

We encourage everyone to view the meeting live via YouTube.

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

***Regular Meeting Agenda***  
300 Walnut Street, Suite 225  
Leavenworth, KS 66048  
July 31, 2024  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting and limited to three minutes per person. 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:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
  - a) Approval of the minutes of the meeting of July 24, 2024
  - b) Approval of the schedule for the week August 5, 2024
  - c) Approval of the check register
  - d) Approve and sign the OCB's
- VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve and sign the proposal with Health Gauge for the annual Health Assessment screenings.
- b) Consider a motion to approve a contract with Ebert Construction for the replacement of bridge HP-36 on 187<sup>th</sup> Street in the amount of \$866,750 with a 5% contingency.
- c) Consider a motion to accept a bid from Treanor for architectural and engineering services for the restoration of the Courthouse in the amount of \$323, 500.00 with a 10% contingency.
- d) Consider a motion to adopt Resolution 2024-18 and approve the rezoning as outlined in Case DEV-24-075 based on the findings on the Golden Factors, as set forth in the staff report and as substantiated by the findings of fact as adopted by the Planning Commission.
- e) Consider a motion that the proposed special use permit as outlined in Case DEV-24-030 be approved with conditions. That the findings on the Golden Factors, as set forth in the staff report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented be adopted by this Board and that the conditions set forth in the staff report be made part of this approval. That this Board adopt Resolution 2024-19.

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

- a) Quarterly reports
  - Information Systems
  - EMS/Health Department
  - Appraiser
- b) Budget discussion as needed

IX. ADJOURNMENT

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, July 29, 2024**

**Tuesday, July 30, 2024**

**Wednesday, July 31, 2024**

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

**Thursday, August 1, 2024**

**Friday, August 2, 2024**

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

\*\*\*\*\*July 24, 2024\*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, July 24, 2024. Commissioner Culbertson, Commissioner Kaaz, Commissioner Mike Smith, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; John Jacobson, Planning and Zoning Director; Amy Allison, Planning and Zoning Deputy Director; Connie Harmon, Council on Aging; Monica Swigart, Human Resources Director; Aaron Yoakam, Buildings and Grounds Director; Edd Hingula, Leavenworth City Commission

Residents: Joe Herring, Jim and Julie Downes, Norma Brockenberry, Aurelio Haro

**PUBLIC COMMENT:**

There were no public comments.

**ADMINISTRATIVE BUSINESS:**

David Van Parys reported that Rural Water #6 has signed the agreement regarding future relocation projects.

Commissioner Doug Smith requested an executive session.

***A motion was made by Commissioner Stieben and seconded by Commissioner Kaaz to approve the agreement with Rural Water District #6 for waterline relocations.***

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

Commissioner Stieben requested as a courtesy that Public Works mow along the roadway before the Fair.

Commissioner Mike Smith indicated it's time for the County Administrator's evaluation.

Commissioner Culbertson spoke about the city of Leavenworth and the county's Transfer Station.

***A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, July 24, 2024.***

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

Amy Allison presented Case DEV-24-059, a request for a temporary special use permit for a rodeo event.

Commissioner Culbertson opened the public hearing.

Julie Downes spoke in opposition.

Joe Herring spoke about the site plan.

Aurelio Haro spoke in favor.

Jim Downes spoke in opposition.

Norma Brockenberry spoke in favor.

Commissioner Culbertson closed the public hearing.

***A motion was made by Commissioner Stieben to adopt the temporary special use permit with one addition that there will be no alcohol or cereal malt beverages permitted at this site.***

***Motion dies for a lack of a second.***

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to approve Case DEV-24-059, a temporary special use permit for a rodeo event on Cantrell Road with the striking of there will be no camping.***

***Motion passed, 4-1 Commissioner Stieben voting nay.***

Monica Swigart presented the quarterly report for Human Resources.

Connie Harmon presented the quarterly report for Council on Aging.

Aaron Yoakam presented the quarterly report for Buildings and Grounds.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith that the Board recess for a closed executive meeting for the discussion of subjects involving the legal interests of the County and confidential matters related to pending litigation as justified by K.S.A. 75-4319(B)(2) for consultation with legal counsel which would be deemed privileged in the attorney-client relationship and that Board resume open meeting 11:00 a.m. in the Board meeting room. Present in the executive meeting will be Commissioners Jeff Culbertson, Vicky Kaaz, Mike Smith, Doug Smith and Mike Stieben, Senior County Counselor David Van Parys, County Counselor Misty Brown and County Administrator Mark Loughry.***

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

The Board returned to regular session at 11:00 a.m. No decisions were made and the discussion was limited to the legal interests of the County.

The Board briefly discussed budget and local representation.

Commissioner Doug Smith will attend the Basehor City Council meeting and the Fairmount Township meeting.

Commissioner Stieben will hold a town hall meeting on July 25<sup>th</sup> at 6:00 p.m. at the Tonganoxie Public Library.

Commissioner Kaaz participated in the NEK-CAP Board of Directors meeting and the Workforce Partnership meeting. She will also attend the Transit Authority meeting later this afternoon. She acknowledged the passing of Florence Larkin.

Commissioner Mike Smith reported the Lansing City Hall is experiencing roof problems and are conducting business at the library.

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

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

The Board adjourned at 11:16 a.m.

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, August 5, 2024**

**Tuesday, August 6, 2024**

**Wednesday, August 7, 2024**

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

**Thursday, August 8, 2024**

12:00 p.m.      LCDC meeting

**Friday, August 9, 2024**

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

START DATE: 07/20/2024 END DATE: 07/27/2024

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	343092	109708 AP	07/27/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS NOX		90.46	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	343092	109708 AP	07/27/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS NOX		83.76	
								*** VENDOR	4120 TOTAL	174.22
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-213	EMS VEH MAINT/REPAIR		745.50	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-213	EMS VEH MAINT/REPAIR		1,260.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-213	EMS VEH MAINT/REPAIR		105.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-213	EMS VEH MAINT/REPAIR		840.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-213	EMS VEH MAINT/REPAIR		315.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-213	EMS VEH MAINT/REPAIR		110.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-213	EMS VEH MAINT/REPAIR		210.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-306	EMS VEH MAINT/REPAIR		1,346.67	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-306	EMS VEH MAINT/REPAIR		2,238.01	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-306	EMS VEH MAINT/REPAIR		50.64	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-306	EMS VEH MAINT/REPAIR		1,697.11	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-306	EMS VEH MAINT/REPAIR		2,166.58	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-306	EMS VEH MAINT/REPAIR		6.60	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	343093	109709 AP	07/27/2024	4-001-5-05-306	EMS VEH MAINT/REPAIR		12.60	
								*** VENDOR	1513 TOTAL	11,103.71
20588	ADVANTAGE	ADVANTAGE PRINTING	343094	109710 AP	07/27/2024	4-001-5-02-301	COUNTY CLERK/ELECTION CHECKS/B		934.85	
20588	ADVANTAGE	ADVANTAGE PRINTING	343094	109710 AP	07/27/2024	4-001-5-49-301	COUNTY CLERK/ELECTION CHECKS/B		118.10	
20588	ADVANTAGE	ADVANTAGE PRINTING	343094	109710 AP	07/27/2024	4-001-5-49-301	COUNTY CLERK/ELECTION CHECKS/B		729.00	
20588	ADVANTAGE	ADVANTAGE PRINTING	343094	109710 AP	07/27/2024	4-001-5-49-340	COUNTY CLERK/ELECTION CHECKS/B		3,774.90	
20588	ADVANTAGE	ADVANTAGE PRINTING	343094	109710 AP	07/27/2024	4-001-5-49-340	COUNTY CLERK/ELECTION CHECKS/B		3,773.50	
								*** VENDOR	20588 TOTAL	9,330.35
249	AMBERWELL	ATCHISON HOSPITAL	343096	109712 AP	07/27/2024	4-001-5-28-212	HR EMPLOYEE TESTING		753.00	
1061	B & W FIRE LLC	B & W FIRE LLC	343097	109713 AP	07/27/2024	4-001-5-07-208	001245 JAIL ANNUAL FIRE EXT IN		201.50	
1061	B & W FIRE LLC	B & W FIRE LLC	343097	109713 AP	07/27/2024	4-001-5-32-266	001245ANNUAL FIRE EXT INSP JUS		427.35	
								*** VENDOR	1061 TOTAL	628.85
29353	BASEHOR POLICE DEPT	BASEHOR POLICE DEPT	343098	109714 AP	07/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEE		100.00	
856	BREWER LAW GROUP	BREWER LAW GROUP, LLC	343047	109704 AP	07/20/2024	4-001-5-09-231	COURT APPOINTED ATTORNEY		3,000.00	
8103	CHARTER COMMUNICATIO	CHARTER COMMUNICATIONS	343197	219	07/27/2024	4-001-5-07-216	ACCESS FEES EOC		74.99	
8103	CHARTER COMMUNICATIO	CHARTER COMMUNICATIONS	343197	219	07/27/2024	4-001-5-07-219	152 159 801 INTERNET FOR JAIL		182.01	
8103	CHARTER COMMUNICATIO	CHARTER COMMUNICATIONS	343197	219	07/27/2024	4-001-5-18-213	ACCESS FEES EMS 9103		159.98	
								*** VENDOR	8103 TOTAL	416.98
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-02-301	CO CLERK/ELECTION:CC:OFFICE SU		6.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-03-301	CO TREAS OFFICE SUPPLIES (TT)		429.16	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-03-301	TREAS OFFICE:EOM OFFICE LUNCH		85.64	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-04-211	ROD:LODGING ROD ASSOC SEMINAR,		417.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-04-301	ROD:LODGING ROD ASSOC SEMINAR,		8.42	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-202	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		42.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-203	EMS:RED WASTE,FIELD SUPPLY,VEH		248.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-212	EMS:RED WASTE,FIELD SUPPLY,VEH		49.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-213	EMS:RED WASTE,FIELD SUPPLY,VEH		159.84	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-213	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		654.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-213	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		238.47	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-216	EMS:RED WASTE,FIELD SUPPLY,VEH		242.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-280	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		133.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-282	EMS:RED WASTE,FIELD SUPPLY,VEH		363.31	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-290	EMS:RED WASTE,FIELD SUPPLY,VEH		140.67	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-301	EMS:RED WASTE,FIELD SUPPLY,VEH		148.56	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-301	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		3.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-350	EMS:RED WASTE,FIELD SUPPLY,VEH		259.51	

