07/2021	1-001-5-04-211	PER DIEM REG OF DEEDS TNG (6/1	14.00		
2666	MISC REIMBURSEMENTS	TERRILOIS G MASHBURN	319508	92071 AP	05/07/2021	1-001-5-04-211	PER DIEM REG OF DEEDS TNG (6/1	115.00		
								*** VENDOR	2666 TOTAL	362.00
196	OLSSON	OLSSON, INC	319510	92073 AP	05/07/2021	1-001-5-06-206	PROJ 0019-28310 ON CALL ENGINE	3,517.50		
3	OTHER COUNTY OFFICE	BUTLER COUNTY TREAS	319511	92074 AP	05/07/2021	1-001-5-11-213	SERVICE OF SUBPOENA	16.00		
6390	POLK R L	INFOUSA MARKETING, INC	319512	92075 AP	05/07/2021	1-001-5-05-203	CITY DIRECTORY 1 HARDCOPY+ONLI	260.00		
6390	POLK R L	INFOUSA MARKETING, INC	319512	92075 AP	05/07/2021	1-001-5-49-301	CITY DIRECTORY 1 HARDCOPY+ONLI	275.00		
								*** VENDOR	6390 TOTAL	535.00
153	PRUESSNER	MICHELLE JEAN PRUESSNER	319513	92076 AP	05/07/2021	1-001-5-07-219	MAY NURSE FOR JAIL INMATES	4,841.67		
632	RWD 8	RURAL WATER DIST NO 8	319467	92034 AP	05/05/2021	1-001-5-53-219	WATER SVC NOX WEED	101.01		
29720	SCHWINN EL	SCHWINN ELECTRIC	319515	92078 AP	05/07/2021	1-001-5-31-290	ADD OUTLET P&Z OFFICE AT COURT	123.00		
300	SEARIGHT FAMILY	SEARIGHT FAMILY PRACTICE	319516	92079 AP	05/07/2021	1-001-5-07-219	MAY DOCTOR FOR JAIL INMATES	1,200.00		
19428	SHOWALTER	SHOWALTER AUCTION SERVICE	319452	92030 AP	04/30/2021	1-001-5-09-232	TAX SALE AUCTION SERVICES	250.00		
1003	SUPERION	CENTRALSQUARE TECHNOLOGIES,LLC	319518	92081 AP	05/07/2021	1-001-5-07-262	1 YR CONTRACTS - FLEET MAINT/A	5,400.00		
1003	SUPERION	CENTRALSQUARE TECHNOLOGIES,LLC	319518	92081 AP	05/07/2021	1-001-5-07-262	1 YR CONTRACTS - FLEET MAINT/A	2,400.00		
								*** VENDOR	1003 TOTAL	7,800.00
829	THOMSON REUTERS	THOMSON REUTERS - WEST	319519	92082 AP	05/07/2021	1-001-5-19-301	1000588228 KS LAW&PRAC-FAM LAW	959.24		
2	WATER DEPT	WATER DEPT	319469	92036 AP	05/05/2021	1-001-5-14-220	WATER SVC 300 WALNUT	1,185.93		
2	WATER DEPT	WATER DEPT	319469	92036 AP	05/05/2021	1-001-5-32-392	WATER SVC JC	4,027.26		
2	WATER DEPT	WATER DEPT	319469	92036 AP	05/05/2021	1-001-5-33-392	WATER SVC CUSHING - 2 METERS	27.35		
2	WATER DEPT	WATER DEPT	319469	92036 AP	05/05/2021	1-001-5-33-392	WATER SVC CUSHING - 2 METERS	27.30		
								*** VENDOR	2 TOTAL	5,267.84
276	WEX	WEX BANK	319520	92083 AP	05/07/2021	1-001-5-11-253	CO ATTY-INVESTIGATIVE EXP (FUE	105.01		
276	WEX	WEX BANK	319453	92031 AP	04/30/2021	1-001-5-14-331	EMS FUEL TO 4.23.21 0496-00-62	6,977.01		
276	WEX	WEX BANK	319520	92083 AP	05/07/2021	1-001-5-14-332	0496-00-668063-1 GAS TO 4.23.2	6,583.45		
276	WEX	WEX BANK	319520	92083 AP	05/07/2021	1-001-5-14-334	APPRAISER FUEL TO 4.23.21	242.42		
276	WEX	WEX BANK	319453	92031 AP	04/30/2021	1-001-5-14-335	MARCH PLANNING GASOLINE	101.50		
276	WEX	WEX BANK	319520	92083 AP	05/07/2021	1-001-5-14-335	PLANNING FUEL TO 4.23.21	87.91		
276	WEX	WEX BANK	319453	92031 AP	04/30/2021	1-001-5-14-901	MARCH FUEL,REBATE,CORRECTION	118.14-		
276	WEX	WEX BANK	319453	92031 AP	04/30/2021	1-001-5-14-901	MARCH FUEL,REBATE,CORRECTION	1,381.92-		
								*** VENDOR	276 TOTAL	12,597.24
2007	WIRENUTS	WIRENUTS	319522	92085 AP	05/07/2021	1-001-5-07-207	SVC CALLS ANNEX, CH SECURITY	877.70		
2007	WIRENUTS	WIRENUTS	319522	92085 AP	05/07/2021	1-001-5-07-207	SVC CALLS ANNEX, CH SECURITY	602.48		
2007	WIRENUTS	WIRENUTS	319522	92085 AP	05/07/2021	1-001-5-07-363	SVC CALLS ANNEX, CH SECURITY	220.00		
								*** VENDOR	2007 TOTAL	1,700.18
100	WITNESS LIST									
								*** VENDOR	100 TOTAL	100.00
								TOTAL FUND 001		141,919.95

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-108-5-00-601	MIDWEST MOBILE RADIO	75.00		
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	319451	92029 AP	04/30/2021	1-108-5-00-280	PRENATAL CLINICAL SERVICES	3,600.00		
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	319451	92029 AP	04/30/2021	1-108-5-00-280	PRENATAL CLINICAL SERVICES	3,600.00		
								*** VENDOR	1629 TOTAL	7,200.00
276	WEX	WEX BANK	319453	92031 AP	04/30/2021	1-108-5-00-304	MARCH FUEL,REBATE,CORRECTION	7.43		

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TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#							
276	WEX	WEX BANK	319453	92031 AP	04/30/2021	1-108-5-00-612	MARCH FUEL,REBATE,CORRECTION	22.30		
								*** VENDOR	276 TOTAL	29.73
								TOTAL FUND 108		7,304.73
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24545	CDW GOVERN	CDW GOVERNMENT INC	319485	92048 AP	05/07/2021	1-115-5-00-409	3773122 SOFTWARE/KEYBOARD/MOUS	582.26		
24545	CDW GOVERN	CDW GOVERNMENT INC	319485	92048 AP	05/07/2021	1-115-5-00-409	3773122 SOFTWARE/KEYBOARD/MOUS	59.52		
24545	CDW GOVERN	CDW GOVERNMENT INC	319485	92048 AP	05/07/2021	1-115-5-00-409	3773122 SOFTWARE/KEYBOARD/MOUS	42.34		
								*** VENDOR	24545 TOTAL	684.12
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
385	CNH INDUSTRIAL	CNH INDUSTRIAL CAPITAL AMERICA	319489	92052 AP	05/07/2021	1-115-5-00-418	CUST 2223213 CONTRACT 232195	3,478.37		
								*** VENDOR	385 TOTAL	27,826.96
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-115-5-00-410	4-2 FLEETHOSTER - MAY CAMERA S	38.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-115-5-00-415	4-2 FLEETHOSTER - MAY CAMERA S	19.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-115-5-00-418	4-2 FLEETHOSTER - MAY CAMERA S	19.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-115-5-00-423	4-2 FLEETHOSTER - MAY CAMERA S	38.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-115-5-00-434	4-2 FLEETHOSTER - MAY CAMERA S	308.75		
								*** VENDOR	648 TOTAL	425.60
								TOTAL FUND 115		28,936.68
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2404	USD 409 AT RISK PROG	USD 409 AT RISK PROGRAM	319468	92035 AP	05/05/2021	1-121-5-00-206	KDOC REIM GRANT	7,122.21		
26730	YAC	YOUTH ACHIEVEMENT CENTER	319470	92037 AP	05/05/2021	1-121-5-00-204	KDOC JUV SVC REIM 3RD QTR	2,244.00		
								TOTAL FUND 121		9,366.21
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-126-5-00-225	IRON MOUNTAIN SHREDDING-MARCH	15.17		
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	319497	92060 AP	05/07/2021	1-126-5-00-226	SMART SCREEN UA TEST CUPS	316.00		
276	WEX	WEX BANK	319520	92083 AP	05/07/2021	1-126-5-00-221	0496-00-668063-1 GAS TO 4.23.2	31.50		
								TOTAL FUND 126		362.67
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-127-5-00-3	FIRSTNET - COMM CORR (70.56+40	235.28		
								TOTAL FUND 127		235.28
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4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319475	92038 AP	05/07/2021	1-133-5-00-215	5-5 4013-01993 UNIFORM RENTALS	245.03		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319475	92038 AP	05/07/2021	1-133-5-00-312	5-5 4013-01993 UNIFORM RENTALS	192.45		
								*** VENDOR	4120 TOTAL	437.48
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-133-5-00-201	4-24 KTA - TURNPIKE CHARGES	19.75		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-133-5-00-207	4-9 MIDWEST MOBILE RADIO MAINT	375.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-133-5-00-251	4-23 FREESTATE - TONGIE QUARRY	58.22		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-133-5-00-360	4-9 MIDWEST MOBILE RADIO MAINT	80.00		
								*** VENDOR	648 TOTAL	532.97
86	EVERGY	EVERGY KANSAS CENTRAL INC	319465	92032 AP	05/05/2021	1-133-5-00-251	5-1 ELEC SVC NORTH END SALT DO	28.07		
196	OLSSON	OLSSON, INC	319510	92073 AP	05/07/2021	1-133-5-00-213	5-4 ONCALL ENGINEERING 019-283	1,850.25		
632	RWD 8	RURAL WATER DIST NO 8	319467	92034 AP	05/05/2021	1-133-5-00-214	5-6 WATER METER - CO SHOP	15.00		
113	SUMNERONE INC	SUMNERONE INC	319517	92080 AP	05/07/2021	1-133-5-00-301	5-3 50ULC08 COPIER COUNTS	32.10		
276	WEX	WEX BANK	319520	92083 AP	05/07/2021	1-133-5-00-304	5-2 049600627003 FUEL TO 4.23	29.64		
								TOTAL FUND 133		2,925.51