START DATE: 07/20/2024 END DATE: 07/27/2024

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-350	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		253.55	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-351	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		451.53	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-381	EMS:RED WASTE, FIELD SUPPLY, VEH		5,982.48	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-381	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		257.37	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-383	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		40.92	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-05-384	EMS:BB,CJ,MW,MS:VEH/RAD MAINT,		123.08	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-06-202	WATER FOR PLANNING COMMISSION		20.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-202	LVSO TRAINING,SF,JP:JAIL,UNIFO		200.00-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-202	LVSO TRAINING,SF,JP:JAIL,UNIFO		175.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-203	LVSO:JA,BC,MH:BACKGROUND CKS,J		25.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-208	LVSO:JA,BC,MH:BACKGROUND CKS,J		36.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-213	LVSO:AT:VEH MAINT,POSTAGE,FUEL		57.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-218	LVSO TRAINING,SF,JP:JAIL,UNIFO		19.82	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-301	LVSO BM:JAIL/SHF EXP,UNIFORM,O		63.69	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-302	LVSO TRAINING,SF,JP:JAIL,UNIFO		21.68	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-302	LVSO:AT:VEH MAINT,POSTAGE,FUEL		27.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-303	LVSO:AD:FUEL, PRINTING		1,058.34	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-350	LVSO BM:JAIL/SHF EXP,UNIFORM,O		81.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-350	LVSO TRAINING,SF,JP:JAIL,UNIFO		57.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-353	LVSO BM:JAIL/SHF EXP,UNIFORM,O		29.33	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-356	LVSO BM:JAIL/SHF EXP,UNIFORM,O		38.58	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-357	LVSO:JA,BC,MH:BACKGROUND CKS,J		183.42	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-359	LVSO BM:JAIL/SHF EXP,UNIFORM,O		435.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-359	LVSO TRAINING,SF,JP:JAIL,UNIFO		119.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-359	LVSO:JA,BC,MH:BACKGROUND CKS,J		29.68	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-07-360	LVSO BM:JAIL/SHF EXP,UNIFORM,O		66.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-09-203	COUNSELOR:LICENSE,DUES		25.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-09-203	COUNSELOR:LICENSE,DUES		25.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-09-203	COUNSELOR:LICENSE,DUES		250.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-09-203	COUNSELOR:LICENSE,DUES		250.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-09-203	COUNSELOR:LICENSE,DUES		25.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-09-203	COUNSELOR:LICENSE,DUES		250.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-11-201	CO ATTY:JT:CERTIFIED COPIES FR		7.42	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-11-202	CO ATTY:LG:OFC SUPPLY, TRAININ		1,390.36	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-11-202	CO ATTY:LG:OFC SUPPLY, TRAININ		230.74	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-11-211	CO ATTY:LG:OFC SUPPLY, TRAININ		589.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-11-213	CO AGGY:LF:WITNESS COSTS 22CR4		669.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-11-301	CO ATTY:LG:OFC SUPPLY, TRAININ		42.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-11-301	CO ATTY:LG:OFC SUPPLY, TRAININ		244.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-14-228	ADMIN:BUDGET FOLDERS		55.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-14-229	BG:SPEC BLDG:JC/CUSHING,SD1,CT		445.41	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-14-332	LVSO:AD:FUEL, PRINTING		51.15	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-14-332	LVSO:AT:VEH MAINT,POSTAGE,FUEL		49.45	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-19-217	DIST CT PUBLIC NOTICE-FOCUS DA		2,700.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-19-301	DIST CT SC:SUBSCRIPTION, ITEM		4.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-19-301	DIST CT SC:SUBSCRIPTION, ITEM		71.98-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-28-215	HR POLICY/PROC TRAINING LUNCH,		264.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-28-223	HR POLICY/PROC TRAINING LUNCH,		48.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-209	BG:NH:CH/ANNEX/XFER/EMS COMM,		419.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-209	BG:SPEC BLDG:JC/CUSHING,SD1,CT		329.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-293	BG:SPEC BLDG:JC/CUSHING,SD1,CT		84.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-297	BG:SPEC BLDG:JC/CUSHING,SD1,CT		74.00	

START DATE: 07/20/2024 END DATE: 07/27/2024

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-301	BG:SPEC BLDG:JC/CUSHING,SD1,CT		96.24	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-312	BG:EC: ANNEX, JC, SAFETY		378.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-312	BG:NH:CH/ANNEX/XFER/EMS COMM,		180.30	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-312	BG:SPEC BLDG:JC/CUSHING,SD1,CT		327.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-313	BG:SPEC BLDG:JC/CUSHING,SD1,CT		172.57	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-314	BG:EC: ANNEX, JC, SAFETY		25.38	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-314	BG:NH:CH/ANNEX/XFER/EMS COMM,		252.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-315	BG:NH:CH/ANNEX/XFER/EMS COMM,		29.61	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-315	BG:SPEC BLDG:JC/CUSHING,SD1,CT		3,676.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-316	BG:NH:CH/ANNEX/XFER/EMS COMM,		133.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-316	BG:SPEC BLDG:JC/CUSHING,SD1,CT		78.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-317	BG:NH:CH/ANNEX/XFER/EMS COMM,		148.71	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-320	BG:NH:CH/ANNEX/XFER/EMS COMM,		22.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-383	BG:EC: ANNEX, JC, SAFETY		163.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-384	BG:SPEC BLDG:JC/CUSHING,SD1,CT		571.24	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-31-390	BG:SPEC BLDG:JC/CUSHING,SD1,CT		388.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-32-209	BG:SPEC BLDG:JC/CUSHING,SD1,CT		1,260.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-32-296	BG:SPEC BLDG:JC/CUSHING,SD1,CT		874.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-32-297	BG:SPEC BLDG:JC/CUSHING,SD1,CT		597.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-32-391	BG:EC: ANNEX, JC, SAFETY		33.63	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-32-391	BG:NH:CH/ANNEX/XFER/EMS COMM,		14.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-32-391	BG:SPEC BLDG:JC/CUSHING,SD1,CT		692.07	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-33-209	BG:SPEC BLDG:JC/CUSHING,SD1,CT		44.33	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-33-296	BG:SPEC BLDG:JC/CUSHING,SD1,CT		56.43	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-33-297	BG:SPEC BLDG:JC/CUSHING,SD1,CT		305.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-33-391	RT:BLDG MAINT SUPPLY CUSHING		135.88	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-33-391	BG:NH:CH/ANNEX/XFER/EMS COMM,		882.47	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-33-391	BG:SPEC BLDG:JC/CUSHING,SD1,CT		2,546.42	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-41-201	APPRAISER:WM:COMPUTER/OFC SUPP		99.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-41-301	APPRAISER:WM:COMPUTER/OFC SUPP		100.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-41-306	APPRAISER:WM:COMPUTER/OFC SUPP		206.09	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-41-371	APPRAISER:WM:COMPUTER/OFC SUPP		481.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-42-203	GIS:SS:ESRI,KAM, PROJ MGMT CER		37.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-42-285	GIS:SS:ESRI,KAM, PROJ MGMT CER		2,900.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-42-293	GIS:SS:ESRI,KAM, PROJ MGMT CER		240.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-49-340	CO CLERK/ELECTION:CC:OFFICE SU		9.53	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-001-5-53-308	NOX WEED KH:SPRAYER SOLENOIDS		293.94	
							*** VENDOR	648 TOTAL		40,005.77
2900	EMS OVERPAYMENT	PATIENT	343101	109717 AP	07/27/2024	4-001-5-05-290	REIMB TO PT - WORKMANS COMP PA		1,163.50	
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	343199	221	07/27/2024	4-001-5-32-392	ELEC SVC JUSTICE CENTER		28,370.06	
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	343199	221	07/27/2024	4-001-5-32-392	ELEC SVC KPL BUILDING		32.83	
							*** VENDOR	8686 TOTAL		28,402.89
1011	FEDEX	FEDEX	343102	109718 AP	07/27/2024	4-001-5-19-302	2389-5871-7 DIST CT TRANSPORTA		63.09	
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	343048	109705 AP	07/20/2024	4-001-5-09-231	COURT APPOINTED ATTORNEY		3,000.00	
22605	HINCKLEY S	HINCKLEY SPRINGS	343106	109722 AP	07/27/2024	4-001-5-11-208	17137152660768 FILTRATION SYST		44.99	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	343198	220	07/27/2024	4-001-5-19-220	RSSW3/4106603178 SHREDDING		287.04	
99	JUROR									

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

P.O.NUMBER CHECK#

99 JUROR

warrants by vendor

START DATE: 07/20/2024 END DATE: 07/27/2024

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#								
99	JUROR										
								*** VENDOR	99 TOTAL		1,898.06
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	343200	222	07/27/2024	4-001-5-33-392	510614745 1562996 18 GAS TRANS			125.14	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	343200	222	07/27/2024	4-001-5-33-392	510614745 1562996 18 GAS TRANS			104.37	
								*** VENDOR	66366 TOTAL		229.51
13225	LANSING PO	LANSING POLICE DEPT	343151	109767 AP	07/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEE			42.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	343153	109769 AP	07/27/2024	4-001-5-49-340	PINK LEGAL PAPER FOR SAMPLE BA			51.78	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	343153	109769 AP	07/27/2024	4-001-5-49-341	PINK LEGAL PAPER FOR SAMPLE BA			34.52	
								*** VENDOR	4755 TOTAL		86.30
537	LEAV TIMES	CHERRYROAD MEDIA INC	343154	109770 AP	07/27/2024	4-001-5-03-218	21275 PUB OF FUND BALANCES			45.33	
537	LEAV TIMES	CHERRYROAD MEDIA INC	343154	109770 AP	07/27/2024	4-001-5-06-218	21250 RES 2024-14 REZONE METRO			23.97	
537	LEAV TIMES	CHERRYROAD MEDIA INC	343154	109770 AP	07/27/2024	4-001-5-19-217	24156 DIST CT LEGAL NOTICE 202			69.10	
537	LEAV TIMES	CHERRYROAD MEDIA INC	343154	109770 AP	07/27/2024	4-001-5-19-217	24156 DIST CT LEGAL NOTICE 22J			63.50	
537	LEAV TIMES	CHERRYROAD MEDIA INC	343154	109770 AP	07/27/2024	4-001-5-19-217	24156 DIST CT LEGAL NOTICE 23J			95.46	
								*** VENDOR	537 TOTAL		297.36
9762	LVPD	LEAVENWORTH POLICE DEPT	343155	109771 AP	07/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEES			100.00	
9762	LVPD	LEAVENWORTH POLICE DEPT	343155	109771 AP	07/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEES			100.00	
								*** VENDOR	9762 TOTAL		200.00
1991	MARC	MID-AMERICA REGIONAL COUNCIL	343156	109772 AP	07/27/2024	4-001-5-14-203	LEAVCOLOCALDUES BASIC,EMERGENC			16,196.00	
1991	MARC	MID-AMERICA REGIONAL COUNCIL	343156	109772 AP	07/27/2024	4-001-5-14-203	LEAVCOLOCALDUES BASIC,EMERGENC			3,997.00	
								*** VENDOR	1991 TOTAL		20,193.00
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	343157	109773 AP	07/27/2024	4-001-5-07-219	4227550 INMATE HEALTH SERVICES			374.36	
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	343157	109773 AP	07/27/2024	4-001-5-07-219	4227550 INMATE HEALTH SERVICES			38.05	
								*** VENDOR	2419 TOTAL		412.41
835	MEDSTAT	C&C CONTAINERS, LLC	343158	109774 AP	07/27/2024	4-001-5-07-219	SHERIFF MEDICAL SUPPLIES			979.58	
17197	MIAMI CO A	MIAMI COUNTY ATTORNEY	343160	109776 AP	07/27/2024	4-001-5-19-222	REVIEW FEE			50.00	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	343161	109777 AP	07/27/2024	4-001-5-07-208	LC00_K COPIES - DETECTIVES			55.00	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	343161	109777 AP	07/27/2024	4-001-5-07-208	LC00_K COPIES - DETECTIVES			6.00	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	343161	109777 AP	07/27/2024	4-001-5-11-303	OPL305_K COPIES - CO ATTY			54.48	
								*** VENDOR	2059 TOTAL		115.48
2666	MISC REIMBURSEMENTS	CYNTHIA GRIPPIN	343163	109779 AP	07/27/2024	4-001-5-11-205	REIM MILEAGE - PU DISCOVERY -			20.10	
2666	MISC REIMBURSEMENTS	ANGELA MCCLURE	343162	109778 AP	07/27/2024	4-001-5-11-213	REIM LUNCH FOR WITNESSES			35.65	
								*** VENDOR	2666 TOTAL		55.75
196	OLSSON	OLSSON, INC	343166	109782 AP	07/27/2024	4-001-5-06-206	PLANNING PORTION OF SVC TO 7.1			4,077.00	
3	OTHER COUNTY OFFICE	YORK CO SHERIFFS OFFICE	343167	109783 AP	07/27/2024	4-001-5-11-213	FOR SERVICE OF SUBPOENA			10.00	
9759	PRICE CHOP	BALL'S FOOD STORES	343170	109786 AP	07/27/2024	4-001-5-19-205	9136840427 JURY SUPPLIES			24.95	
7098	QUILL CORP	QUILL CORP	343171	109787 AP	07/27/2024	4-001-5-07-301	8333027 SHERIFF OFFICE SUPPLIE			829.80	
103	RESTITUTIO										