START DATE: 04/30/2021 END DATE: 05/07/2021

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#							
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-136-5-00-203	IRON MOUNTAIN SHREDDING-MARCH	7.58		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-136-5-00-206	FIRSTNET - COMM CORR (70.56+40	117.64		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-136-5-00-223	IRON MOUNTAIN SHREDDING-MARCH	7.59		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-136-5-00-226	FIRSTNET - COMM CORR (70.56+40	117.64		
								*** VENDOR	648 TOTAL	250.45
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	319497	92060 AP	05/07/2021	1-136-5-00-203	SMART SCREEN UA TEST CUPS	158.00		
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	319497	92060 AP	05/07/2021	1-136-5-00-223	SMART SCREEN UA TEST CUPS	158.00		
								*** VENDOR	2505 TOTAL	316.00
276	WEX	WEX BANK	319520	92083 AP	05/07/2021	1-136-5-00-201	0496-00-668063-1 GAS TO 4.23.2	9.85		
276	WEX	WEX BANK	319520	92083 AP	05/07/2021	1-136-5-00-221	0496-00-668063-1 GAS TO 4.23.2	9.85		
								*** VENDOR	276 TOTAL	19.70
								TOTAL FUND 136		586.15
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4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319475	92038 AP	05/07/2021	1-137-5-00-203	5-1 4013-01993 UNIFORM RENTALS	93.18		
								TOTAL FUND 137	93.18	
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24545	CDW GOVERN	CDW GOVERNMENT INC	319485	92048 AP	05/07/2021	1-138-5-00-202	3773122 JIAS EQUIPMENT - LAPTO	2,000.20		
								TOTAL FUND 138	2,000.20	
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2621	BOOKER TERRY	TERRY BOOKER	319483	92046 AP	05/07/2021	1-145-5-00-256	MEALS RESERVED 4/19-4/30	9,756.30		
2621	BOOKER TERRY	TERRY BOOKER	319483	92046 AP	05/07/2021	1-145-5-00-256	MEALS RESERVED 4/19-4/30	9,394.20		
								*** VENDOR	2621 TOTAL	19,150.50
313	BROTHERS DISPOSAL	BROTHERS DISPOSAL LLC	319484	92047 AP	05/07/2021	1-145-5-00-208	CO ON AGING TRASH PICKUP	75.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-145-5-00-204	MIDWEST MOBILE RADIO	336.80		
184	FLORENCE R	FLORENCE RIFORD SENIOR CTR	319492	92055 AP	05/07/2021	1-145-5-00-246	MAY 2021 UTILITY STIPEND	82.00		
184	FLORENCE R	FLORENCE RIFORD SENIOR CTR	319492	92055 AP	05/07/2021	1-145-5-05-202	MAY 2021 UTILITY STIPEND	110.00		
184	FLORENCE R	FLORENCE RIFORD SENIOR CTR	319492	92055 AP	05/07/2021	1-145-5-07-202	MAY 2021 UTILITY STIPEND	8.00		
								*** VENDOR	184 TOTAL	200.00
89	HICKORY VILAS	HICKORY VILLAS, LLC	319495	92058 AP	05/07/2021	1-145-5-00-246	MAY 2021 UTILITY STIPEND	82.00		
89	HICKORY VILAS	HICKORY VILLAS, LLC	319495	92058 AP	05/07/2021	1-145-5-05-202	MAY 2021 UTILITY STIPEND	110.00		
89	HICKORY VILAS	HICKORY VILLAS, LLC	319495	92058 AP	05/07/2021	1-145-5-07-202	MAY 2021 UTILITY STIPEND	8.00		
								*** VENDOR	89 TOTAL	200.00
6636	KANSAS GAS	KANSAS GAS SERVICE	319466	92033 AP	05/05/2021	1-145-5-00-246	510874092 1511346 27 GAS SVC	300.10		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319502	92065 AP	05/07/2021	1-145-5-00-201	CO ON AGING JANITORIAL,COPIES/	182.10		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319502	92065 AP	05/07/2021	1-145-5-00-301	CO ON AGING JANITORIAL,COPIES/	18.13		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319502	92065 AP	05/07/2021	1-145-5-00-303	CO ON AGING JANITORIAL,COPIES/	160.58		
								*** VENDOR	4755 TOTAL	360.81
276	WEX	WEX BANK	319453	92031 AP	04/30/2021	1-145-5-00-304	0496-00-668063-1 COA GAS TO 4.	4,112.79		
1762	WINDSOR PARK LLC	WINDSOR PARK LLC	319521	92084 AP	05/07/2021	1-145-5-00-215	RENT 1830 S BROADWAY	5,280.62		
								TOTAL FUND 145	30,016.62	
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-153-5-00-401	4-2 FLEETHOSTER - MAY CAMERA S	469.30		
								TOTAL FUND 153	469.30	
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-160-5-00-204	HAMM - MARCH LANDFILL CHARGES	92,708.98		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-160-5-00-204	HAMM - MARCH LANDFILL CHARGES	1,123.71		
								*** VENDOR	648 TOTAL	93,832.69
86	EVERGY	EVERGY KANSAS CENTRAL INC	319448	92026 AP	04/30/2021	1-160-5-00-210	ELEC SVC TRANSFER STATION	163.93		
86	EVERGY	EVERGY KANSAS CENTRAL INC	319448	92026 AP	04/30/2021	1-160-5-00-210	ELEC SVC TRANSFER STATION	31.13		
86	EVERGY	EVERGY KANSAS CENTRAL INC	319448	92026 AP	04/30/2021	1-160-5-00-210	ELEC SVC TRANSFER STATION	182.33		
								*** VENDOR	86 TOTAL	377.39
17209	REDDI SERV	REDDI SERVICES	319514	92077 AP	05/07/2021	1-160-5-00-263	APRIL SEPTIC	295.00		

START DATE: 04/30/2021 END DATE: 05/07/2021

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 160	94,505.08
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319447	92025 AP	04/30/2021	1-174-5-00-210	FREESTATE ELEC SVC	743.31	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319465	92032 AP	05/05/2021	1-174-5-00-210	ELEC SVC 3 TOWERS	500.17	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319465	92032 AP	05/05/2021	1-174-5-00-210	ELEC SVC 3 TOWERS	353.84	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319465	92032 AP	05/05/2021	1-174-5-00-210	ELEC SVC 3 TOWERS	262.63	
								*** VENDOR 86 TOTAL	1,116.64
								TOTAL FUND 174	1,859.95
6539	MTI SECURITY	A&M SECURITY SOCUTIONS INC	319509	92072 AP	05/07/2021	1-194-5-00-3	3399 CAMERA EQUIPMENT FOR CASA	997.00	
								TOTAL FUND 194	997.00
2	WATER DEPT	WATER DEPT	319469	92036 AP	05/05/2021	1-195-5-00-290	WATER SVC JDC	84.62	
								TOTAL FUND 195	84.62
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	319500	92063 AP	05/07/2021	1-210-5-00-2	08-LVPWD01 LOCATES	4.80	
								TOTAL FUND 210	4.80
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	319500	92063 AP	05/07/2021	1-212-5-00-2	08-LVPWD01 LOCATES	6.00	
								TOTAL FUND 212	6.00
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	319500	92063 AP	05/07/2021	1-218-5-00-2	08-LVPWD01 LOCATES	1.20	
								TOTAL FUND 218	1.20
2570	BOND ESCROW REFUND	TED/KRIS GRINTER	319480	92043 AP	05/07/2021	1-503-5-00-2	REFUND ENTRANCE PERMIT 238TH S	100.00	
2570	BOND ESCROW REFUND	RYON SANDER	319481	92044 AP	05/07/2021	1-503-5-00-2	REFUND ENTRANCE PERMIT HAIGWOO	100.00	
2570	BOND ESCROW REFUND	FRANK/CHERYL WOOD	319482	92045 AP	05/07/2021	1-503-5-00-2	REF ENTRANCE PERMIT 219TH ST	100.00	
								*** VENDOR 2570 TOTAL	300.00
								TOTAL FUND 503	300.00
								TOTAL ALL CHECKS	321,975.13

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	141,919.95
108	COUNTY HEALTH	7,304.73
115	EQUIPMENT RESERVE	28,936.68
121	JUVENILE JUSTICE AUTHORITY	9,366.21
126	COMM CORR ADULT	362.67
127	COMM CORR ADULT NON GRANT	235.28
133	ROAD & BRIDGE	2,925.51
136	COMM CORR JUVENILE	586.15
137	LOCAL SERVICE ROAD & BRIDGE	93.18
138	JUV INTAKE & ASSESSMENT	2,000.20
145	COUNCIL ON AGING	30,016.62
153	PUBLIC WORKS,EQUIP.RESERVE FUND	469.30
160	SOLID WASTE MANAGEMENT	94,505.08
174	911	1,859.95
194	VIOLENT OFFENDERS	997.00
195	JUVENILE DETENTION	84.62
210	SEWER DISTRICT 1: HIGH CREST	4.80
212	SEWER DISTRICT 2: TIMBERLAKES	6.00
218	SEWER DIST #5	1.20
503	ROAD & BRIDGE BOND ESCROW	300.00
	TOTAL ALL FUNDS	321,975.13

## Consent Agenda 5/12/2021

### Checks dated 4/30/21 - 5/7/21

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**\*\*\*Consent Agenda\*\*\***  
**Leavenworth County**  
**Request for Board Action**  
**Case No. DEV-21-006/007**  
**Preliminary & Final Plat Joy Meadows**

**Date:** May 12, 2021  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:**     **Krystal Voth, Reviewed**    

**Additional Reviews as needed:**

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

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**Action Requested:** The applicant is requesting a Preliminary and Final Plat for a one lot subdivision located within a Planned Unit Development.

**Analysis:** The applicants are requesting a one-lot subdivision located at 12400 170<sup>th</sup> Street. The property is zoned as a Planned Unit Development and according to Resolution 2019-25, there may eventually be a total of seven homes (including the existing home) on the property. The submitted preliminary plat indicates the general location of all seven homes. The applicants are aware that they must abide by the Resolution which allows for an approval of three dwelling units initially and after five years up to three additional units. The homes are expected to remain under common ownership of the organization. In the event the homes are to be sold to private individuals each home will be required to have an individual lot which will require a subdivision plat.

Currently, the existing septic system serving the existing home does not meet the Leavenworth County Sanitary Code. The driveway/private roadway crosses over the trunk line from the tank to the lateral field. The developers have agreed to decommission the existing septic system and build a new system that meets code.

The overall lot layout and proposed development conforms with the intention of the original rezoning request for a Planned Unit Development. The applicants are currently building an interior roadway that will be hard surfaced per Resolution 2019-25. Staff recommends approval of the one-lot subdivision.

**Recommendation:** The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows subject to conditions.

**Alternatives:**

1. Approve Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

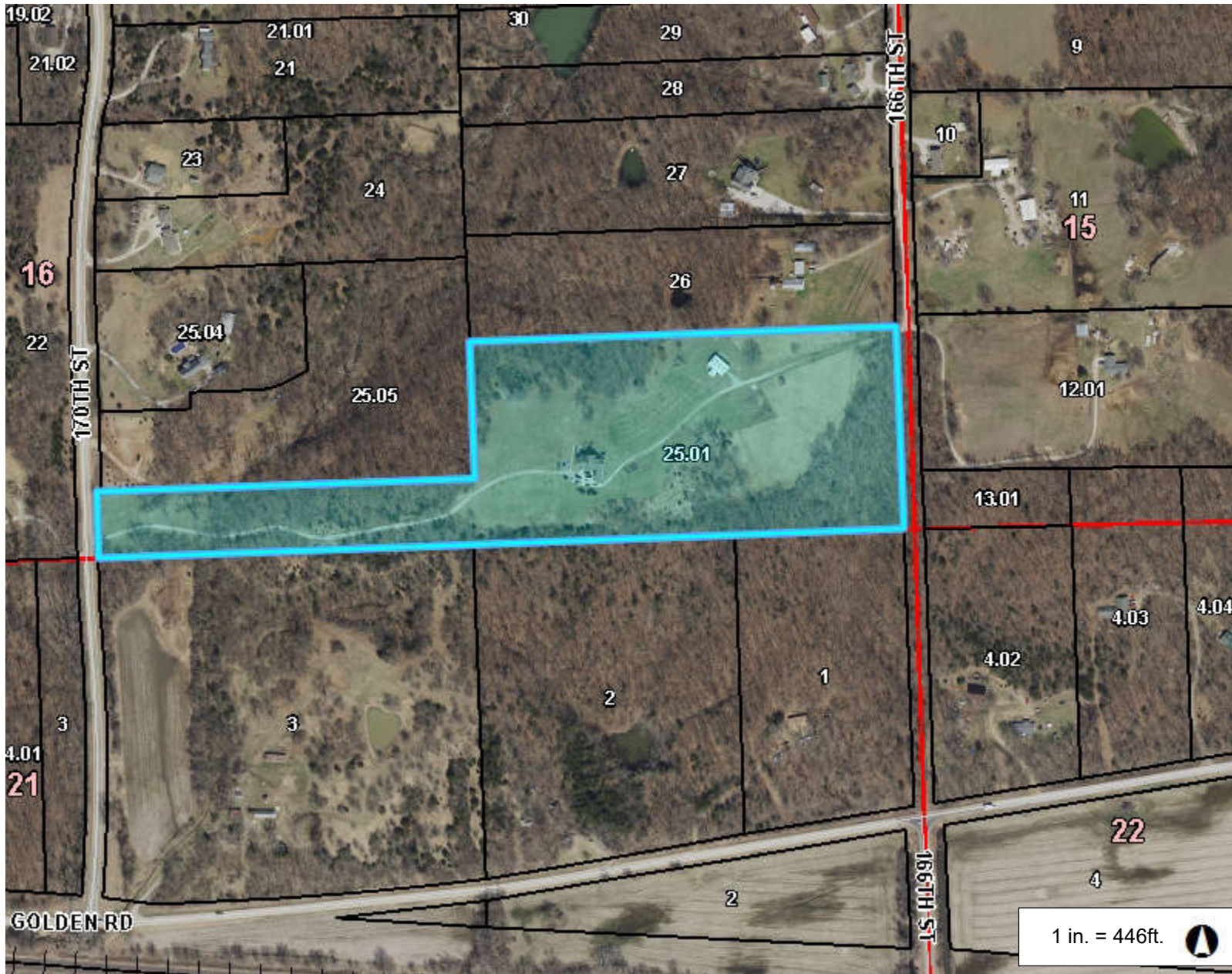
**Budgetary Impact:**

- 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:** \$0.00

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

# DEV-21-006/007 Joy Meadows PUD



## Legend

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

## Notes

891.7 0 445.87 891.7 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**\*\*\*Consent Agenda\*\*\***  
**Case No. DEV-21-006/007**  
**Joy Meadows**  
**Preliminary and Final Plat**

**Staff Report – Board of County Commissioners**

**May 12, 2021**

**GENERAL INFORMATION:**

**Applicant/  
Property Owner:** Joy Meadows, INC  
PO Box 182  
Basehor, KS 66007

**Legal Description:** A tract of land in the southeast ¼ of Section 16, Township 12 South, Range 22 East of the 6<sup>th</sup> P.M, in Leavenworth County, Kansas.

**Location:** 12400 170<sup>th</sup> Street, approximately ¼ mile north of Golden Road.

**Parcel Size:** ± 23 acres

**Zoning/Land Use:** RR-2.5, Rural Residential 2.5-acre minimum size parcels

**Urban Growth  
Management Area:** This property is not within a City Urban Growth Management Area.

**Comprehensive Plan:** This parcel is within the Rural-Density land use category.

**Parcel ID No.:** 235-16-0-00-00-025.01

**Planner:** Krystal A. Voth

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**REPORT:**

**Recommendation**

The Planning Commission voted 8-0 (1 member absent) to recommend approval of Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, with the following conditions:

1. Building permits shall be required for any new construction.
2. Permits for Single Family Homes shall abide by Resolution 2019-25.
3. Engineered Septic Systems shall be required for each septic system.
4. 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.
5. The applicant shall adhere to the following memorandums:
  - a. Olsson – Public Works, March 29, 2021
  - b. Jalayne Turner Rural Water District #7, February 9, 2021
6. A waiver for the use of private septic systems within this subdivision is granted with this approval.
7. At time of development, fire hydrants shall be required if necessary infrastructure is available.
8. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

### **Request**

The applicant is requesting a Preliminary and Final Plat for a one lot subdivision located within a Planned Unit Development.

### **Adjacent Land Use**

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size. Primarily, adjacent land uses are rural residential on parcels varying from five to 20 acres in size.

### **Flood Plain**

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0350G July 16, 2015.

### **Utilities/Services**

Sewer: Private septic system  
Fire: Sherman Township  
Water: RWD #07  
Electric: Westar

### **Access/Streets**

The property is accessed by 170<sup>th</sup> Street, a county arterial with a hard surface on the west. The eastern portion of the property is accessed by 166<sup>th</sup> Street, a county local road with a gravel surface which dead ends at the northeast corner of the property. The interior road of the development will be a private road and will not be maintained by the County. Per Resolution 2019-25 the private roadway will be hard surfaced. All maintenance will be the responsibility of the developers.

### **Agency Comments**

See attached comments – File – Olsson – Public Works, Month day, 2021  
See attached comments – Email – Jalayne Turner – Rural Water District 7, February 8, 2021

### **Findings**

1. The proposed subdivision is consistent with the Planned Unit District guidelines and meets the requirements of Resolution 2019-25.
2. The property is not within an existing sewer district nor is it within 660' of a sewer district. The applicants are working with a licensed engineer on designing systems to accommodate each of the homes. Each septic system shall meet the requirements of the Leavenworth County Sanitary Code.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The subdivision is in accordance with the provisions of the Planned Unit Development and Resolution 2019-25 and the Comprehensive Plan for Cluster Style Development.

### **Subdivision Classification**

This is classified as a Class "C" Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "C" Subdivision is any subdivision in which all the lots lie 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 4.)

### **Staff Comments**

The applicants are requesting a one-lot subdivision located at 12400 170<sup>th</sup> Street. The property is zoned as a Planned Unit Development and according to Resolution 2019-25, there may eventually be a total of seven homes (including the existing home) on the property. The submitted preliminary plat indicates the general location of all seven homes. The applicants are aware that they must abide by the Resolution which allows for an approval of three dwelling units initially and after five years up to three additional units. The homes are expected to remain under common ownership of the organization. In the event the homes are to be sold to private individuals each home will be required to have an individual lot which will require a subdivision plat.

Currently, the existing septic system serving the existing home does not meet the Leavenworth County Sanitary Code. The driveway/private roadway crosses over the trunk line from the tank to the lateral field.

The developers have agreed to decommission the existing septic system and build a new system that meets code.

The overall lot layout and proposed development conforms with the intention of the original rezoning request for a Planned Unit Development. The applicants are currently building an interior roadway that will be hard surfaced per Resolution 2019-25. Staff recommends approval of the one-lot subdivision.

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**ACTION OPTIONS:**

1. Approve Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

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**ATTACHMENTS:**

Aerial Map  
Memorandums  
Preliminary and Final Plat  
Resolution 2019-25

12400 170<sup>th</sup> Street  
Leavenworth, Kansas 66048  
Joy Meadows (23.22 acres)  
235160000025010  
Onsite Wastewater System Design – AES System  
For Joy Meadows, Inc.  
March 30, 2021 page 1 of 1



5719 Westfield Drive  
Lawrence, KS 66049  
chris@stormenggrp.com

Proposed development with seven family foster homes. KAR 28-4-804(a)(1) limits “a maximum of four children in foster care, with a maximum total of six children in the home, including the applicant’s or licensee’s own children under 16 years of age.” This regulation limits the size of a family foster home to eight people (two adults and six children) or equivalent to a four-bedroom residence. Design based on wastewater for four-bedroom equivalent residence.

Site soils [1]: 7271 Falleaf-Grinter soils, 8 to 20% slopes  
NRCS Rating for septic tank absorption field: very limited  
Reasons for rating: slow water movement, slope

Soil profile by Charlene Weiss, 5/4/2020, location of test pit not provided, 5-10% slope  
0 - 8” Loamy sand – no mottles, moderate granular, very friable – loose, many fine/medium roots  
8 - 23” Loamy sand – no mottles, moderate blocky, very friable – loose, common fine roots  
23 - 48” Sandy loam – no mottles, moderate/weak blocky, very friable, few very fine roots

One or two houses (each with individual septic tank) will discharge to one AES wastewater treatment system:  
Septic Tank: 1,500 gal (each house)  
Design flow: 2 houses x 4 bedrooms/house x 150 gpd/bedroom = 1,200 gpd (600 gpd for one house)  
Design Loading rate: 1.0 gpd/sf based on sandy loam with moderate blocky structure (Table A, [2])  
Minimum system sand bed: 1,200 gpd/1.0 gpd/sf = 1,200 sf (600 sf for one house)  
Minimum AES units: 2 houses x 4 bedrooms/house x 7 units/bedroom = 56 units (28 for one house) (Table B, [2])  
System layout options:  
A) 1 house: 4 rows of 7 units/row, 71’ long system sand bed, 8.5’ minimum wide system sand bed  
B) 2 houses: 8 rows of 7 units/row, 71’ long system sand bed, 17’ minimum wide system sand bed  
C) 2 houses: 7 rows of 8 units/row, 81’ long system sand bed, 15’ minimum wide system sand bed

System description (site slope 5% or less):

Septic tanks discharging by gravity flow to AES treatment system. Excavate area of the AES treatment system and place 6” minimum level system sand bed followed by placing AES pipes connected in a basic serial distribution configuration with differential venting at end of the system. The AES pipes are installed centered on the system sand bed and level (±1” vertically end-to-end) with 18” center-to-center pipe spacing. After properly placing the AES pipes, cover all pipes with 6” minimum of system sand and backfill with topsoil. Grade area upstream of AES treatment system so surface runoff flows around the treatment system.

System description (site slope greater than 5%):

Septic tanks discharging by gravity flow to AES treatment system. Excavate area of the AES treatment system and place 6” minimum system sand bed (10% maximum slope) followed by placing AES pipes connected in a basic serial distribution configuration with differential venting at end of the system. The AES pipes are installed grouped to upslope side of system sand bed and level (±1” vertically end-to-end) with 18” center-to-center pipe spacing. After properly placing the AES pipes, cover all pipes with 6” minimum of system sand and backfill with topsoil. Grade area upstream of AES treatment system so surface runoff flows around the treatment system.

Notes:

1. All construction shall conform to Leavenworth County Sanitary Code.
2. AES treatment system and system sand bed shall be installed per manufactures requirements.
3. No rain gutters or sump pumps shall be connected to this system.
4. Backfill shall be accomplished with low ground pressure equipment (no rubber-tired equipment)

+  
[1] Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: [websoilsurvey.sc.egov.usda.gov/](http://websoilsurvey.sc.egov.usda.gov/), Accessed 1/12/2021.

[2] Presby Environmental, Inc. *Advanced Enviro-Septic (AES) Treatment System – Kansas Design and Installation Manual*. May 2011.