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
103	RESTITUTIO								
							*** VENDOR	103 TOTAL	2,453.59
1042	ROCK RIVER ARMS INC	ROCK RIVER ARMS INC	343179	109795 AP	07/27/2024	4-001-5-07-356	66048-LEA GUN PARTS		1,128.75
829	THOMSON REUTERS	THOMSON REUTERS - WEST	343181	109797 AP	07/27/2024	4-001-5-11-210	1000590171 WEST INFORMATION CH		946.40
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	343185	109801 AP	07/27/2024	4-001-5-19-214	100492 FILE RETRIEVAL CHARGES		14.73
2	WATER DEPT	WATER DEPT	343188	109804 AP	07/27/2024	4-001-5-32-392	WATER SVC 514 S 2ND ST		15.60
100	WITNESS LIST								
							*** VENDOR	100 TOTAL	277.51
							TOTAL FUND 001		132,812.17
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-211	HELATH DEPT:HD:UTIL, CONTR, WIC/		16.95
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-213	HELATH DEPT:HD:UTIL, CONTR, WIC/		70.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-219	HELATH DEPT:HD:UTIL, CONTR, WIC/		2,601.36
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-280	HELATH DEPT:HD:UTIL, CONTR, WIC/		1,652.21
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-301	HELATH DEPT:HD:UTIL, CONTR, WIC/		554.86
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-380	HELATH DEPT:HD:UTIL, CONTR, WIC/		394.34
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-384	HELATH DEPT:HD:UTIL, CONTR, WIC/		765.76
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-601	HELATH DEPT:HD:UTIL, CONTR, WIC/		124.81
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-606	HELATH DEPT:HD:UTIL, CONTR, WIC/		616.67
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-108-5-00-610	HELATH DEPT:HD:UTIL, CONTR, WIC/		11.72
							*** VENDOR	648 TOTAL	6,808.68
8466	KDHE PERMITS	KDHE STD SECTION/INFERTILITYT	343150	109766 AP	07/27/2024	4-108-5-00-380	STD66048 MEDICAL SUPPLIES		37.50
							TOTAL FUND 108		6,846.18
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-126-5-00-226	SH:GROUP MEAL, SUPPLIES, LODGIN		86.67
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	343198	220	07/27/2024	4-126-5-00-225	RSSW3/4106603178 SHREDDING		36.01
							TOTAL FUND 126		122.68
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-127-5-00-3	MI SCREEN PRINT STAFF APPAREL-		46.51
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-127-5-00-3	RB:CLIENT INCENTIVE, STFF LUNCH		142.50
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-127-5-00-3	RB:CLIENT INCENTIVE, STFF LUNCH		28.40
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-127-5-00-3	KH:PPPS WEEK, GROUP FOOD		442.65
							*** VENDOR	648 TOTAL	660.06
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	343107	109723 AP	07/27/2024	4-127-5-00-3	LAB COST - DERADCLIFF (FLIPPED		25.00
							TOTAL FUND 127		685.06
7158	A-1 RENTAL	A-1 RENTAL	343091	109707 AP	07/27/2024	4-133-5-00-214	7-39 MONTHLY TOILET RENTALS		220.00
7158	A-1 RENTAL	A-1 RENTAL	343091	109707 AP	07/27/2024	4-133-5-00-214	7-39 MONTHLY TOILET RENTALS		110.00
							*** VENDOR	7158 TOTAL	330.00
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	343092	109708 AP	07/27/2024	4-133-5-00-215	7-40 4013-01993 UNIFORM RENTAL		307.30
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	343092	109708 AP	07/27/2024	4-133-5-00-215	7-40 4013-01993 UNIFORM RENTAL		445.57

warrants by vendor

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			P.O.NUMBER	CHECK#						
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	343092	109708 AP	07/27/2024	4-133-5-00-312	7-40 4013-01993 UNIFORM RENTAL		250.32	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	343092	109708 AP	07/27/2024	4-133-5-00-312	7-40 4013-01993 UNIFORM RENTAL		236.75	
							*** VENDOR	4120 TOTAL		1,239.94
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-214	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		360.09	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-301	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		99.61	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-301	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		316.38	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-301	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		139.67	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-309	7-30 AA:DB:ZE:JP:PARTS, TIRES,		38.73	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-311	7-30 AA:DB:ZE:JP:PARTS, TIRES,		217.65	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-312	7-30 AA:DB:ZE:JP:PARTS, TIRES,		1,043.85	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-312	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		20.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-312	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		46.22	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-312	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		79.52	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-327	7-30 AA:DB:ZE:JP:PARTS, TIRES,		51.13	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-360	7-30 AA:DB:ZE:JP:PARTS, TIRES,		1,459.21	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-360	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		280.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-360	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		652.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-364	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		201.81	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-365	7-30 AA:DB:ZE:JP:PARTS, TIRES,		66.48	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-440	7-30 AA:DB:ZE:JP:PARTS, TIRES,		543.13	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-133-5-00-440	7-31 PW,JW,CS,VG:OFCSUPPLY,PAR		700.60	
							*** VENDOR	648 TOTAL		6,318.38
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	343152	109768 AP	07/27/2024	4-133-5-00-362	7-41 495 BM2		12,206.34	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	343159	109775 AP	07/27/2024	4-133-5-00-360	7-42 95988 GASKETS, DRUMS, CLA		215.36	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	343159	109775 AP	07/27/2024	4-133-5-00-360	7-42 95988 GASKETS, DRUMS, CLA		1,880.20	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	343159	109775 AP	07/27/2024	4-133-5-00-360	7-42 95988 GASKETS, DRUMS, CLA		85.97	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	343159	109775 AP	07/27/2024	4-133-5-00-360	7-42 95988 GASKETS, DRUMS, CLA		130.80	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	343159	109775 AP	07/27/2024	4-133-5-00-360	7-42 95988 GASKETS, DRUMS, CLA		236.81	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	343159	109775 AP	07/27/2024	4-133-5-00-360	7-42 95988 GASKETS, DRUMS, CLA		86.08	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	343159	109775 AP	07/27/2024	4-133-5-00-360	7-42 95988 GASKETS, DRUMS, CLA		343.02	
							*** VENDOR	232 TOTAL		2,978.24
24	NATIONAL SIGN	NATL SIGN CO INC	343165	109781 AP	07/27/2024	4-133-5-00-363	7-436 KSCLEA SIGN BLANKS, GALV		4,817.20	
196	OLSSON	OLSSON, INC	343166	109782 AP	07/27/2024	4-133-5-00-213	7-38 019-28310 PROF SVC TO 7.6		862.45	
1123	POMPMIDWEST EFT	POMP'S TIRE SERVICE INC	343196	218	07/27/2024	4-133-5-00-309	7-44 1960724 TIRES LESS CREDIT		927.94	
1123	POMPMIDWEST EFT	POMP'S TIRE SERVICE INC	343196	218	07/27/2024	4-133-5-00-309	7-44 1960724 TIRES LESS CREDIT		960.00	
1123	POMPMIDWEST EFT	POMP'S TIRE SERVICE INC	343196	218	07/27/2024	4-133-5-00-309	7-44 1960724 TIRES LESS CREDIT		50.00-	
							*** VENDOR	1123 TOTAL		1,837.94
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		374.06-	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		322.08	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		210.09	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		38.60	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		67.10-	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		1,591.58	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		775.49	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		1,591.58-	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	343169	109785 AP	07/27/2024	4-133-5-00-360	7-45 SRINGS,MODULES, PARTS,LES		87.99	
							*** VENDOR	418 TOTAL		993.09
668	TIREHUB	TIREHUB INC	343182	109798 AP	07/27/2024	4-133-5-00-309	7-46 407362 TIRES		481.48	
22972	TRANSFER STATION	TRANSFER STATION	343184	109800 AP	07/27/2024	4-133-5-00-214	7-47 656 CONSTRUCTION WASTE		108.00	
1241	VANCE BROS	VANCE BROS INC	343187	109803 AP	07/27/2024	4-133-5-00-362	7-48 437 CRS-1HP		15,809.32	
1241	VANCE BROS	VANCE BROS INC	343187	109803 AP	07/27/2024	4-133-5-00-362	7-48 437 CRS-1HP		15,720.88	
1241	VANCE BROS	VANCE BROS INC	343187	109803 AP	07/27/2024	4-133-5-00-362	7-48 437 CRS-1HP		15,260.56	

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
1241	VANCE BROS	VANCE BROS INC	343187	109803 AP	07/27/2024	4-133-5-00-362	7-48 437 CRS-1HP	15,479.68		
							*** VENDOR	1241 TOTAL		62,270.44
							TOTAL FUND 133			94,443.50
43	LAMAR TEXAS	LAMAR TEXAS LIMITED PARTNERSHI	343194	216	07/27/2024	4-135-5-00-200	846102 OPIOID POSTERS/BULLETIN	2,640.00		
824	POLICY RESEARCH	POLICY RESEARCH ASSOCIATES, IN	343168	109784 AP	07/27/2024	4-135-5-00-201	1351-0001 1351 PRA FFS SIM LVC	5,875.00		
							TOTAL FUND 135			8,515.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-136-5-00-206	RB:CLIENT INCENTIVE,STFF LUNCH	25.00		
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	343198	220	07/27/2024	4-136-5-00-203	RSSW3/4106603178 SHREDDING	12.00		
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	343198	220	07/27/2024	4-136-5-00-223	RSSW3/4106603178 SHREDDING	12.00		
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	343198	220	07/27/2024	4-136-5-00-243	RSSW3/4106603178 SHREDDING	12.01		
							*** VENDOR	8416 TOTAL		36.01
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	343153	109769 AP	07/27/2024	4-136-5-00-3	JUV COMM CORR OFFICE SUPPLIES	44.14		
860	TRACI'S SHAVED ICE	DOUGLAS A MILLER	343183	109799 AP	07/27/2024	4-136-5-00-3	PPS WEEK - COMMUNITY CORRECTIO	750.00		
							TOTAL FUND 136			855.15
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	343092	109708 AP	07/27/2024	4-137-5-00-203	7-6 4013-01993 UNIFORM RENTALS	104.28		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	343092	109708 AP	07/27/2024	4-137-5-00-203	7-6 4013-01993 UNIFORM RENTALS	104.28		
							*** VENDOR	4120 TOTAL		208.56
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-137-5-00-320	7-5 AA:GAUGE,EXHAUST SYSTEM,+	2,721.87		
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	343103	109719 AP	07/27/2024	4-137-5-00-320	7-7 016993 CONVERTER, SWITCH A	392.68		
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	343103	109719 AP	07/27/2024	4-137-5-00-320	7-7 016993 CONVERTER, SWITCH A	301.90		
							*** VENDOR	2588 TOTAL		694.58
1123	POMPMIDWEST EFT	POMP'S TIRE SERVICE INC	343196	218	07/27/2024	4-137-5-00-321	7-85 1960724 TIRES	1,390.00		
							TOTAL FUND 137			5,015.01
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-138-5-00-227	SH:GROUP MEAL, SUPPLIES,LODGIN	32.97		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-138-5-00-227	SH:GROUP MEAL, SUPPLIES,LODGIN	102.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-138-5-00-227	KH:PPS WEEK, GROUP FOOD	12.99		
							*** VENDOR	648 TOTAL		148.91
							TOTAL FUND 138			148.91
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-144-5-00-3	COA PALS:MS	60.16		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-144-5-00-3	COA PALS:CC	275.15		
							*** VENDOR	648 TOTAL		335.31
							TOTAL FUND 144			335.31
2621	CAFE	TERRY BOOKER	343100	109716 AP	07/27/2024	4-145-5-00-256	MEALSRESERVED 7/1 - 7/14	11,459.50		
2621	CAFE	TERRY BOOKER	343100	109716 AP	07/27/2024	4-145-5-00-256	MEALSRESERVED 7/1 - 7/14	14,144.00		
							*** VENDOR	2621 TOTAL		25,603.50
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-202	COA COA:L&L, TNG, BOOK/EQUIP,C	1,530.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-205	COA:OFC BOOK/EQUIP,DUES,TVL	655.82		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-210	COA:DO:BACKGROUND CHECKS	100.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-212	COA:OFC BOOK/EQUIP,DUES,TVL	2.12		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-213	COA:DT:VEH MAINT	222.99		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-252	COA TH:MEETING EXP	51.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-258	COA:OFC BOOK/EQUIP,DUES,TVL	149.90		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-301	COA:OFC BOOK/EQUIP,DUES,TVL	49.85		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-305	COA COA:L&L, TNG, BOOK/EQUIP,C	99.99		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-305	COA:OFC BOOK/EQUIP,DUES,TVL	394.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-345	COA COA:L&L, TNG, BOOK/EQUIP,C	77.98		

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-750	COA COA:L&L, TNG, BOOK/EQUIP,C		3,867.81	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-750	COA RK:LEISURE & LEARNING		287.47	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-750	COA:TP LEISURE AND LEARNING		16.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-145-5-00-750	COA VR:LEISURE & LEARNING		47.74	
							*** VENDOR	648 TOTAL		7,555.09
2666	MISC REIMBURSEMENTS	KRISTINE THOMAS	343164	109780 AP	07/27/2024	4-145-5-00-205	REIM MILEAGE - TONG MOW ROUTE		28.14	
							TOTAL FUND 145			33,186.73
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-146-5-00-301	CO TREAS:AH:OFC SUPPLIES, EOM		527.59	
							TOTAL FUND 146			527.59
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-147-5-00-3	COA COA:L&L, TNG, BOOK/EQUIP,C		1,258.68	
							TOTAL FUND 147			1,258.68
7158	A-1 RENTAL	A-1 RENTAL	343091	109707 AP	07/27/2024	4-160-5-00-263	SOLID WASTE TOILET RENTAL		110.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-160-5-00-208	SOLID WASTE:TS:HHW,OFFICE USPP		139.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-160-5-00-213	SOLID WASTE:JA:FUEL/LUBE, EQUI		293.79	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-160-5-00-301	SOLID WASTE:TS:HHW,OFFICE USPP		468.42	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-160-5-00-304	SOLID WASTE:JA:FUEL/LUBE, EQUI		135.91	
							*** VENDOR	648 TOTAL		1,037.12
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	343199	221	07/27/2024	4-160-5-00-210	ELEC SVC SOLID WASTE TRANSFER		518.52	
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	343199	221	07/27/2024	4-160-5-00-210	ELEC SVC SOLID WASTE TRANSFER		26.62	
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	343199	221	07/27/2024	4-160-5-00-210	ELEC SVC SOLID WASTE TRANSFER		171.65	
							*** VENDOR	8686 TOTAL		716.79
							TOTAL FUND 160			1,863.91
18701	MEGEE MICHAEL J	MICHAEL J MEGEE & THERESA K ME	343062	1753 AP	07/24/2024	4-171-5-01-301	7-3 HRRR TONG187 TR 7 & TR 8		340.13	
18701	MEGEE MICHAEL J	MICHAEL J MEGEE & THERESA K ME	343062	1753 AP	07/24/2024	4-171-5-01-301	7-3 HRRR TONG187 TR 7 & TR 8		2,016.04	
18701	MEGEE MICHAEL J	MICHAEL J MEGEE & THERESA K ME	343062	1753 AP	07/24/2024	4-171-5-01-301	7-3 HRRR TONG187 TR 7 & TR 8		4,455.00	
18701	MEGEE MICHAEL J	MICHAEL J MEGEE & THERESA K ME	343062	1753 AP	07/24/2024	4-171-5-01-301	7-3 HRRR TONG187 TR 7 & TR 8		832.73	
18701	MEGEE MICHAEL J	MICHAEL J MEGEE & THERESA K ME	343062	1753 AP	07/24/2024	4-171-5-01-301	7-3 HRRR TONG187 TR 7 & TR 8		1,096.07	
18701	MEGEE MICHAEL J	MICHAEL J MEGEE & THERESA K ME	343062	1753 AP	07/24/2024	4-171-5-01-301	7-3 HRRR TONG187 TR 7 & TR 8		2,430.00	
							*** VENDOR	18701 TOTAL		11,169.97
672	SMH CONSULTANTS	SMH CONSULTANTS PA	343063	1754 AP	07/24/2024	4-171-5-01-201	7-4 HRRR TNG187 ENGINEERING TO		5,972.13	
							TOTAL FUND 171			17,142.10
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	343199	221	07/27/2024	4-195-5-00-290	ELEC SVC COMMUNITY CORRECTIONS		717.02	
2	WATER DEPT	WATER DEPT	343188	109804 AP	07/27/2024	4-195-5-00-290	WATER SVC COMMUNITY CORRECTION		54.24	
							TOTAL FUND 195			771.26
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-198-5-18-201	EMPG:CM:KEMA CONF REG		285.00	
							TOTAL FUND 198			285.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-210-5-00-2	BG:SPEC BLDG:JC/CUSHING,SD1,CT		1,464.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-210-5-00-3	SD#1:ZF:BOLT/WASHER		1.02	
							*** VENDOR	648 TOTAL		1,465.02
18885	HAYNES EQU	HAYNES EQUIPMENT CO	343105	109721 AP	07/27/2024	4-210-5-00-2	SEWER DIST 1: SVC CALL GILMAN		3,005.00	
							TOTAL FUND 210			4,470.02
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	343195	217	07/27/2024	4-215-5-14-401	BG:SPEC BLDG:JC/CUSHING,SD1,CT		395.12	
							TOTAL FUND 215			395.12

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
18702	ROSENTHALL	STEVEN E ROSENTHAL	343180	109796 AP	07/27/2024	4-220-5-12-400	7-1 BR ST-26 REPL - PER EASEME		9,196.20	
18702	ROSENTHALL	STEVEN E ROSENTHAL	343180	109796 AP	07/27/2024	4-220-5-12-400	7-1 BR ST-26 REPL - PER EASEME		10,803.80	
							*** VENDOR	18702 TOTAL		20,000.00
							TOTAL FUND 220			20,000.00
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2570	BOND ESCROW REFUND	GREGORY TREFF	343099	109715 AP	07/27/2024	4-503-5-00-2	7-2 REF ENTRANCE PERMIT HOLLIN		100.00	
							TOTAL FUND 503			100.00
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760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	343095	109711 AP	07/27/2024	4-510-2-00-958	A5905-0001 JULY PREMIUMS CRIT		2,286.38	
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	343095	109711 AP	07/27/2024	4-510-2-00-958	A5905-0001 JULY PREMIUMS CRIT		3,211.58	
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	343095	109711 AP	07/27/2024	4-510-2-00-958	A5905-0001 JULY PREMIUMS CRIT		1,988.04	
							*** VENDOR	760 TOTAL		7,486.00
268	GEN DIGITAL-LIFELOCK	GEN DIGITAL, INC.	343104	109720 AP	07/27/2024	4-510-2-00-941	1247233 JULY PREMIUMS		2,126.18	
353	UNITED WAY	UNITED WAY OF LEAVENWORTH COUN	343186	109802 AP	07/27/2024	4-510-2-00-905	EMPLOYEE CONTRIBUTIONS		24.00	
353	UNITED WAY	UNITED WAY OF LEAVENWORTH COUN	343186	109802 AP	07/27/2024	4-510-2-00-905	EMPLOYEE CONTRIBUTIONS		24.00	
							*** VENDOR	353 TOTAL		48.00
							TOTAL FUND 510			9,660.18
-----										
							TOTAL ALL CHECKS			339,439.56

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	132,812.17
108	COUNTY HEALTH	6,846.18
126	COMM CORR ADULT	122.68
127	COMM CORR ADULT NON GRANT	685.06
133	ROAD & BRIDGE	94,443.50
135	COMM CORR OPIOID	8,515.00
136	COMM CORR JUVENILE	855.15
137	LOCAL SERVICE ROAD & BRIDGE	5,015.01
138	JUV INTAKE & ASSESSMENT	148.91
144	PALS (PETS AND LOVING SENIORS	335.31
145	COUNCIL ON AGING	33,186.73
146	COUNTY TREASURER SPECIAL	527.59
147	MEMORIALS (COA)	1,258.68
160	SOLID WASTE MANAGEMENT	1,863.91
171	S TAX CAP RD PROJ: BONDS	17,142.10
195	JUVENILE DETENTION	771.26
198	SPECIAL GRANTS	285.00
210	SEWER DISTRICT 1: HIGH CREST	4,470.02
215	CAPITAL IMPROVEMENTS	395.12
220	CAP IMPR: RD & BRIDGE	20,000.00
503	ROAD & BRIDGE BOND ESCROW	100.00
510	PAYROLL CLEARING	9,660.18
	TOTAL ALL FUNDS	339,439.56

**Consent Agenda 7-31-24  
Checks 7-20-24  
to 7-27-2024**

\_\_\_\_\_  
\_\_\_\_\_

# Leavenworth County Request for Board Action

**Date:** July 30,2024

**To:** Board of County Commissioners

**From:** Jamie Miller EMS/Health Department

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**Action Requested:** Approve and sign the proposal for the annual Health Assessment screenings with Health Gauge, for all county employees and spouses and on the county's insurance.

**Recommendation:** Approval.

**Analysis:** Over the last 6 years the county has offered annual health assessments to its employees. These screenings are conducted by the company Health Gauge. As part of the wellness program for the county this screening provides vital information on an employee's health that is normally not screened for during an annual physical. Biometric screening, complete laboratory work to include A1C, Carotid Artery and Abdominal Aortic Aneurysm screening utilizing sonography, Peripheral Artery disease screening and Osteoporosis screening are all included.

Since the County has offered these assessments, several employees have been alerted to severe health risks that could be addressed before a life-threatening outcome becomes the reality.

### **Budgetary Impact:**

The pricing was able to be negotiated to remain the same as previous (3) years, \$185/person. It is anticipated more employees will take advantage of the assessments this year as part of the wellness incentive. If the goal is met for 300 participants, the cost would be \$55,500.

(3) dates Nov 4-6 will be offered this year, as well as, evening time slots on the 4<sup>th</sup> and 5<sup>th</sup>. to accommodate this amount of appointments.

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

**Additional Attachments:** Health Gauge Proposal for 2024

# WELLNESS SOLUTIONS



SUBMITTED TO: LEAVENWORTH COUNTY

DATED: JULY 25, 2024

**THIS PROPOSAL IS VALID 90 DAYS FROM PRESENTATION**

Notice:

*The enclosed material is proprietary to Health Gauge. This material is presented for the sole purpose of evaluating services and may not be disclosed in any manner to anyone other than the addressee and Leavenworth County.*

## ABOUT US

*At Health Gauge, we value and appreciate the partnership we have developed with all the companies we have had the opportunity to work with.*

*Like employers, we thrive to bring the best value to our community, and other communities we have the opportunity to serve. We work diligently to do the job right the first time and within budget.*

*Since we have started working with employers, we have seen the importance of health and safety to the employee and their families, and getting out ahead of any unforeseen illnesses to protect the employer's health plan from unexpected high-cost claims and get the care the employees need. Not only does this save lives and keep companies strong it also helps keep health costs down.*

*The relationships we have built with employer groups has shown us the value and importance of healthy and happy employees. So much that, our employees asked how to organize, and we were happy to give the employees voluntary recognition to organize as a union shop. Our employees are proud members of Laborers' Local 177 based in Des Moines Iowa, and as owners, even though we are not represented are also members of the union and all employees are participants to the Iowa Laborers' Health and Welfare plan.*

*Health Gauge provides customized wellness solutions that identify common but serious health risks in order to prevent future chronic illness and disability. Our Comprehensive Wellness Program is designed to control costs, save time, and save lives.*

## THE HEALTH GAUGE DIFFERENCE

### OUR TEAM



Consists of highly experienced healthcare professionals dedicated to providing the highest quality of patient care. Most of our employees have 5+ years' experience within our company. Your employees can expect to see familiar faces at your event year after year.