## Voth, Krystal

---

**From:** jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>  
**Sent:** Tuesday, February 9, 2021 2:53 PM  
**To:** Sloop, Stephanie; Thorne, Eric; Miller, Jamie; Van Parys, David; Magaha, Chuck; 'tyler.rebel@Westarenergy.com'; 'stfrchief@yahoo.com'  
**Cc:** Voth, Krystal  
**Subject:** RE: DEV-21-006 & 007

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joy Meadow is working with LVRWD#7 to get adequate water service to these properties.

## Jalayne Turner

Office Manager  
LVRWD#7  
2451 S. 142nd St.  
P O Box 257  
Bonner Springs, KS 66012  
913-441-1205 Office  
[jalayne@leavenworthrwd7.com](mailto:jalayne@leavenworthrwd7.com) email  
[www.lvrwd7.com](http://www.lvrwd7.com) website

---

**From:** Sloop, Stephanie <SSloop@leavenworthcounty.gov>  
**Sent:** Thursday, February 4, 2021 3:23 PM  
**To:** Thorne, Eric <ethorne@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; 'tyler.rebel@Westarenergy.com' <tyler.rebel@Westarenergy.com>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>  
**Cc:** Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Subject:** DEV-21-006 & 007

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Joy Meadows, an 8-Lot Subdivision.

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 Thursday, February 11<sup>th</sup>.

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

Respectfully,

Stephanie Sloop

Planning Coordinator  
Planning and Zoning  
Leavenworth County Courthouse



## Voth, Krystal

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**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Wednesday, May 5, 2021 12:04 PM  
**To:** Voth, Krystal  
**Cc:** Anderson, Lauren; Noll, Bill; 019-2831  
**Subject:** RE: Joy Meadows DR and Private Roadway Plans

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Krystal,  
Lauren and I have finished the review of the drainage report. The drainage report is acceptable with no further comments.

The applicant has removed all indication the private roadway plans need County PW approval. Due to no permitting requirements for private roads, no review was completed on the plan set.

Sincerely,

Mitch Pleak

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**From:** Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Sent:** Tuesday, May 4, 2021 3:06 PM  
**To:** Mitch Pleak <mpleak@olsson.com>  
**Cc:** Anderson, Lauren <LAnderson@leavenworthcounty.gov>  
**Subject:** Joy Meadows

Mitch & Lauren,

Attached are the updated reports for Joy Meadows. I definitely don't want to rush you guys, but if you can make this a hot item, that would be great. I'd like to get it on the May 12 BOCC agenda – if at all possible. Thanks and have a great afternoon!

Respectfully,

**Krystal A. Voth, CFM**  
Director  
Planning & Zoning  
Leavenworth County  
913.684.0461

# JOY MEADOWS

A Planned Unit Development (P.U.D.) in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
Joy Meadows Inc.  
12400 170th Street  
Linwood, KS 66052  
PID #235-16-0-00-00-025.01

**SURVEYOR'S DESCRIPTION:**  
A tract of land in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 54'22" East for a distance of 161.93 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING, said point being in the apparent centerline of 170th Street; thence North 02 degrees 52'18" West for a distance of 185.07 feet along said centerline; thence North 02 degrees 01'31" West for a distance of 14.94 feet along said centerline; thence North 88 degrees 54'21" East for a distance of 1166.79 feet along the South line of DALEY ESTATES, FIRST PLAT; thence North 01 degrees 51'47" West for a distance of 459.50 feet along the East line of said DALEY ESTATES, FIRST PLAT; thence North 88 degrees 54'22" East for a distance of 1324.31 feet to the East line of said Southeast Quarter; thence South 01 degrees 54'19" East for a distance of 659.50 feet along said East line; thence South 88 degrees 54'22" West for a distance of 2488.29 feet along the South line of said Southeast Quarter to the point of beginning, together with and subject to covenants, easement and restriction of record.  
Said property contain 25.40 acres, more or less, including road right of way.  
ERROR OF CLOSURE = 1 : 123955

ZONING:  
P.U.D. - Planned Unit Development

05-05-2021  
OLSSON REVIEW

- NOTES:**
- This survey does not show ownership.
  - All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - All recorded and measured distances are the same, unless otherwise noted.
  - Error of Closure - See Error of Closure Calculations
  - Basis of Bearing - KS State Plane NAD 83, North Zone 1501 South Line of Daley Estates, 1st Plat - N 88°54'21" E
  - Point Origin Unknown, unless otherwise noted.
  - Proposed Lots for Residential Use.
  - Road Record - See Survey
  - Benchmark - NAVD88
  - Project Benchmark (BM) - NE COR LOT 8 - 1/2" Bar - 908.5'
  - Easements, if any, are created hereon or listed in referenced title commitment.
  - Reference Recorded Deed Document No. 2017R10331
  - Utility Companies -
    - Water - Water District 7
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - Reference Old Republic National Title Insurance Co. File Number TX0014158 updated September 4, 2019
  - Property is in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
  - Building Setback Lines as shown hereon or noted below
    - 30' Setback from centerline of Private Driveway (all structures)
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - Distances to and of structures, if any, are + 1'.
  - Easements as per referenced Title Commitment are shown hereon
    - Right of way Easement Bk. 339 Pg. 239, blanket description, to KP&L, not shown hereon.
  - Fence Lines do not necessarily denote the boundary line for the property.
  - Reference Surveys:
    - Recorded Plat of DALEY ESTATES Document No. 2007P0027
    - Septic and Lateral Field System servicing the Existing House will be decommissioned and a new system meeting the Sanitary Code Requirements will be installed

- 13L East Quarter Corner Sec. 16-12-22 (Level)(J.A.Herring)  
1/2" Bar 6" Deep  
1) 60d Nail SW Face 12" Walnut NE 26.69'  
2) Mag. Nail & Shiner E Face of Power Pole W 15.45'  
3) Center line at base sign post SW 19.91'  
4) Mag Nail & Shiner NW Face 28" Cedar SE 69.91'  
5) 100d Nail + 2" below surface S 19.98'



**PHASE:**  
PHASE 1 - Buildings #2, #3, & #4  
PHASE 2 - Buildings #5, #6, & #7

- 11N South Quarter Corner Sec. 16-12-22 (Level)(Melton)  
1/2" Bar found 0.1' below ground  
1) 60d Nail E Side 40" Sycamore 1.85 above ground NNE 5.57'  
2) PK Nail LS-655 Washer NW Side 32" Sycamore 3.3' above ground SE 11.6'  
3) PK Nail LS-655 Washer in center of 19" Diameter Stump W 17.91'  
4) In North-South Fence Line

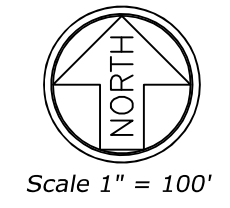
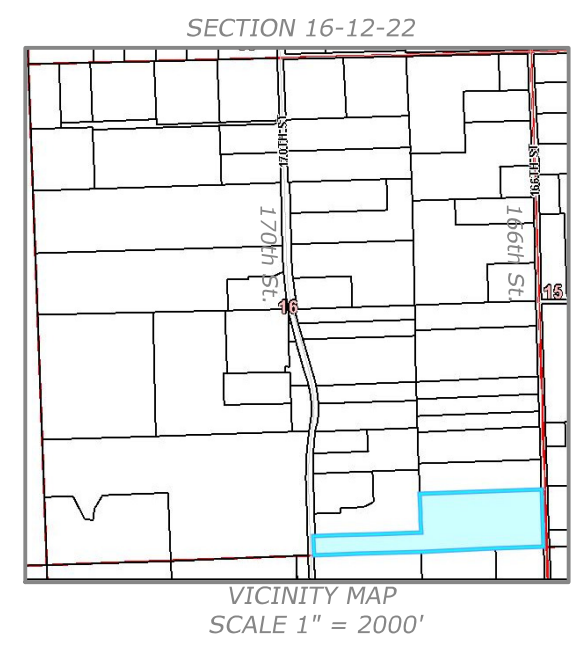
- 13N Southeast Corner Sec. 16-12-22 (Level)(J.A.Herring)  
1/2" Bar found 1" above ground  
1) 60d Nail LS-655 Washer E Face 8" Oak 1.6' above ground N 24.18'  
2) 60d Nail LS-655 Washer E Face 10" Oak 3' above ground NW 13.33'  
3) 60d Nail LS-655 Washer E Face 8" Oak 2.8' above ground S 17.6'  
4) West Face Rock Fence E 11.2'  
5) 1/2" Bar Cap LS-356 (DGWhite) N 18.9'

R/W should be extended to the PL according to the submitted FP.

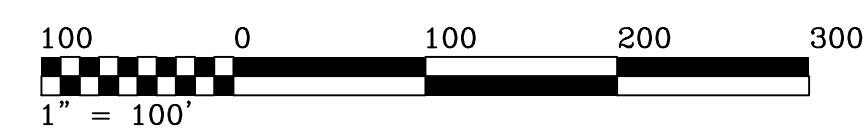
- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base to be Set around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement dedicated this plat
  - - Centerline
  - - Section Line
  - BM - Benchmark
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - - Water Meter/Valve
  - - Telephone Pedestal
  - - 6" Water Line - location as per district
  - - Tree/Brush Line
  - - Proposed Septic and Lateral Field
  - # - Proposed Home

**RESTRICTIONS:**

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- 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.
- Property is subject to the Resolution 2019-25
- Additional Restrictions and Agreements recorded as Document #
- All maintenance to be the responsibility of Joy Meadows Inc.
- Leavenworth County shall bear no responsibility for any maintenance and upkeep of the private drive, and drive appurtenances.



Scale 1" = 100'



Job # K-21-1431  
January 22, 2021 Rev. 5/2/21

**J. HERRING SURVEYING COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@jeamcsh.com

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of January 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# JOY MEADOWS

A Planned Unit Development (P.U.D.) in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
Joy Meadows Inc.  
12400 170th Street  
Linwood, KS 66052  
PID #235-16-0-00-00-025.01

**SURVEYOR'S DESCRIPTION:**  
A tract of land in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 54'22" East for a distance of 161.93 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING, said point being in the apparent centerline of 170th Street; thence North 02 degrees 52'18" West for a distance of 185.07 feet along said centerline; thence North 02 degrees 01'31" West for a distance of 14.94 feet along said centerline; thence North 88 degrees 54'21" East for a distance of 1166.79 feet along the South line of DALEY ESTATES, FIRST PLAT; thence North 01 degrees 51'47" West for a distance of 459.50 feet along the East line of said DALEY ESTATES, FIRST PLAT; thence North 88 degrees 54'22" East for a distance of 1324.31 feet to the East line of said Southeast Quarter; thence South 01 degrees 54'19" East for a distance of 659.50 feet along said East line; thence South 88 degrees 54'22" West for a distance of 2488.29 feet along the South line of said Southeast Quarter to the point of beginning, together with and subject to covenants, easement and restriction of record.  
Said property contain 25.40 acres, more or less, including road right of way.  
ERROR OF CLOSURE = 1 : 123995

**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: JOY MEADOWS.

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.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

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 JOY MEADOWS, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Justin Oberndorfer, Member of Joy Meadows Inc.