### OUR SIMPLE PROCESS



Health Gauge experts will manage everything from Planning/Marketing and Facilitating screenings to providing Comprehensive Consultations and We also provide scheduling solutions with a dedicated call center and online scheduling.

### OUR COMPREHENSIVE PROGRAM



We provide healthier outcomes and overall cost containment by providing our services in the most economically responsible and transparent manner possible. Our Screening Services are priced per participant per package with no hidden travel expenses or miscellaneous fees. Our At-Risk Coaching and Disease Management Programs are billed PEMPM (Per Engaged Member Per Month), and our Overall Wellness Programming and portal fees are priced competitively on a PMPM (Per Member Per Month) basis.???

Our holistic approach and overall program include the following options and many others:

- Onsite Screenings including our biometrics, bloodwork and ultrasound
- Disease Follow Up
- Aggregate Reporting
- Data Transfer to other TPA's with appropriate agreements in place

We have been performing onsite screenings to identify disease for the last 20 years for corporate accounts and within communities across the nation. Health Gauge is second to none when it comes to making it easy for companies to host an onsite screening.

## OUR CLIENTS

WE HAVE WORKED WITH HUNDREDS OF ORGANIZATIONS OVER THE YEARS. HERE ARE JUST A FEW OF OUR FUNDS AND CORPORATIONS:

- Fike Corporation
- Clow Valve
- National Exchange Bank & Trust
- Des Moines Laborers Local 177
- Vermeer Corporation
- Telligen
- Daviess County Health Department
- Tama County Government
- Amazon
- Nationwide
- Coyote Creek Mine
- City of Huntingburg
- Leavenworth County Health Department
- Falkirk Mine
- Polk County
- ITA Group
- City of West Des Moines
- Suppression Systems Inc
- The Freedom Mine
- Elanco US, Inc
- Consumers Energy
- Drake University
- Molson Coors
- City of Raytown
- UTC Aerospace Systems
- Blake & Uhlig, P.A.
- John Deere
- Poweshiek Water
- Keller Williams
- IBEW 22
- Indiana Laborers

## REFERENCES AND TESTIMONIALS



Gloria Bernstein

Director of Pharmacy – Hy-Vee Cooperation

My store, along with other Des Moines metro area stores hosted Stroke Detection Plus for community stroke and vascular ultrasound screenings. We have had and continue to have a large response to the screenings. We initially set up for one day at each store and have had such a large response that the screenings needed to be set up for extra days to fill the number of community responses. This has been a very successful outreach program for our Des Moines area stores. Working with Stroke Detection Plus was very simple. We simply provided a conference or break room, or some of our stores used the end of a merchandise aisle and the Stroke Detection Plus personal took care of the rest. They have been a great company to work with and the quality of service and professionalism that the staff demonstrated was very impressive. I felt great about the fact that the screenings were able to save some of our community members from possible life-threatening medical situations. I also was impressed at the employee discount that they offered to all of our employees and their spouses. I would like to take this opportunity to thank Stroke Detection Plus for the flexibility and strong customer service they provide our customers. I strongly recommend that all Hy-Vee stores participate in the Stroke Detection Plus program, as it is a great program for Hy-Vee to reach and retain customers.

## OUR TEAM ROLES

### Event Coordinator

**Provides program oversight and direction throughout the entire process to ensure that all your questions are answered. The needs of your organization are important to us and we want to ensure they are met.**

### Technical Manager

**Ensures all staffing and equipment is coordinated for your event.**

### Team Lead

**The onsite contact for the day of the screenings – in place to ensure that the execution of your screening day is efficient, enjoyable, and convenient for your organization.**

### Medical Techs

**At the screening to assess risk of clients, determine the best course of action, and educate people on the findings as well as the importance of cardiovascular health.**

### State Licensed Radiologist

**Reviews all results and assesses each patient's condition.**

## IMPLEMENTATION

### Confirm Scope

**Health Gauge will recommend a screening program to fit your specific needs. We then present a service agreement outlining your program. We cannot schedule any events until we have received the signed service agreement.**

### Confirm Date/Time

**Our team will contact you and/or your site contacts to pick the best date and time. These final dates and times are the responsibility of the client. Health Gauge confirms the screening numbers ordered per event and provides the number of event hours included with each request. We always like to know if you have flexibility around dates and times, as this can help us while scheduling.**

### Kick-Off Meeting

**After signing the agreement, Health Gauge will lead a kick-off meeting to introduce key team members, articulate responsibilities, and review the entire plan.**

### Communication to Employees

**We encourage clients to invite employees and dependents to sign up for their events 6 to 8 weeks prior to the event to increase rate of participation. We will provide communication/marketing support including letters and flyers for employee mailings, email blasts, and social media posts.**

### Communication to Site Contacts

**The Health Gauge coordinator will have various meetings to finalize logistical details so that every site is prepared and feels completely comfortable with their upcoming events.**

### Final Check-In

**Approximately 3 to 5 days prior to each event, the Health Gauge Coordinator will call the site contact to provide all details of the event and review any questions.**

### Set Up

**On the day before or the day of the event, Health Gauge staff will need approximately 1 to 1.5 hours to set up, perform test screenings, and conduct an internal meeting.**

### Post-Event

**After the event, Health Gauge Staff leaves the area as they found it. Our staff pack everything they brought with them, properly dispose of hazardous waste, and review the event with the site contact.**



### Pre-Event

- The participant signs up for a screening appointment using the online scheduling system or the toll-free number for our dedicated scheduling center.
- Additional technicians will be staffed to handle walk-ins as needed.
- Health Gauge provides communication materials such as emails, fliers, etc. to share with your employees.



### Day of Event

- Health Gauge teams consist of long-term full-time employees complimented by qualified experienced support staff. Your members will be greeted by experienced professionals and treated with exceptional client care.
- At the event, the registration/check-in person greets participants and educates them on screening event. Then, he/she fills out the appropriate consent forms.
- Participants will be directed to the appropriate screening stations and will receive explanation of screenings and results as they go through the event. All ultrasound screening results will be provided the day of the event.



### Post-Event

- If the screening was administered via fingerstick, participants leave with their results in hand. If a blood draw took place, the participant will receive his or her results in 14 business days via mail to the home address provided.

## GLOSSARY OF SERVICES

### Carotid Artery (Stroke) Screening

Visualizes the build-up of fatty plaques within the carotid artery (along the neck) which causes the disruption of adequate blood flow to the brain, causing a stroke. The majority of all strokes are caused when these arteries become blocked.

**98% of stroke victims have no symptoms prior to having a stroke.**

### Abdominal Aortic Aneurysm Screening

Visualizes any abnormalities, enlargements or ballooning within the abdominal aorta. Aortic aneurysms are highly hereditary. When detected, they can be repaired, allowing individuals to live longer lives.

**Aortic aneurysms present no symptoms and are responsible for 25,000+ deaths each year.**

### Peripheral Arterial Disease (PAD) Screening

An Ankle Brachial Index “(ABI) Screening” is used to screen for Peripheral Arterial Disease (PAD) in the legs which determines if blood flow blockages are present.

**PAD is the leading cause for amputations in the U.S.**

### Atrial Fibrillation (AFib) Screening

The electrocardiogram monitors the electrical activity of the heart. Abnormal EKG waves can show a heart rate that is too fast, slow, or irregular. Atrial fibrillation (AF) is the most common cardiac arrhythmia. In AF, the natural pacemaker of the heart is overwhelmed by erratic electrical impulses coming from surrounding tissues of the heart. This abnormal electrical activity results in an irregular heartbeat. AF can increase the risk of stroke up to five times. Persons with contributing risk factors such as high blood pressure are at increased risk of stroke with AF.

### Osteoporosis Screening

A bone density scan will detect abnormal bone loss in both men and women. Osteoporosis is a silent condition and many may not recognize weakening of density until a fracture occurs.

### Biometric Screening

This program offers a great way to gauge the health of your organization, inform employees of their current health status, and gather health values for year over year comparison. Biometric screenings include Cholesterol & Glucose Test (TC, HDL, LDL, TC/HDL Ratio, Triglycerides, Glucose), Blood Pressure, Height Weight, Body Composition Screening including Body Mass Index (BMI), Waist Circumference.

## GLOSSARY OF SERVICES

### Chemistry Panel/Comprehensive Metabolic Panel (CMP)

The Chemistry Panel also known as the Comprehensive Metabolic Panel is an excellent tool that provides a high-level evaluation of the body's major organ functions including the heart, liver, kidney, gland, nerve, bone, and muscle functions. An imbalance in any of these levels can suggest a wide variety of acute or chronic illnesses. Tests included are Glucose, Lipid Panel, BUN, Creatinine, Uric Acid (Kidney test), Calcium, Alkaline Phosphatase (Liver), AST, ALT, Total Protein, Albumin (Nutritional status), Sodium, Potassium, Bilirubin, and Lipid Panel (see next).

### Lipid Panel

Group of tests conducted together to determine risk of coronary heart disease. These tests are good indicators of one's risk of a heart attack or stroke caused by blockage of the blood vessels or hardening of the arteries. Tests included are Total Cholesterol, HDL (Good Cholesterol), LDL (Bad Cholesterol), and Triglycerides.

### Complete Blood Count (CBC)

Checks for anemia and infections. Tests included are WBC (White Blood Count), RBC (Red Blood Count), HGB (Hemoglobin), HCT (Hematocrit), and Platelet count.

### Thyroid-Stimulating Hormone (TSH)

A Thyroid-Stimulating Hormone test is used to check for Thyroid problems.

### Hemoglobin A1C

Measurement of red blood cell glucose content useful in the diagnosis of clinical management of diabetes.

### High Sensitivity CRP (HS-CRP)

C-reactive protein appears to be correlated to heart disease risk. Inflammation (swelling) of the arteries has been linked to an increased risk of heart disease, heart attack, stroke, and peripheral arterial disease.

### General Oncology Markers- HCG/CEA/AFP

**Beta HCG:** is considered a tumor marker for cancer of the uterus, or choriocarcinoma, lung cancer, breast cancer, ovarian cancer. In men an HCG blood test can indicate testicular cancer.

**CEA:** It measures a protein called CEA in the blood. People with some types of cancers have higher than normal levels of this substance

**AFP:** is one of several tumor markers. Tumor markers are molecules in the blood that are higher when a person has certain cancers. Liver cancer, testicular cancer, or cancers of the brain, mediastinum, or blood.

## PRICING AND RECOMMENDED PACKAGES

### CARDIOGAUGE - \$125

- Carotid Artery
- Peripheral Arterial
- Abdominal Aortic Aneurysm
- Aggregate Reporting

### BIOGAUGE (NON-FASTING) - \$70

- Chemistry Panel, Lipid Panel w/ Glucose and A1C\*\*
- Height
- Weight
- Waist Circumference
- Blood Pressure
- BMI
- Aggregate Reporting

\*\*Venous Draw includes Chemistry panel, Lipids and Glucose and A1C

### CARDIOGAUGE + BIOGAUGE (NON-FASTING) - \$185

- Carotid Artery
- Peripheral Arterial
- Abdominal Aortic Aneurysm
- Osteoporosis
- Chemistry Panel, Lipid Panel w/ Glucose and A1C\*\*
- Height
- Weight
- Waist Circumference
- Blood Pressure
- BMI
- Aggregate Reporting

\*\*Venous Draw includes Chemistry panel, Lipids and Glucose and A1C

### CARDIOGAUGE + BIOGAUGE (NON-FASTING) + CBC + PSA(MEN) + TSH + HS-CRP + GENERAL ONCOLOGY + VITAMIN D - \$405

**ONLINE Scheduler** – Can be added for all future events, is a one-time set-up fee of \$400

Travel fees will be added on a case-by-case basis as necessary...