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a notary public in and for said County and State came Justin Oberndorfer, a Member of Joy Meadows Inc., 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 JOY MEADOWS this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Secretary: Krystal A. Voth  
Chairman: Steven Rosenthal

**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 -

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of JOY MEADOWS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Chairman: Mike Smith  
County Clerk: Janet Klasinski  
Attest: Janet Klasinski

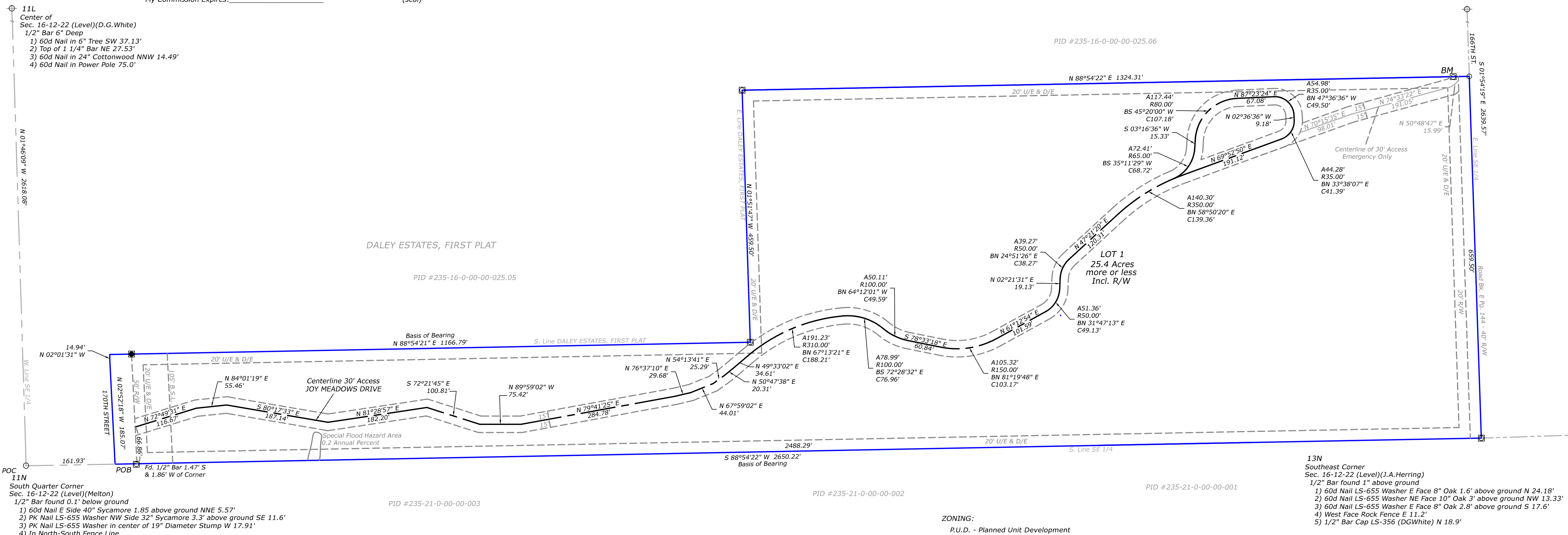
**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

**COUNTY REVIEWER**  
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

County Reviewer -  
Stephan C. Tuft, KS PS No. 1252  
Leavenworth County Reviewer

- 13L  
East Quarter Corner  
Sec. 16-12-22 (Level)(J.A.Herring)  
1/2" Bar 6" Deep  
1) 60d Nail SW Face 12" Walnut NE 26.69'  
2) Mag. Nail & Shiner E Face of Power Pole W 15.45'  
3) Center line at base sign post SW 19.91'  
4) Mag Nail & Shiner NW Face 28" Cedar SE 69.91'  
5) 100d Nail +- 2" below surface S 19.98'



**PHASE:**  
PHASE 1 - Buildings #2, #3, & #4  
PHASE 2 - Buildings #5, #6, & #7

POB  
11N  
South Quarter Corner  
Sec. 16-12-22 (Level)(Melton)  
1/2" Bar found 0.1' below ground  
1) 60d Nail E Side 40" Sycamore 1.85 above ground NNE 5.57'  
2) PK Nail LS-655 Washer NW Side 32" Sycamore 3.3' above ground SE 11.6'  
3) PK Nail LS-655 Washer in center of 19" Diameter Stump W 17.91'  
4) In North-South Fence Line

PID #235-21-0-00-00-003

PID #235-21-0-00-00-002

PID #235-21-0-00-00-001

**ZONING:**  
P.U.D. - Planned Unit Development

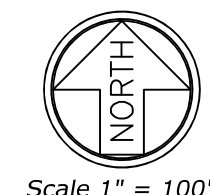
- NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All recorded and measured distances are the same, unless otherwise noted.  
4) Error of Closure - See Error of Closure Calculations  
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 South Line of Daley Estates, 1st Plat - N 88°54'21" E  
6) Point Origin Unknown, unless otherwise noted.  
7) Proposed Lots for Residential Use.  
8) Road Record - See Survey  
9) Benchmark - NAVD88  
Project Benchmark (BM) - NE COR LOT 8 - 1/2" Bar - 908.5'  
10) Easements, if any, are created hereon or listed in referenced title commitment.  
11) Reference Recorded Deed Document No. 2017R10331  
12) Utility Companies -  
- Water - Water District 7  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas  
13) Reference Old Republic National Title Insurance Co. File Number TX0014158 updated September 4, 2019  
14) Property is in a Special Flood Hazard Area per FEMA FIRM Map 2010S0350G dated July 16, 2015  
15) Building Setback Lines as shown hereon or noted below  
- 30' Setback from centerline of Private Driveway (all structures)  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
16) Distances to and of structures, if any, are +- 1'.  
17) Easements as per referenced Title Commitment are shown hereon  
- Right of way Easement Bk. 339 Pg. 239, blanket description, to KP&L, not shown hereon.  
18) Fence Lines do not necessarily denote the boundary line for the property.  
19) Reference Surveys:  
Recorded Plat of DALEY ESTATES Document No. 2007P00027  
20) Septic and Lateral Field System serving the Existing House will be decommissioned and a new system meeting the Sanitary Code Requirements will be installed

### RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- 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.
- Property is subject to the Resolution 2019-25
- Additional Restrictions and Agreements recorded as Document #
- All maintenance to be the responsibility of Joy Meadows Inc.
- Leavenworth County shall bear no responsibility for any maintenance and upkeep of the private drive, and drive appurtenances.

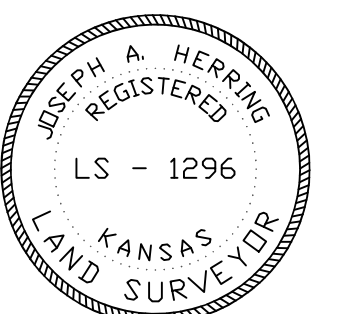
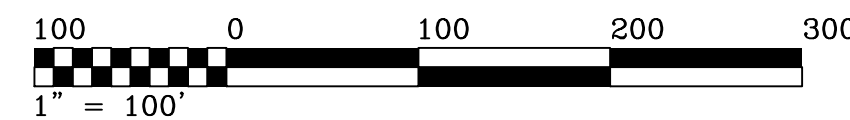


- LEGEND:**  
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○ - 1/2" Rebar Found, unless otherwise noted.  
□ - Concrete Base to be Set around Point  
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( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement dedicated this plat  
BM - Benchmark  
POB - Point of Beginning  
POC - Point of Commencing



Scale 1" = 100'

Job # K-21-1431  
January 22, 2021 Rev. 5/2/21



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of January thru March 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

## Memo

Date: April 12, 2021

To: Leavenworth City/County Administrators/Managers

From: Greg D. Kaaz, Chairman LCPA

Re: Regional Transportation Study Policy Report

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On December 2, 2020, the Board of Leavenworth County Commissioners (BOCC) directed Mr. Bill Noll, Infrastructure and Construction Services Director to work with the Leavenworth County Port Authority (LCPA) and start working on a Regional Transportation Study for Leavenworth County. After the Request for Proposal (RFP) is complete, the LCPA would approach the major cities for participation (including financial).

LCPA has been working with Mr. Bill Noll, Olsson (Leavenworth County's On call Engineering Consultant), Kansas Department of Transportation (KDOT) and Mid-American Regional Council (MARC) to develop a Request for Proposal (RFP) for the selection of an engineering consultant to perform the study. A subcommittee has been established to review the final version of the RFP and select an engineering firm. The selection committee consists of representation from each city, the county and LCPA.

The RFP has been finalized and ready to send out. Prior to issuing the RFP, a funding commitment needs to be established. It is estimated this study will cost between \$450,000-\$650,000. Below is a suggested funding amount being requested from each City, County and KDOT.

KDOT	\$150,000
Leavenworth County	\$150,000
City of Leavenworth	\$ 90,000
Lansing	\$ 30,000
Basehor	\$ 15,000
Tongie	\$ 15,000
	-----
	\$450,000

Greg Kaaz, Chairman of the LCPA has requested time to make a presentation on the Regional Transportation Study and request a commitment of funding.

# Leavenworth County Regional Transportation Study April 2021



# History

- Leavenworth County Connectivity to KC Metro & Interstate System has been a Challenge
- Growth in Other Areas of KC Metro
- Interest by Many including KDOT and MARC for Regional Plan



# Previous Study History

- 2000 Kaw Connect Major Corridor Study (I-70: Topeka to KC)
  - US-24 Extension from Perry to Tonganoxie
  - US-24 Realignment
  - East Lawrence Bypass
  - Leavenworth-Johnson County Connector
  - East-West Capacity Improvements
  - K-7 Freeway Upgrade



# Previous Study History

- 2006 K-7 Corridor Management Plan – Segment 3
  - 4-Lane + Auxiliary Lane Freeway/6-Lane Freeway
  - Interchanges – Parallel, Leavenworth, Donahoo, Hollingsworth, Fairmount, McIntrye
  - Overpass – Dempsy Road
  - Intersection Improvements – Gilman, E. Mary





# Previous Study History

- 2007 US-24/40 Corridor Management Plan
  - Honey Creek Rd to K-7
  - North-South Road, Dempsey to South LV County



# Previous Study History

- 2008 T-Link & KDOT Consultation: Leavenworth County Priorities
  - K-92 Leavenworth to KCI Airport
  - US-73 Leavenworth Bypass (South of Lansing to West of Lv)
  - Realignment of K-5–Expressway Connection K-7 (McIntyre to I-435)
  - US 24 – Perry to Tonganoxie
  - K-92 Bridge (Centennial Bridge)



# Previous Study History

- 2013 5-County Study (KC Metro + DG County)
  - I-70 – Topeka to KCMO
  - US 24/40
  - K-7/US-73/US-169
  - K-92 (Centennial Bridge)
  - K-5 Corridor (K-7 to I-435)
  - Potential Outer Loop Corridor



# Previous Study History

- 2016 K-92 Centennial Bridge Study
  - Tolled Facility – No Go
  - Increase Capacity on Metropolitan & 4<sup>th</sup> Street, Ft. Leav Entrance
  - MO-92 & MO-45 Roundabout – NTP May 5, 2021
  - Feb 2021 – Moved from Advanced Preliminary Engineering Study to Preliminary Engineering Phase
  - Moved from Illustrative List to Constrained Portion
  - Preliminary Engineering to Begin Mid-2021



# Previous Study History

- Patriot Highway – West Bypass (\$4 Billion)
  - Private-Public Partnership Via Maris Consulting Group LLC
  - New North-South Intelligent Highway east of Linwood and West of Basehor
    - Kansas River Crossing, 182<sup>nd</sup> Street Alignment, Possible Interchanges at I-70 and US-24/40
  - New East-West Intelligent Highway on South Side of Lansing
    - McIntyre Road Alignment
    - Updated Interchange at K-7, K-5 Section, Missouri River Crossing



# Previous Study History

- Eastern Gateway (300 Million)
  - Sept 2020 - Conceptual Study Completed by TranSystems
  - Oct 2020 - BOCC Approached by John Smolen of Ballard & Spahr about PPP
  - Nov 2020 – BOCC Considers Funding Feasibility Study – Tables Issue to Give LCPA and LCDC to Provide Input
  - Dec 2020 – BOCC authorized \$175K for Feasibility Study and Legal Fees. BOCC directed Staff to Work with LCPA to Conduct a Regional Transportation Plan in Conjunction with MARC, KDOT, Lansing, Basehor, Tonganoxie and City of Leavenworth.



# Regional Transportation Study Progress

- Jan 5, 2021 – Meeting with MARC & KDOT
- Jan 19, 2021 – Study Session with LCPA
- Jan-Feb, 2021 – Developed Draft of RFP
- March 2021 – Subcommittee Provided Review and Comments
- April 2021 – Present Final RFP and Request Funding From Cities
- May 2021 – Finalize Funding Commitment with BOCC and KDOT



# RFP Details

- Goal is to Pull All of Previous Studies Together and Gain a Priority List
- Needs to be a Combined Effort with Cities, County, KDOT and MARC
- Leavenworth County will be Lead Agency
- Estimated 12-month Study





# RFP Selection Criteria

- Project Understanding – 20%
- Project Approach – 40%
- Project Management – 15%
- Project Team and Relevant Experience – 25%



# RFP Scope

- Develop Goals and Objectives – Work with Steering Committee
- Public Involvement Plan
- Data Collection – Traffic Volume, Crash History, Infrastructure Condition, Maintenance Activities, Forecast Traffic Patterns/Volumes
- Review Previous Studies Completed – Update Cost Estimating
- Develop a Prioritized Model to Rank Identified Projects
- Conduct High Level Evaluation of Critical Clearances Required NEPA, Historical, Environmental, Property Boundaries, Flood Plan



# RFP Deliverables

- Present Draft Findings to LCPA, Cities, County with Goal of Developing a Consensus
- Issue a Final Report for Adoption/Endorsement by the Elected County and City Officials. The Report will be used for Steering Guidance for KDOT/Federal Funding



# RFP Funding

KDOT	\$150,000
Leavenworth County	\$150,000
City of Leavenworth	\$ 90,000
Lansing	\$ 30,000
Basehor	\$ 15,000
Tonganoxie	\$ 15,000
-----	
	\$450,000



# Presentation Schedule

City of Leavenworth	April 20, 2021, 7:00pm
City of Basehor	April 28, 2021, 7:00pm
City of Tonganoxie	May 3, 2021, 7:00pm
City of Lansing	May 6, 2021, 7:00pm
Leavenworth County	May 12, 2021, 9:00am



# Questions/Discussion??



# Leavenworth County Request for Board Action

Date: 05/05/2021

To: Board of County Commissioners

From: Public Works

Department Head Approval: *B. Noll*

**Additional Reviews as needed:**

Budget Review  Administrator Review  Legal Review

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**Action Requested:** Accept the High Risk Rural Roads (HRRR) Program Award for Tonganoxie Road/County Route 5 Safety Improvement Project for FY2023 and approve the Project Programming Request (Form 1302)

**Recommendation:** Approval

**Analysis:**

Leavenworth County submitted a proposal for Tonganoxie Road (County Route 5) Project to KDOT for the HRRR Program. The proposal was for safety improvements to curves along 1.1 miles of Tonganoxie Road south of Stranger Creek. Improvements include a 6' shoulder addition, grading improvements within the clear zone and culvert extensions.

On April 20th, Leavenworth County was notified that our project had been selected and awarded the full requested amount for the roadway improvements.

FFY 2023 HRRR program is a 90/10 State/Local match program that includes engineering and construction expenses. Neither ROW acquisition nor utility relocation are expenses included in the program and will require 100% local funding.

Leavenworth County has estimated this project to cost \$1,635,000 in total and has requested \$1,429,000 from KDOT.

**Alternatives:** Deny, Table

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization (Sales Tax Fund)
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$206,000

**Additional Attachments:**

Award Letter Leavenworth County  
LVCO 2023 HRRR Application  
1302 Form – Project Programming Request

Dwight D. Eisenhower State Office Building  
700 S.W. Harrison Street  
Topeka, KS 66603-3745

Julie L. Lorenz, Acting Secretary  
Michael J. Stringer, P.E., Chief



Phone: 785-296-3861  
Fax: 785-296-2079  
kdot#publicinfo@ks.gov  
<http://www.ksdot.org>  
Laura Kelly, Governor

April 20, 2021

Mr. Bill Noll  
Leavenworth County  
300 Walnut, Suite 7  
Leavenworth, KS 66048-2765

Dear Mr. Noll:

Congratulations! Your application for Shoulder Widening and Rumble Strips on County Rte 5 has been selected to be eligible for funding as part of the Kansas Department of Transportation (KDOT) Federal Fiscal Year (FFY) 2023 High Risk Rural Roads (HRRR) program. Funding for preliminary engineering, construction, and construction engineering will be provided for a total of \$1,429,000 for this project.

Projects that could utilize \$5 million of Federal funds were selected for eligibility. However, KDOT will only obligate a maximum of \$4 million in FFY 2023. Projects that reach the PS&E stage first, will be obligated first. Any projects that reach PS&E after the \$4 million has been obligated but still within FFY 2023 will be allowed to let at the beginning of FFY 2024. Any projects not reaching PS&E until after the end of FFY 2023 will be allowed to let in FFY 2025.

In order for us to program your project, we must have a current 1302 form completed by you before May 30, 2021. Please complete the enclosed form and return it to us as soon as possible.

Once your 1302 form is received, KDOT will program the project and send a project schedule as a reference in developing the project in accordance with KDOT's procedures and requirements. The Project Manager in KDOT Bureau of Local Projects will contact you to schedule the field check subsequent to receipt and review of field check plans.

If you have any questions, please do not hesitate to contact us. Questions may be directed to Bill Legge at (785) 289-7200 or [Bill.Legge@ks.gov](mailto:Bill.Legge@ks.gov).

Your interest in this program is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Stringer". The signature is written in a cursive style with a long, sweeping underline.

Michael J. Stringer, P.E., Chief  
Bureau of Local Projects

Cc: Calvin Reed, Director of Engineering and Design  
Leroy Koehn, KDOT District Engineer



**PROJECT PROGRAMMING REQUEST**

<input checked="" type="checkbox"/> New Project		<input type="checkbox"/> Amend Existing Project		Date:	4/28/2021
Program Year: 2023		Funding Program:		HRRR (High Risk Rural Roads)	
KDOT District		MPO		MPO TIP #	
1					
County	City	Route / Corridor	Functional Classification		
Leavenworth	Leavenworth	County Route 5	5 = Major Collector		
<b>Project Sponsor / Lead Agency</b>					
Leavenworth County					
Project Mgr / Contact		Phone		E-mail Address	
William Noll		(913) 684-0473		<a href="mailto:bnoll@leavenworthcounty.gov">bnoll@leavenworthcounty.gov</a>	
<b>Project Title</b>					
County Route 5 - Tonganoxie Road - Roadway Improvement Project					
Project Length: 1.100 miles		Desired Letting Date:			
Letting Type: <input checked="" type="checkbox"/> KDOT <input type="checkbox"/> LPA <input type="checkbox"/> Force Account					
<b>Location, Project Limits, Description, Scope of Work</b>					
The project is located on County Route 5 from the north city limit of the City of Tonganoxie and continuing 1.1 miles north. The project will include culvert widening, addition of 1' of travel lane, and 6' paved shoulders.					
<b>Purpose and Need</b>					
This section of roadway has been identified through the initial findings from the Leavenworth County Local Road Safety Plan as the section of roadway with the highest occurrence of accidents.					
<b>Project Benefits</b>					
This project will correct edge drop-off and clear zone deficiencies.					
RR within 1/2 mile?	RR Company Name	No. of Tracks	Existing Crossing Protection		
No					

In accordance with the Bureau of Local Projects (BLP) Memo 99-11, dated December 16, 1999, we are required, under the Comprehensive Transportation Program (CTP), to collect and record total costs of all work phases of projects. This includes local agency federal-aid and state-aid projects that include any non-participating, pre-construction local agency costs for preliminary engineering (plan design), rights of way and utility adjustments. Please show your estimate of the cost for all work phases below:

<b>Project Cost Estimate</b>			
	<i>Participating</i>	<i>Non-Participating</i>	<i>Total</i>
PE (Design)	\$ 165,000.00	\$ 19,000.00	\$ 184,000.00
Utilities	\$ -	\$ 20,000.00	\$ 20,000.00
ROW	\$ -	\$ 27,000.00	\$ 27,000.00
CE (Inspection)	\$ 165,000.00	\$ 18,000.00	\$ 183,000.00
Construction Total	\$ 1,099,000.00	\$ 122,000.00	\$ 1,221,000.00
Other	\$ 178,100.00	\$ 19,800.00	\$ 197,900.00
Grading and Surfacing	\$ 837,000.00	\$ 93,000.00	\$ 930,000.00
Culvert	\$ 43,600.00	\$ 4,800.00	\$ 48,400.00
Traffic Signalization	\$ 13,000.00	\$ 1,400.00	\$ 14,400.00
Seeding	\$ 2,800.00	\$ 300.00	\$ 3,100.00
Signing and Pavement Marking	\$ 24,500.00	\$ 2,700.00	\$ 27,200.00
	\$ -	\$ -	\$ -
<b>Project Totals</b>	<b>\$ 1,429,000.00</b>	<b>\$ 206,000.00</b>	<b>\$ 1,635,000.00</b>

## PROJECT PROGRAMMING REQUEST

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BE IT RESOLVED: That sufficient funds from Leavenworth County

are now, or will be available and are hereby pledged to the Secretary in the amount and at the time required for the supplementing of federal funds available for the completion of this project. Prior to Federal Authorization, any project expenditures made by the LPA are ineligible for federal funding and remain the responsibility of the LPA. Upon cancellation of the project by the LPA, the LPA shall reimburse the Secretary within thirty (30) days after receipt of statement of cost incurred by the Secretary prior to cancellation.

Please sign below in accordance with your local policy.

Recommended for Approval:

Appropriate Local Officials

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

ATTEST:

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

# Leavenworth County Request for Board Action

**Date:** May 5, 2021

**To:** Board of County Commissioners

**From:** Public Works

**Department Head Approval:** *Bill Noll*

**Additional Reviews as needed:**

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

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**Action Requested:** Approval of Agreement for Maintenance of Roads in Cities for Leavenworth County and the City of Easton

**Recommendation:** Approval

**Analysis:** Public Works has prepared updated agreements for all cities Leavenworth County to update our current interlocal agreements for roadway maintenance. These updated agreements delegate responsibility for maintenance of roadway surface, right-of-way, bridges and drainage structures as well as any entrances along the roadway, snow removal, landscaping and sidewalk/trails.