### ADDITIONAL OPTIONS

	Stand Alone	Add-On
One from CardioGauge	\$65	
Osteoporosis	\$45	\$35
EKG/Atrial Fibrillation	\$45	\$35
Hematology Panel (CBC)	\$35	\$25
Chemistry Panel	\$50	
Prostate Specific Antigen	\$50	\$30
Thyroid Stimulating Hormone	\$50	\$30
A1C	\$50	\$30
C-Reactive Protein (CRP)	\$50	\$30
Vitamin D	\$50	\$30
Testosterone	\$50	\$30
Blood Type Testing	\$35	\$25
General Oncology Panel	\$95	\$80
Health Risk Assessment*		\$30

### TRAVEL EXPENSES – TBD

- TBD = Hotel Rooms up to \$150/technician
- TBD = Gas or “other”

### RISK FACTORS

SCREENING	RISK FACTOR
PSA (Prostate)	Men 40+ years
TSH (Thyroid)	Women
A1C	All participants <b><u>ELIMINATE FASTING</u></b>
Carotid Artery (Two or more risk factors)	<ul style="list-style-type: none"> <li>• Over the age of 40</li> <li>• More than 20lbs overweight</li> <li>• Family history of stroke</li> <li>• High cholesterol</li> <li>• Diabetes</li> <li>• High blood pressure</li> <li>• Heart disease</li> <li>• TIAs or minor strokes</li> </ul>

## PROPOSED TIMELINE

Submission of Proposal  
July 25, 2024

Sign Proposal  
ASAP

Promotion of Event  
Upon Execution of Contract

Delivery of Services  
11/4-11/6/2024 with a split shift on 2 dates

Minimum Participation Guarantee  
45 Participants

Payment Detail  
Employer Paid

## AGREEMENT

This Agreement is made and entered into this day, July 25, 2024 by and between Health Gauge and Leavenworth County in consideration of the parties' mutual promises and covenants herein contained.

Accordingly, the Parties agree as follows:

The terms and conditions of the foregoing "Proposal" are incorporated herewith and made a part hereof by reference in their entirety as though fully set forth herein.

Further, in the event of the cancellation of the Event by the Leavenworth County within 45 days prior to the agreed upon event date; Or, in the event Leavenworth County shall fail to meet the participant guarantee as referred to hereinbefore, for any reason other than an Act of God, a non-refundable cancellation and/or rescheduling fee of \$1500.00 shall be paid by the Leavenworth County to Health Gauge, unless waived by Health Gauge for good cause shown.

Further, upon the execution hereof, Leavenworth County shall pay to Health Gauge a \$2500 security deposit to cover advanced costs and expenses incurred by Health Gauge and guarantee the services of Health Gauge at the Event, which deposit shall be refundable to Leavenworth County at the sole discretion of Health Gauge for good cause shown.

All understandings and agreements heretofore had between the parties hereto are merged in this Agreement, which alone fully and completely expresses their agreement.

This agreement may not be changed or terminated orally.

This agreement shall be construed and enforced in accordance with the laws of the state of Iowa or whichever state event is held.

If the foregoing is in accordance with your understanding, please sign and date where indicated below and return the same to Leavenworth County, whereupon it will constitute the agreement between us.

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

## HG WELLBEING STATEMENT OF WORK

<u>Client Information</u>		<u>Billing Contact Information</u>	
Client Name	Leavenworth County	Bill To	SAME
Contact Name	Jamie Miller	Billing Contact	
Phone Number	913.250.2006	Phone Number	
Email	<a href="mailto:jmiller@leavenworthcounty.org">jmiller@leavenworthcounty.org</a>	Email	
Address	500 Eisenhower Rd	Address	
City, ST, Zip	Leavenworth, KS 66048	City, ST, Zip	

### WELLBEING PROGRAM

Total Eligible to Participate		Total Expected Participation	45
Who is Eligible	Any County Employees & Spouses (on the insurance)	Total Participation Last Year	2023 = 137 2022 = 132

### PROGRAM INFORMATION

Program Type	CardioGaug/BioGauge + A1C & Osteo	Program Start Date	7/18/2024
Price	\$185	Program End Date	12/31/2024
Minimum Required per Event	45	Incentive Description	
Under Minimum Fee	Yes	Qualifying Question	
Under Minimum Payor	Leavenworth	Job Notes	
Under Minimum Notes			
Travel Required	Yes	Bill Actual Travel	NO
		Per Participant Travel Fee	NO

### ADDITIONAL SERVICES

Online Scheduler	NO	HRA	NO	HRA Date Range	NO
Pharmacy Services	NO	Vendor	NA		

Client Name: Leavenworth County

Contract Year Start: 7/18/2024

Panel ID: CRLRUN

HEALTH & WELLNESS PRICING															
Included											Participants: Employees (spouses, dependents & retirees??)				
Tests	CardioGauge	BioGauge	Cardio & BioGauge	TSH	PSA	Hematology (CBC)	Hemoglobin A1C	HS-CRP	Vitamin D	General Oncology	HRA	Atrial Fibrillation (EKG)	Osteoporosis	Flu Shots	Shingles
Company and/or Employee Paid			X				X						X		
Price	\$125	\$70	\$185	\$30	\$30	\$25	INCL	\$30	\$30	\$80	\$30	\$35	INCL		

Sample Disclaimer: Disclaimer: The prices listed in the preceding table are an estimate for the services discussed. This summary is not a warranty of final price. Estimates are subject to change if project specifications are changed or costs for outsourced services change before a contract is executed.

## SCREENING LOCATIONS

LOCATION INFORMATION		SCREENING INFORMATION	
<b>Screening Contact</b>	Jamie Miller	<b>Screening Start Date</b>	11/4/2024
<b>Phone Number</b>	(913) 250-2006	<b>Screening Time</b>	7am-2pm & split shift for 2 days
<b>Email</b>	jmiller@leavenworthcounty.org	<b>Screening Rooms</b>	
<b>Address</b>	500 Eisenhower Rd Ste 101	<b>Arrival Time</b>	530am
<b>City, State, Zip</b>	Leavenworth, KS 66048		
<b>Location Contact Name</b>	SAME	<b>Additional Site Needs</b>	
<b>Location Contact Number</b>	SAME		
<b>Travel Required</b>	YES		
<b>Bill Actual Travel Costs</b>	NO		
<b>T&amp;E Expenses Paid By</b>	NA		
<b>Per Participant Travel Fee</b>	NO		

# Leavenworth County Request for Board Action

**Date:** June 18th, 2024

**To:** Board of County Commissioners

**From:** Public Works

**Department Head Approval:** WLN

**Additional Reviews as needed:**

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

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**Action Requested:** Approve the contract with Ebert Construction for the replacement of HP-36 on 187<sup>th</sup> Street.

**Analysis:** This structure is located on 187<sup>th</sup> Street north of the COOP and was part of the three bridge design package that was contracted with Finney and Turnipseed in 2022. The low bid came in under the engineer's estimate of \$864,638.90. Two bids were received and Ebert Construction was the low bidder at \$825,474.90. Ebert Construction was the contractor for ST-100 and HP-19 and both of those projects were completed on time and on budget. They are also the contractor for ARPA bridge projects beginning June 24<sup>th</sup> for T-34 and A-49. The second bid was from Bryan-Ohlmeier at \$1,080,399.06. The project is budgeted through the 5-year CIP from the 220 - Special Highway Fund. This low bid has been accepted by the Board of County Commissioners and the contractor was subsequently issued a Notice of Award.

**Alternatives:** Deny

**Budgetary Impact: \$866,750 (Bid plus 5% contingency)**

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

**Additional Attachments:** Contract

**AGREEMENT BETWEEN  
Leavenworth County, Kansas  
and Contractor**

For

PROJECT: Bridge No. HP-36 Replacement

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

by and between Leavenworth County, Kansas, hereinafter the "County", and Ebert Construction Co., Inc., hereinafter the "Contractor";

WITNESSETH:

WHEREAS, the County has caused to be prepared, in accordance with the law, Notice to Bidders, Instructions to Bidders, Bid, this Agreement, General and Special Conditions, Plans, Specifications and other Contract Documents, as defined in the General Conditions, for the work herein described, and has approved and adopted these said Contract Documents and has caused to be published, in the manner and for the time required by law, an advertisement inviting sealed Bids for furnishing construction materials, labor, tools, equipment and transportation necessary for, and in connection with, the construction of public improvements in accordance with the terms of this Agreement; and

WHEREAS, the Contractor, in response to the Notice to Bidders, has submitted to the County, in the manner and at the time specified, a sealed Bid in accordance with the terms of this Agreement; and

WHEREAS, the County, in the manner prescribed by law, has publicly opened, examined and canvassed the Bids submitted, and as a result of this canvass has, in accordance with the law, determined and declared the Contractor to be the lowest and best responsible bidder for the construction of the public improvements, and has duly awarded to the Contractor a contract therefor upon the terms and conditions set forth in this Agreement and for the sum or sums named in the Bid attached to and made a part of this Agreement.

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, and of the mutual agreements herein contained, the parties hereto have agreed, and hereby agree, the County for itself and its successors, and the Contractor for itself, himself/herself or themselves, its, his/her or their successors and assigns, or its, his/her or their executors and administrators, as follows:

ARTICLE I. The Contractor will furnish at its own cost and expense all labor, tools, equipment, materials and transportation required to construct and complete the work as designated, described and required by the Contract Documents, to wit:

**Bridge No. HP-36 Replacement**, all in accordance with the Notice to Bidders, Instructions to Bidders, Bid, this Agreement, General, Supplementary and Special Conditions, Plans, Specifications and other Contract Documents as defined in Article 1 of the General Conditions of the Contract for Construction, on file with Leavenworth County, Kansas, all of which Contract Documents form the Contract, and are as fully a part hereof as if repeated verbatim herein; all work to be done in a good, substantial and workmanlike manner to the entire satisfaction of the County, and in accordance with the laws of the State of Kansas and the United States of America. All terms used herein shall have the meanings ascribed to them in the General Conditions unless otherwise specified.

ARTICLE II. The County shall pay to the Contractor for the performance of the work embraced in this Contract, and the Contractor will accept in full compensation therefor, the sum of

Eight hundred twenty five thousand, four hundred seventy four & 90/100 dollars  
DOLLARS (\$ 825,474.90 )

(subject to adjustment as provided by the Contract Documents) for all work covered by and included in the Contract award and designated in the foregoing Article I, payment thereof to be made in cash or its equivalent and in the manner provided in the Contract Documents.

ARTICLE III. The Contractor shall commence work upon the date stated in the Notice to Proceed, and will be complete with all work covered by this Contract and be ready for final payment **122 Calendar Days after that date but no later than December 12, 2024.** Time is of the essence. Accordingly, liquidated damages shall be assessed against Contractor, at a rate of **\$ 1,000.00/day** for each and every calendar day the work remains incomplete over the specified completion date.

ARTICLE IV. The Contractor shall not subcontract, sell, transfer, assign or otherwise dispose of the Contract or any portion thereof without previous written consent of the County. In case such consent is given, the Contractor shall be permitted to subcontract a portion thereof, but shall self-perform not less than forty percent (40%) of the total Contract Price based upon the unit prices within the Bid submitted to the County by the Contractor. No subcontracts, or other transfer of Contract, shall release the Contractor of its liability under the Contract and Bonds applicable thereto.

ARTICLE V. Contractor specifically acknowledges and confirms that:

- 1.) it has visited the site, made all inspections it deems appropriate and has read and fully understands the Contract Documents, including all obligations and responsibilities undertaken by it as specified herein and in the other Contract Documents and knowingly accepts same;
- 2.) it has furnished copies of all Contract Documents to its insurance carrier(s) and its surety(ies); and
- 3.) its insurance carrier(s) and surety(ies) agree to be bound as specified herein, in the Contract Documents and in the insurance policy(ies) and bonds as to liability and surety coverage.