The proposed agreement formalizes the existing maintenance responsibilities.

**Alternatives:** Return for additional work, Deny, Table

**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:** N/A

**Additional Attachments:**

Agreement for Maintenance of Roads in Cities

**AGREEMENT FOR MAINTENANCE OF ROADS IN CITIES**

**Leavenworth County  
City of Easton**

This agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between the City of Easton, Kansas, hereinafter referred to as the “City”, and Leavenworth County hereinafter referred to as the “County”.

**RECITALS:**

**WHEREAS**, statute K.S.A. 68-572 allows the Board of County Commissioners and the governing body of the city within such county to enter into an agreement for the construction, reconstruction, or maintenance of any roads, and;

**WHEREAS**, the Board of County Commissioners desire to define the maintenance responsibilities of roads in cities and roads adjacent to the city limits, for the public safety and economic good of the county.

**NOW THEREFORE, BE IT AGREED:**

1. That the City will maintain all roads that are located within the city limits of said city, from the date of this agreement forward, unless stated otherwise by Exhibit “A” to this agreement.
2. All signs on roads in the City Limits to be maintained by the City.
3. That roads in and adjacent to the City and/or the City has annexed to the center-line of road, will be maintained from right-of-way to right-of-way as agreed to by Exhibit “A” to this agreement. “Maintenance” shall include but not limited to:
  - a) Maintenance of the road surface, shoulders, draining structures and back slopes as required
  - b) Maintenance, repair and replacement of road culverts
  - c) Routine maintenance and inspection of existing bridge structures
  - d) Snow Removal
4. All entrances along roadways shall be permitted by the jurisdiction maintaining the roadway.
5. Any finish mowing, trimming, or landscaping along any trail/sidewalk constructed by the City will be maintained by the city, regardless of roadway maintenance responsibility.
6. The Board of County Commissioners may if they so desire to enter into agreement with the City to reconstruct roads in City Limits or adjacent to City. This will typically be through a supplemental MOU to this document.
7. It is mutually agreed that the City will take over maintenance of roads in the City Limits when the City reaches the status of second class or higher class city.

8. Acquisition of any easements or right-of-ways necessary for the maintenance of any road shall be obtained by the party having legal jurisdiction of the road and shall be obtained in a timely manner upon determination such easements or right-of-ways are required.
9. This agreement shall not have a set term, rather it is the right of either the City or the County to terminate the agreement by providing to the other, in writing, notice of termination not less than one (1) year prior to the time of termination which shall take effect on the anniversary date of this agreement.
10. The County agrees to waive any permit fees that may be assessed to the City when working within the right-of-way adjacent to a County Road, and vice versa.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be signed by their duly authorized officers, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

LEAVENWORTH COUNTY

Attest:

Board of County Commissioners:

\_\_\_\_\_  
Janet Klasinski, County Clerk

\_\_\_\_\_  
Mike Smith, Chairman

\_\_\_\_\_  
Jeff Culbertson, 1<sup>st</sup> District

(SEAL)

\_\_\_\_\_  
Vicky Kaaz, 2<sup>nd</sup> District

\_\_\_\_\_  
Doug Smith, 3<sup>rd</sup> District

\_\_\_\_\_  
Mike Stieben, 5<sup>th</sup> District

IN WITNESS WHEREOF the parties here to have caused this Agreement to be signed by their  
duly authorized officers, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

CITY OF EASTON

Attest:

\_\_\_\_\_  
Name, Becky Jones

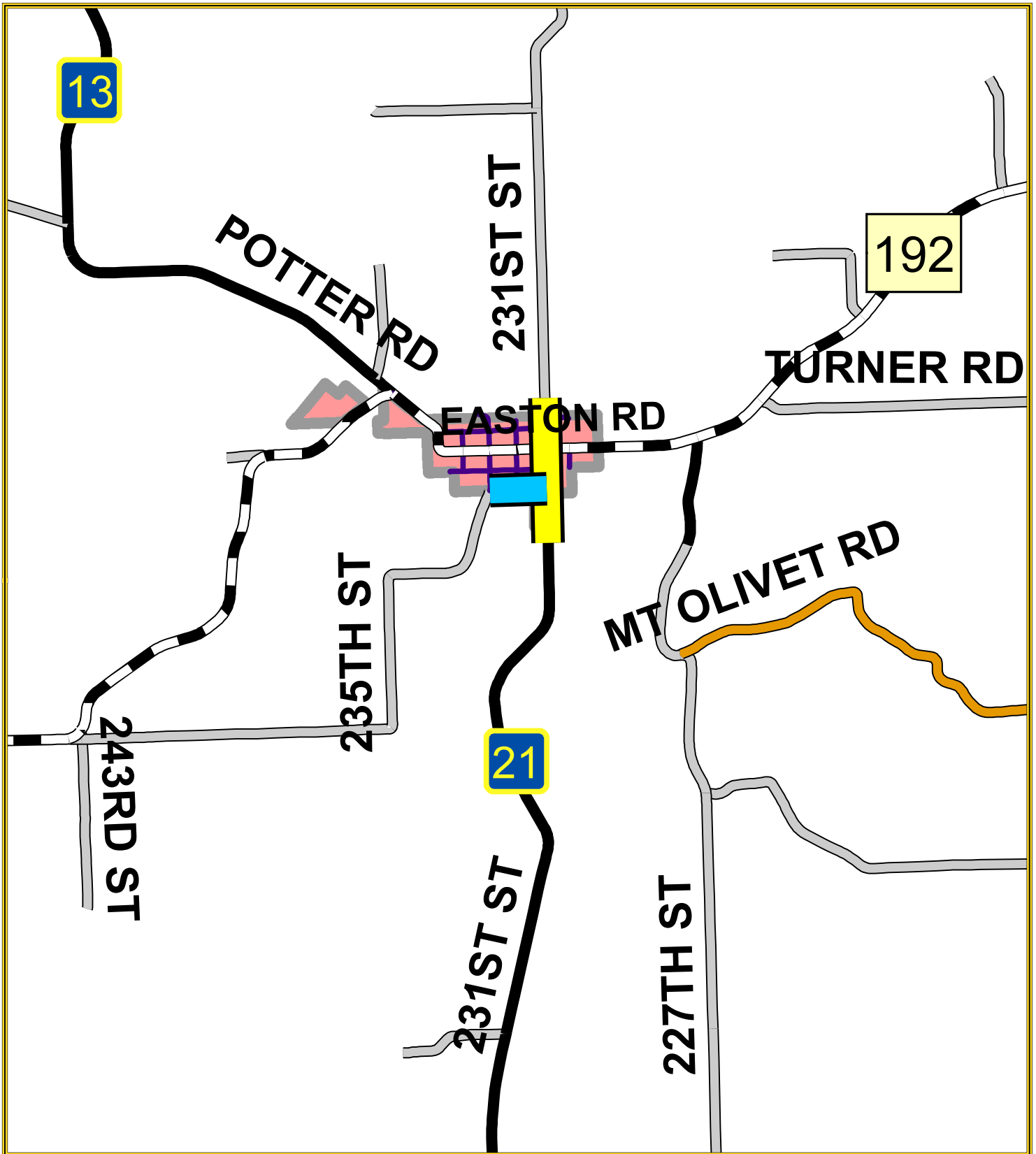
(SEAL)

\_\_\_\_\_  
Phillip Mires, Mayor

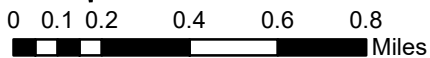
**AGREEMENT FOR MAINTENANCE OF ROADS IN CITIES  
CITY OF EASTON  
EXHIBIT "A"**

1. Roads in the City Limits of Easton to be maintained by Leavenworth County. County to maintain the surface of the road only. Remainder of the Right-of-Way to be maintained by the City. **<Shown in Yellow in Map Attachment>**
  - a. 231<sup>st</sup> (Rt 21) within City Limits
  
2. Road in/adjacent to the City Limits to be maintained by the City. **<Shown in Blue in Map Attachment>**
  - a. Broad Street within City Limits
  
3. All other roads not specifically listed, that lie within the City Limits of the City of Easton, will be maintained by the City.
  
4. Any annexation by the City of Easton that incorporates the adjacent ground on both sides of a road will be considered a city street. The maintenance of those roads will then transfer to the City of Easton, except for the roads specifically listed in Item #1.

INTERLOCAL AGREEMENT EXHIBIT  
CITY OF EASTON & LEAVENWORTH COUNTY



Prepared By:  
Leavenworth County Public Works  
300 Walnut St. Ste. 007  
Leavenworth, KS 66048  
DATE



Legend	
<b>Maint</b>	<b>Centerlines</b>
Easton City Limit Roads Maint. By LVCO	CLOSED RD
Easton City Limit Roads Maint. By Easton	GRAVEL
State_Maintained_Roads	HARD SURFACE
City_Road_Centerlines	MINIMUM
	PRIVATE



# Leavenworth County Request for Board Action

Date: 05/06/2020

To: Board of County Commissioners

From: Public Works

Department Head Approval:

Additional Reviews as needed:

Budget Review  Administrator Review  Legal Review

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**Action Requested:** Requesting approval of the bid pricing for a 5-year lease on one Caterpillar D3 Dozer for an annual payment of \$13,197.52 per year from Foley Equipment Company. This pricing includes 2500 hours, fluids and filters plan, and full warranty.

**Recommendation:** Approval

**Analysis:** This is a replacement for our current 1986 #38 Cat Dozer. This machine needs repairs to operate efficiently. This machine has depreciated out. Please find the attached Bid Tab including the trade in allowance for the existing machine.

**Alternatives:**

**Budgetary Impact:**

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

**Total Amount Requested:**

**Additional Attachments:** None



COUNTY OF LEAVENWORTH  
 SMALL CRAWLER DOZER BID OPENING  
 BID TABULATION - FINAL



Item Description	Quantity	Murphy Tractor & Equipment Topeka, KS Deere 650K LGP		Murphy Tractor & Equipment Topeka, KS Deere 550K LGP		VLP Kansas City, MO Case 750 M WT/LGP		VLP Kansas City, MO Case 850 M LT		VLP Kansas City, MO Alternate 850 M LGP		Foley Equipment Kansas City, MO CAT D3 (per Leav. Spec)		Foley Equipment Kansas City, MO CAT D3 (on order for inventory)	
		Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total
One (1) SMALL CRAWLER DOZER															
Base price	1	\$157,095.00	\$157,095.00	\$137,674.00	\$137,674.00	\$137,775.00	\$137,775.00	\$141,395.00	\$141,395.00	\$150,475.00	\$150,475.00	\$129,803.00	\$129,803.00	\$143,700.00	\$143,700.00
extended warranty (5 year/1500 hr)	1	\$6,100.00	\$6,100.00	\$3,505.00	\$3,505.00	\$1,882.00	\$1,882.00	\$1,896.00	\$1,896.00	\$1,896.00	\$1,896.00	\$3,934.00	\$3,934.00	\$3,934.00	\$3,934.00
preventative maint., filter & fluid plan	1	\$900.00	\$900.00	\$900.00	\$900.00	\$832.00	\$832.00	\$832.00	\$832.00	\$832.00	\$832.00	\$1,554.00	\$1,554.00	\$1,554.00	\$1,554.00
<b>TOTAL BASE PRICE</b>			<b>\$164,095.00</b>		<b>\$142,079.00</b>		<b>\$140,489.00</b>		<b>\$144,123.00</b>		<b>\$153,203.00</b>		<b>\$135,291.00</b>		<b>\$149,188.00</b>
Trade in-1977 Cat D6D	1		-\$16,000.00		-\$16,000.00		-\$10,000.00		-\$10,000.00		-\$10,000.00		-\$11,968.00		-\$11,968.00
<b>FINAL LEASE PRICE</b>			<b>-\$16,000.00</b>		<b>-\$16,000.00</b>		<b>-\$10,000.00</b>		<b>-\$10,000.00</b>		<b>-\$10,000.00</b>		<b>-\$11,968.00</b>		<b>-\$11,968.00</b>
<b>Annual lease payment</b>			<b>\$20,860.00</b>		<b>\$16,812.00</b>		<b>\$17,271.92</b>		<b>\$17,587.13</b>		<b>\$18,854.25</b>		<b>\$13,197.52</b>		<b>\$16,199.00</b>
		<b>Total</b>	<b>\$148,095.00</b>		<b>\$126,079.00</b>		<b>\$130,489.00</b>		<b>\$134,123.00</b>		<b>\$143,203.00</b>		<b>\$123,323.00</b>		<b>\$137,220.00</b>
Leavenworth County Contractor (local preference, percentage difference from lowest bid)															