ARTICLE VI. It is specifically agreed between the parties executing this Agreement that the Contract Documents are not intended to create any third-party beneficiary relationship nor to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement. The duties, obligations and responsibilities of the parties to this Agreement with respect to third parties shall remain as imposed by law.

ARTICLE VII. This Agreement, together with the other Contract Documents, constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Agreement may not be modified or amended except as provided herein or in the other Contract Documents.

ARTICLE VIII. This Agreement is entered into, under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Kansas.

ARTICLE IX. Should any provision of this Agreement or the other Contract Documents be determined to be void, invalid, unenforceable or illegal for whatever reason, such provision(s) shall be null and void; provided, however, that the remaining provisions of this Agreement and/or the other Contract Documents shall be unaffected thereby and shall continue to be valid and enforceable.

IN WITNESS WHEREOF, Leavenworth County, Kansas, has caused this Agreement to be executed on its behalf, thereunto duly authorized, and the said Contractor has executed **Three (3)** counterparts of this Contract in the prescribed form and manner, the day and year first above written.

**ATTEST:**

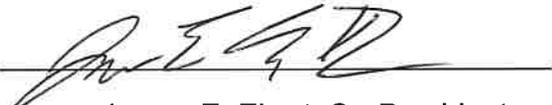
**Leavenworth County, Kansas**

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

By: \_\_\_\_\_  
Jeff Culbertson, First District & Chairman

**ATTEST:**

Contractor: Ebert Construction Co., Inc.

  
\_\_\_\_\_  
Title: James E. Ebert, Co-President

By:   
\_\_\_\_\_  
Lisa Diederich, Co-President

CORPORATE SEAL

If Contractor is not an individual, authority for signing contract must be shown or attached.

## BID FORM

Project Name: Bridge No. HP-36 Replacement

Name of BIDDER: Ebert Construction Co., Inc.

Contact Personnel: Duane Jackson, Lead Estimator

Address of BIDDER PO Box 198, 103 W Valley St. Wamego, KS 66547

TO: **The County of Leavenworth, KS**

The undersigned, as bidder, declares that he has visited the site of the Work and determined the amount and character of the proposed Work, and is familiar with all the requirements of the Specifications and Plans.

The undersigned proposes and agrees, if this proposal is accepted, to furnish all labor, materials, tools, equipment, supplies and machinery of every description necessary for the proper construction and completion of the Work contemplated in the documents of the Contract in the manner therein specified for the following unit prices and lump sums.

The undersigned agrees, if this proposal is accepted, to fully complete the Work 122 calendar days after issuance of a Notice to Proceed, but no later than **December 13, 2024**, otherwise to be governed by the stipulations of the accompanying articles of the Contract. The work shall commence with the following timeframe:

Earliest Start Date: July 15, 2024

Latest Start Date: August 12, 2024

Liquidated damages shall be assessed against Contractor, at a rate of **\$ 1,000.00/day** for each and every calendar day the work remains incomplete over the specified completion time.

It is understood and agreed that if this proposal is accepted, the prices quoted include all applicable state sales taxes and use taxes, and that said taxes shall be paid by the Contractor.

The undersigned, as Bidder, hereby declares that the only persons or firms interested in the proposal as principal or principals is or are named herein and that no other persons or firms than herein mentioned have any interest in this proposal or in the Contract to be entered into; and this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith, without collusion or fraud.

## BID FORM

Project Name: Bridge No. HP-36 Replacement  
Leavenworth County, Kansas

BRIDGE NO. HP-36 REPLACEMENT					
No.	Bid Item	Unit	Quantity	Unit Price	Total Cost
<b>Road Items</b>					
1	Mobilization	L.S.	1	89,802.97	\$89,802.97
2	Contractor Construction Staking	L.S.	1	7,200.00	\$ 7,200.00
3	Removal of Existing Structure	L.S.	1	5,363.45	\$ 5,363.45
4	Curing Environment	L.S.	1	250.00	\$ 250.00
5	Clearing & Grubbing	L.S.	1	15,000.00	\$ 15,000.00
6	Rock Excavation	Cu. Yd.	358	37.00	\$ 13,246.00
7	Common Excavation (Rural Small)	Cu. Yd.	2,296	18.00	\$ 41,328.00
8	Compaction of Earthwork (Type A)(MR 5-5)	Cu. Yd.	745	4.00	\$ 2,980.00
9	Water (Grading)(Set Price)	Mgal.	1	\$40.00	\$40.00
10	Aggregate Ditch Lining (6")	Tons	85	150.00	\$ 12,750.00
11	Cross Road Pipe (36")(RCP)	Lin. Ft.	110	225.00	\$ 24,750.00
12	End Section (36")(RC)	Each	4	3,500.00	\$ 14,000.00
13	Guard Rail, Steel Plate (MGS)	Lin. Ft.	237.5	57.00	\$ 13,537.50
14	Guard Rail, Steel Plate (CGS)	Lin. Ft.	87.5	76.00	\$ 6,650.00
15	Guard Rail, End Terminal (MGS-SRT)	Each	4	3,180.00	\$ 12,720.00
16	Signing Object Marker (Type 3)	Each	4	175.00	\$ 700.00
17	Concrete Pavement (10")(Unif.)(Br. App.)	Sq. Yd.	95.4	341.41	\$ 32,570.52
18	Temporary Fertilizer (15-30-15)	Lbs.	1	1.62	\$ 1.62
19	Soil Erosion Mix	Lbs.	14.89	13.22	\$ 196.85
20	Erosion Control (Class 2, Type E)	Sq. Yd.	656	4.33	\$ 2,840.48
21	Temporary Ditch Check (Rock)	Cu. Yd.	14.2	134.95	\$ 1,916.29
22	Biodegradable Log (20")	Lin. Ft.	500	6.68	\$ 3,340.00
23	Filter Sock (18")	Lin. Ft.	500	7.09	\$ 3,545.00
24	Geotextile (Erosion Control)	Sq. Yd.	350	3.90	\$ 1,365.00
25	Silt Fence	Lin. Ft.	500	2.59	\$ 1,295.00
26	Mulching	Ton	2.2	294.49	\$ 647.88
27	Seeding	L.S.	1	5,461.28	\$ 5,461.28
28	Pavement Marking (Multi-component)(White)(6")	Lin. Ft.	1,335	1.50	\$ 2,002.50
29	Pavement Marking (Multi-component)(Yellow)(4")	Lin. Ft.	800	1.25	\$ 1,000.00
30	Pavement Marking Removal	Lin. Ft.	300	1.50	\$ 450.00
31	Traffic Control	L.S.	1	8,000.00	\$ 8,000.00
32	HMA- Commercial Grade (Class A)	Tons	657	122.31	\$ 80,357.67
34	Aggregate Base (AB-3)(6")	Sq. Yd.	874	12.00	\$ 10,488.00
35	Aggregate Base (AB-3)(4")	Sq. Yd.	922	10.00	\$ 9,220.00
36	Water (Aggregate)(Set Price)	Mgal.	1	\$40.00	\$40.00
<b>Bridge Items</b>					
37	Class I Excavation	Cu. Yd.	115	38.30	\$ 4,404.50
38	Class II Excavation	Cu. Yd.	87	40.32	\$ 3,507.84
39	Concrete Grade 4.0 (AE)	Cu. Yd.	49.0	887.59	\$ 43,491.91
40	Concrete Grade 4.0 (AE)(SW)	Cu. Yd.	194.2	845.69	\$ 164,233.00
41	Reinforcing Steel (Gr. 60)	Lbs.	7,820	1.25	\$ 9,775.00

Ld

42	Reinforcing Steel (Gr. 60)(Epoxy Coated)	Lbs.	46,170	1.47	\$ 67,869.90
43	Steel Pile (HP10x42)	Lin. Ft.	784	61.42	\$ 48,153.28
44	Cast Steel Pile Point	Each	18	254.69	\$ 4,584.42
45	Abutment Strip Drain	Sq. Yd.	36	94.78	\$ 3,412.08
46	Bridge Backwall Protection System	Sq. Yd.	44	68.34	\$ 3,006.96
47	Slope Protection (Riprap Stone)	Cu. Yd.	504	92.00	\$ 46,368.00
48	Geotextile Fabric	Sq. Yd.	124	13.00	\$ 1,612.00
TOTAL					\$ 825,474.90

Eight hundred and twenty-five thousand four hundred  
and seventy-four dollars and 90 cents

Total Bid in Words

\$825,474.90

Total Bid in Figures

  
Bidder's Signature Lisa Diederich, Co-President / CFO

06/13/2024

Date

Ld

**Leavenworth County  
Request for Board Action**

**Date:** 7/31/24

**To:** Board of County Commissioners

**From:** Aaron Yoakam

**Department Head Approval:** 

**Additional Reviews as needed:**

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

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**Action Requested:** Approve Treanor for architectural and engineering services for the restoration of the Leavenworth County Courthouse.

**Recommendation:** Approve

**Analysis:** The RFQ was sent out to Drexel and posted in the newspaper, for architectural and engineering services. We received 5 proposals; the selection committee narrowed those 5 to 2 firms in which we requested cost analysis for services required to complete the restoration of The Court house. Both companies presented detailed costs Treanor was a fixed cost, while the other finalist was some fixed costs and a 10% total construction cost fee. Treanor was the lower of the 2 firms and for that is my recommendation.

**Alternatives:** reject

**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:** \$323,500.00 plus a contingency of 10%

**Additional Attachments:** Treanor Cost breakdown

Aaron Yoakam  
Leavenworth County Courthouse  
300 Walnut St.  
Leavenworth, KS 66048

July 19, 2024

Re: Leavenworth County Courthouse  
Exterior Masonry Rehabilitation and HTC  
Leavenworth, KS  
HP17703.2401.00

Dear Mr. Yoakam:

We are pleased to be able to offer our services for design documentation work for the Leavenworth County Courthouse located at 300 Walnut Street. We have reviewed the documents provided and have based the following scope of work and correspondence with the client.

It is our understanding that you have requested Treanor, with Bob D Campbell prepare a proposal to create bid documents for the repair of the deteriorated condition of the existing exterior cladding and roofing at the historic Leavenworth County Courthouse. Our scope and fee are based on the condition assessment phase which evaluated and assessed the deficiencies of the masonry. The scope of work reflected in this proposal provides architectural services to design repair solutions and see the work through to the end of construction. With this proposal, Treanor is pleased to offer services to complete Phase 2 of the exterior repair project.

**PROPOSED SCOPE OF SERVICES**

1. Develop repair strategies for deteriorated masonry and roofing. Explore alternate materials such as GFRC to replace the terracotta and prefinished metal roofing to replace the copper.
2. Create bid documents for the repair of masonry and replacement of roofing. The bid documents will show all work recommended and recommend phasing of the construction per the survey.
3. Assist the county with competitive bidding.
4. Provide construction observation services through 12 months of construction.
5. Prepare and submit parts 1, 2, and 3 historic tax credit applications.
6. The anticipated construction budget for this project is \$5,000,000.00

**COST PROPOSAL**

Treanor proposes a lump sum of \$323,500.00 to include the scope of services requested. This fee includes all inspections, bid document preparation, construction oversight, tax credit assistance and all other Architectural and Engineering Services associated with the project.

Inspections (PD)	Complete
Analysis (SD)	\$ 28,337
Repair options (DD)	\$ 74,385
Bid Doc preparation (CD)	\$ 109,165
Bidding assistance (BD)	\$ 14,414
Construction oversight (CA)	\$ 77,074
Record Drawings (PC)	\$ 4,216
Tax Credit Assistance	\$ 15,910

Completed work will be invoiced on a percent complete basis.

#### PROJECT SCHEDULE

To be determined in consultation with the client, decision making process for alternate materials, and lead time of materials. We anticipate bidding the work in the late fall, for an early spring construction start.