# Leavenworth County Request for Board Action

**Date:**

**To: Board of County Commissioners**

**From: Public Works**

**Department Head Approval:**

**Additional Reviews as needed:**

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

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**Action Requested:** Requesting approval of the bid pricing for a 5-year lease on One Caterpillar D6 Dozer for an annual payment of \$39703.40 per year from Foley Equipment Company. This lease includes 2500, fluids and filters package, and full warranty.

**Recommendation:** Approval

**Analysis:** This is a replacement for our current 1977 #39 and 1990 #40 Cat Dozers. The 1977 #39 is in need of repairs to work correctly. The 1990 #40 is inoperable with a bad transmission. Dozer #39 depreciated out in 2009 and Dozer #40 depreciated out in 2018.

**Alternatives:**

**Budgetary Impact:**

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

**Total Amount Requested:**

**Additional Attachments:** None



COUNTY OF LEAVENWORTH  
 LARGE CRAWLER DOZER BID OPENING  
 BID TABULATION - FINAL



Item Description	Quantity	Central Power Systems Liberty, MO Liebherr PR736		Victor L. Phillips Kansas City, MO Case 2050M Long Track		Victor L. Phillips Kansas City, MO Case 2050M LGP-at KC		Victor L. Phillips Kansas City, MO Case 2050M M WT Semiu		Murphy Tractor Topeka, KS Deere 850L WLT		Foley Equipment Kansas City, MO CAT D6 (Leav spec, not inventory)		Foley Equipment Kansas City, MO CAT D6 (On order- inventory)	
		Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total
One (1) LARGE CRAWLER DOZER															
Base price	1	\$306,000.00	\$306,000.00	\$295,095.00	\$295,095.00	\$326,695.00	\$326,695.00	\$311,775.00	\$311,775.00	\$320,150.00	\$320,150.00	\$356,173.00	\$356,173.00	\$368,608.00	\$368,608.00
extended warranty (5 year/1500 hr)	1	\$9,500.00	\$9,500.00	\$4,485.00	\$4,485.00	\$4,485.00	\$4,485.00	\$4,485.00	\$4,485.00	\$8,810.00	\$8,810.00	\$6,884.00	\$6,884.00	\$6,884.00	\$6,884.00
preventative maint., filter & fluid plan	1	\$7,200.00	\$7,200.00	\$1,077.00	\$1,077.00	\$1,077.00	\$1,077.00	\$1,077.00	\$1,077.00	\$2,015.00	\$2,015.00	\$3,527.00	\$3,527.00	\$3,527.00	\$3,527.00
<b>TOTAL BASE PRICE</b>			<b>\$322,700.00</b>		<b>\$300,657.00</b>		<b>\$332,257.00</b>		<b>\$317,337.00</b>		<b>\$330,975.00</b>		<b>\$366,584.00</b>		<b>\$379,019.00</b>
Trade in-1986 Cat D6D	1		\$0.00		-\$10,000.00		-\$10,000.00		-\$10,000.00		-\$13,000.00		-\$14,982.00		-\$14,982.00
Trade in-1990 Cat D7G	1		-\$30,000.00		-\$9,000.00		-\$9,000.00		-\$9,000.00		-\$16,000.00		-\$17,038.00		-\$17,038.00
<b>FINAL LEASE PRICE</b>			<b>-\$30,000.00</b>		<b>-\$19,000.00</b>		<b>-\$19,000.00</b>		<b>-\$19,000.00</b>		<b>-\$29,000.00</b>		<b>-\$32,020.00</b>		<b>-\$32,020.00</b>
<b>Annual lease payment</b>			No municipal lease options at this time.		\$46,484.96		\$51,937.88		\$49,610.28		\$40,925.00		\$39,703.40		\$42,389.20
		<b>Total</b>	<b>\$292,700.00</b>		<b>\$281,657.00</b>		<b>\$313,257.00</b>		<b>\$298,337.00</b>		<b>\$301,975.00</b>		<b>\$334,564.00</b>		<b>\$346,999.00</b>
Leavenworth County Contractor (local preference, percentage difference from lowest bid)															

**Leavenworth County  
Request for Board Action  
Request to Accept CAE HOA Minimum Requirements Language**

**Date:** May 12, 2021

**To:** Board of County Commissioners

**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested:** The Board recently raised concerns regarding the minimum requirements for home owners association agreements for maintenance for cross access easements located within private subdivisions. Staff offers the attached document for the Board's consideration. If accepted, Staff will provide the language to developers to be incorporated into their HOA agreements.

**Options:**

1. Approve the Minimum Requirements for Cross Access Easement Homeowners Association Filings; or
2. Deny Minimum Requirements for Cross Access Easement Homeowners Association Filing; or
3. Amend Minimum Requirements for Cross Access Easement Homeowners Association Filings.

**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:**

**MINIMUM REQUIREMENTS FOR CROSS ACCESS EASEMENT HOMEOWNERS  
ASSOCIATION FILINGS**

All applications for subdivision plats that will utilize a Cross Access Easement as defined by county regulations shall be accompanied by a draft Homeowners Association (“HOA”) agreement for review and approval by staff and simultaneous filing with the subdivision plat. It shall be the responsibility of the submitter of the application to prepare the HOA document. Said HOA document shall contain, at a minimum, the following language.

---This HOA agreement shall be binding upon all owners, purchasers, lienholders, holders of any legally recognized interest in the real property and assigns (“Owner”).

---The term of this HOA shall be perpetual or until dissolved pursuant to appropriate legal means.

---The terms of this HOA are enforceable as a contract between the interested parties in this HOA.

---Each owner is jointly and severally responsible for the cost of the maintenance and repair of the shared utility easements, roads and appurtenances and all other improvements within the subdivision and as shown on the plat of \_\_\_\_\_Subdivision. For the purpose of this HOA the owner of each lot shall annually pay \_\_\_\_\_% of the costs of the maintenance and repairs referenced herein.

---Each owner of property within the \_\_\_\_\_Subdivision hereby acknowledges, and is bound by the acknowledgment, that they are fully aware and agree that the maintenance and repair of the shared utility easements, roads and appurtenances and all other improvements within the subdivision as shown on the recorded plat of the subdivision is the sole responsibility of the owners of real property within the subdivision and that the county of Leavenworth, Kansas, or any municipality which shall annex said subdivision, has no role or responsibility for the maintenance and repairs referenced herein.

**Leavenworth County  
Request for Board Action  
Request to Approve Development Agreement**

**Date:** May 12, 2021

**To:** Board of County Commissioners

**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

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

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**Action Requested:** The Board of County Commissioners approved the Final Plat for South Elementary School on April 28. The development requires the construction of a roadway that is intended to be built to acceptable standards and eventually accepted into County inventory. Policy dictates that prior to the issuance of building permits, the roadway be constructed and accepted by the County. In this case, the developer is the Basehor-Linwood School District and the District is requesting building permits prior to construction of the roadway. The District has indicated that it is unlikely they will be able to maintain their schedule for opening the school if construction of the building is delayed to first build the roadway. Further, County Staff agree that ideally the construction of the building will take place prior to the permanent roadway being constructed. It is the opinion of Staff that constructing the roadway after the school is built will help ensure that the roadway is not damaged by the heavy equipment that is required to build the school. The School District has agreed to provide performance and maintenance bonds and agrees that occupancy of the school shall not occur until the County has accepted the construction of the Public Street Improvements into the road inventory of the County. The signed development agreement is provided with this RBA.

**Recommendation:** Staff recommends acceptance of the Development Agreement.

**Alternatives:**

1. Deny the Development Agreement; or
2. Amend the Development Agreement.

**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:** Agreement

## DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is dated May 3, 2021

**BETWEEN:** BASEHOR-LINWOOD USD 458 ("DISTRICT")  
2108 N 155th St  
Basehor, Kansas 66007

**AND:** LEAVENWORTH COUNTY, KANSAS ("COUNTY")

### WHEREAS:

The District has obtained approvals for a Final Plat and associated site plan for the construction of a new Elementary School located at the northwest corner of Stillwell Road and K-32 Highway; and,

Said improvement plans include the construction of improvements to Stillwell Road and 178<sup>th</sup> Street, both public roads; and,

County Policy requires all public road improvement construction associated with a Final Plat to be accepted prior to the issuance of any building permit; and,

The proposed school is scheduled to be completed for District use for the 2022 academic year and that the District is requesting that the County waive certain requirements regarding the issuance of a building permit necessary for the project; and,

Completion of the proposed school on the most expedient schedule is in the best interest of the residents of Leavenworth County; and,

Construction of the public improvements as shown on the final plat, in full, prior to the issuance of a building permit for the would unduly delay the construction of the school and that the District acknowledges its duty to the community to complete said public improvements in full accord with the construction plans submitted by it;

**THEREFORE, IN CONSIDERATION** of the items mentioned above, the parties hereby agree as follows:

(1) The County will issue a Building Permit for the construction of the School after the associated Final Plat has been recorded, provided that all such other requirements for the issuance of a building permit have been met.



(2) The District shall cause the Public Improvements for Stillwell Road and 178<sup>th</sup> Street, and all other improvements, to be constructed in accordance with the approved Final Plat and all documents submitted by the District in support thereof. All work shall be performed in accordance with the standards adopted by the Leavenworth County Department of Public Works Road Construction and Storm Water Drainage Standards 2003 Edition. The District shall provide to the county performance and maintenance bonds for the public improvements acceptable to the county.

(3) Occupancy of the school shall not occur until the County has accepted the construction of the Public Street Improvements into the road inventory of the county.

This Agreement is hereby acknowledged by both parties below by their legal representatives, and shall become effective upon the date of execution.



\_\_\_\_\_  
Kansas Unified School District #458 (Basehor-Linwood)

Date 5.3.2021

Printed name and Title; David Howard

Superintendent

\_\_\_\_\_  
Kansas Unified School District #458 (Basehor-Linwood)

2108 N 155th St

Basehor, Kansas 66007

\_\_\_\_\_  
Mike Smith Date

Chairman

Leavenworth County Board of County Commissioners