#### SUPPLEMENTAL SERVICES AND EXCLUSIONS

1. All supplemental services will require prior written authorization from the client.
2. Scope does not include hazardous materials testing, identification, abatement, or treatment recommendations. MEP, fire protection or other engineering services beyond structural engineering. Cutting and patching for removal of material samples. Construction equipment or aides such as ladders, scaffolding, lifts, saws, drills, fall restraint/arrest equipment.
3. Professional services not covered by this Agreement include, among others, revisions due to changes in the scope, quality, or budget. Treanor shall provide additional services only if authorized in writing by the client. Treanor shall be paid additional fees for these services based on the hourly rates in effect when the services are performed. (2024 hourly rates are Principal-in-Charge \$345, Senior Architect \$230/hour, Architect \$195/hour, Architectural Designer \$130/hour, Project Administrator \$115/hour.)

Thank you for the opportunity to provide this proposal to continue our work at the Leavenworth County Courthouse. Please do not hesitate to call or email with any questions, comments, or changes to this proposal. It is our pleasure to serve the county in this endeavor.

Sincerely,



Joy Coleman, AIA

**Principal**

Treanor

jcoleman@treanor.design

**d** 816.581.4027

**c** 785.766.3733

**Leavenworth County  
Request for Board Action  
Resolution 2024-18  
Rezoning from RR-5 to RR-2.5**

**Date:** July 31, 2024  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

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

**Additional Reviews as needed:**

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

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**Action Requested:**

Chairman, I move to adopt Resolution 2024-18 and approve the rezoning as outlined in Case DEV-24-075 based on the findings on the Golden Factors, as set forth in the Staff Report and as substantiated by the findings of fact as adopted by the Planning Commission.

**Analysis:** The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as County Road 1. The County Road 1 Corridor Study identified this area as Rural Residential. During the rezoning of other parts of the corridor, this area was not rezoned. The surrounding areas part of the study were identified in the Future Land Use Map as compatible with RR-2.5. Due to the proximity of the Future Land Use RR-2.5 designation, Staff is supportive of the request.

The requested use is less dense than the future land use designation.

**Planning Commission Recommendation:** The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No. DEV-24-075 (Resolution 2024-18) rezoning request from RR-5 to RR-2.5.

**Alternatives:**

1. Approve case DEV-24-075 (Resolution 2024-18), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact; or
2. Deny case DEV-24-075 (Resolution 2024-18), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2024-18, Rezoning Request from RR-5 to RR-2.5 with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:**

\$0.00

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

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

CASE NO: DEV-24-075 Lot 2 Dodge Addition

July 10, 2024

**REQUEST: *Public Hearing Required***

- ZONING AMENDMENT       SPECIAL USE PERMIT  
 TEMPORARY SPECIAL USE PERMIT

**STAFF REPRESENTATIVE:**  
 JOSH SCHWEITZER  
 DEVELOPMENT PLANNER

**SUBJECT PROPERTY: 00000 CANTRELL ROAD**



**APPLICANT/APPLICANT AGENT:**  
 AUSTIN THOMPSON  
 ATLAS LAND CONSULTING

**PROPERTY OWNER:**  
 Sweeney/Di Joseph, Jacob/Devin  
 PO Box 174  
 Linwood, KS 66052

**CONCURRENT APPLICATIONS:**  
 N/A

**LAND USE**

ZONING: RR-5 to R-2.5

FUTURE LAND USE DESIGNATION:  
 COUNTY ROAD 1

**LEGAL DESCRIPTION:**

Lot 2, Dodge Addition, in Leavenworth County, Kansas

SUBDIVISION: Dodge Addition

FLOODPLAIN: A small portion of  
 Zone A

**STAFF RECOMMENDATION: APPROVAL**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-24-075, Rezone for Lot 2 Dodge Addition, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-075, Rezone for Lot 2 Dodge Addition, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PROPERTY INFORMATION**

PARCEL SIZE: 30.40 ACRES

PARCEL ID NO:  
 222-04-0-00-00-011

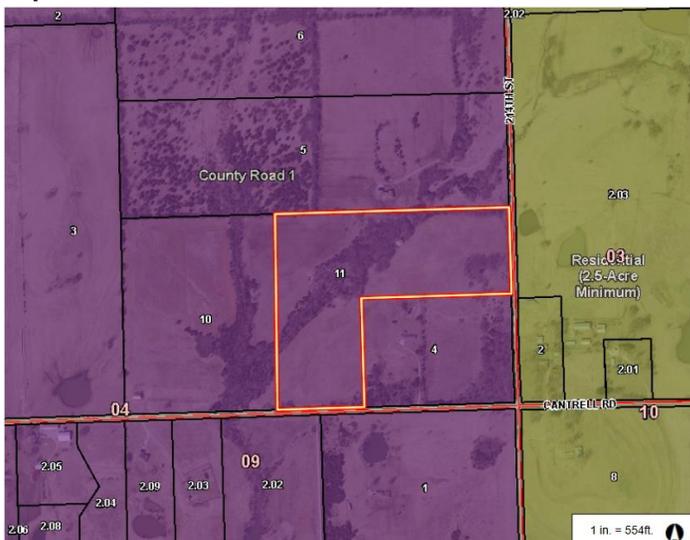
BUILDINGS:  
 Existing Building

**PROJECT SUMMARY:**

Request to rezone one parcel at 00000 Cantrell Road (PID: 222-04-0-00-00-011) from RR-5 to RR-2.5.

ACCESS/STREET:  
 CANTRELL ROAD/ 214<sup>TH</sup> ST.  
 LOCAL, GRAVEL, ±27' WIDE

**Location Map: FUTURE LAND USE DESIGNATION**



**UTILITIES**

SEWER: SEPTIC

FIRE: FD # 2

WATER: RWD #10

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW: 7/2/2024

NEWSPAPER NOTIFICATION:  
 06/18/2024

NOTICE TO SURROUNDING  
 PROPERTY OWNERS:  
 06/18/2024

<b>FACTORS TO BE CONSIDERED:</b> <i>Type content in each if necessary (delete this afterwards)</i>		
<b>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</b>	<b>Met</b>	<b>Not Met</b>
<p><b>1. Character of the Neighborhood:</b>  <i>Density: Surrounding parcels range in size from 2.9 acres to more than 140 acres. The area is not densely populated.</i></p> <p><i>Nearby City Limits: Linwood is more than two miles to the Southeast.</i></p> <p><i>Initial Growth Management Area: This parcel is located within the Rural Growth Area.</i></p>	X	
<p><b>2. Zoning and uses of nearby property:</b>  <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.</i></p> <p><i>Adjacent Zoning: All adjacent properties within the 1000-foot buffer zone are zoned RR-5. However, the parcels directly to the east of the property are zoned RR-2.5 for the future land use designation.</i></p>	X	X
<p><b>3. Suitability of the Property for the uses to which is has been restricted:</b>  <i>The property is suitable for rural residences and agricultural uses.</i></p>	X	
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b>  <i>Nearby properties are unlikely to be negatively impacted as the proposed zoning district remains rural residential</i></p>	X	
<p><b>5. Length of time the property has been vacant as zoned:</b>  <input checked="" type="checkbox"/> <i>Vacant: There is no primary residence, only an accessory structure</i>  <input type="checkbox"/> <i>Not Vacant:</i></p>	X	
<p><b>6. Relative gain to economic development, public health, safety and welfare:</b>  <i>Rezoning does not impact economic development, public health, safety and welfare. In the event the parcel was to be developed as a rural subdivision, twice as many homes could potentially be constructed which may have a positive impact on the economic development</i></p>	X	
<p><b>7. Conformance to the Comprehensive Plan:</b>  <i>Future Land Use Map: County Road 1. However, this area of County Road 1 was identified as Rural Residential with no distinction made in the Comprehensive Plan. Parcels directly to the east of the property Future Land Use is designated as RR-2.5</i>  <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>	X	

**STAFF COMMENTS:**

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as County Road 1. The County Road 1 Corridor Study identified this area as Rural Residential. During the rezoning of other parts of the corridor, this area was not rezoned. The surrounding areas part of the study were identified in the Future Land Use Map as compatible with RR-2.5. Due to the proximity of the Future Land Use RR-2.5 designation, Staff is supportive of the request.

**ATTACHMENTS:**

- A: Application & Narrative
- B: Zoning Map
- C: Location Map
- D: Memorandums

Energy Road 10  
 Flood County Rd 1  
 Lot 2  
 Dodge addition  
 30.40 458

**REZONING APPLICATION**

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

Office Use Only

Township: Reuo Date Received: 06.14.2024  
 Planning Commission Date \_\_\_\_\_  
 Case No. DEV-24- Date Paid \_\_\_\_\_  
 Zoning District RR5 Comprehensive Plan Land Use Designation County Rd 1

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Austin Thompson - Atlas Land Consulting</u>	NAME <u>Jacob Sweeney &amp; Devin Di Joseph</u>
ADDRESS <u>14500 Parallel Rd Unit R</u>	ADDRESS <u>PO Box 174</u>
CITY/ST/ZIP <u>Basehor, KS 66007</u>	CITY/ST/ZIP <u>Linwood, KS 66052</u>
PHONE <u>913-702-8916</u>	PHONE _____
EMAIL <u>austin@alconsult-llc.com</u>	EMAIL <u>devindijoseph@yahoo.com &amp; jsweeney5460@gmail.com</u>
CONTACT PERSON <u>Austin Thompson</u>	CONTACT PERSON _____

**PROPOSED USE INFORMATION**

Proposed Land Use \_\_\_\_\_  
 Current Zoning RR-5 Requested Zoning RR-2.5  
 Reason for Requesting Rezoning This request is to rezone the property to RR-2.5. The goal is to split the current existing lot into 3 smaller parcels. The plat will follow the rezoning.

**PROPERTY INFORMATION**

Address of Property Parcel R310016 - 2220400000011000  
 Parcel Size 30.40 Acres  
 Current use of the property Rural Residential  
 Present Improvements or structures N/A  
 PID 2220400000011000

I, the undersigned am the (owner), (duly authorized agent), (Circle One) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Devin Di Joseph Date 4/20/24

ATTACHMENT A

**OWNER AUTHORIZATION**

I/WE Devin Di Joseph + Jacob Sweeney, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 20<sup>th</sup> day of April, 2024 make the following statements, to wit:

- 1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property  
  
See Attachment "A" attached hereto and incorporated herein by reference.
- 2. I/We the undersigned, have previously authorized and hereby authorize Austin Thompson with Atlas Land Consulting (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, Parcel R310016 (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of the applicant in the application process.
- 3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
- 4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

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

Devin Di Joseph  
Owner

Jacob S. Sweeney  
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 20<sup>th</sup> day of 4, 2024,  
by Matt Epley  
My Commission Expires: 02/21/28

**Matt Epley**  
Notary Public - State of Kansas  
My Commission Expires 2 21, 2028

[Signature]  
Notary Public

**ATTACHMENT B**

# INFORMATIONAL REPORT

ISSUED BY  
MCCAFFREE-SHORT TITLE COMPANY, INC.

## SCHEDULE A

File No.: L24-29701

1. Effective Date: March 22, 2024 at 08:00 AM
2. Policy (or Policies) to be issued:
  - a. Informational Report Only
3. The estate or interest in the land described or referred to in this Commitment is:  
(Identify estate covered, i.e. Fee, Leasehold, etc.)

Total Charge: \$250.00

Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
  
Jacob Sweeney and Devin Di Joseph
5. The land referred to in this Commitment is described as follows:

Lot 2, DODGE ADDITION, a tract of land in the South Half of the Southeast Quarter of Section 4, Township 12 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

McCaffree-Short Title Company



Tracy L. Johnson, Agent No. 5057588  
(This Schedule A valid only when Schedule B is attached)

#### PURPOSE OF REZONE REQUEST:

The purpose of the rezone is to ultimately split the property into 3 smaller lots. The lots do meet the 5 acre minimum for RR-5 zoning, but do not meet the necessary frontage of 300 feet. Each lot has a frontage of 297.90 feet which is 2.10 feet short of the require zoning.

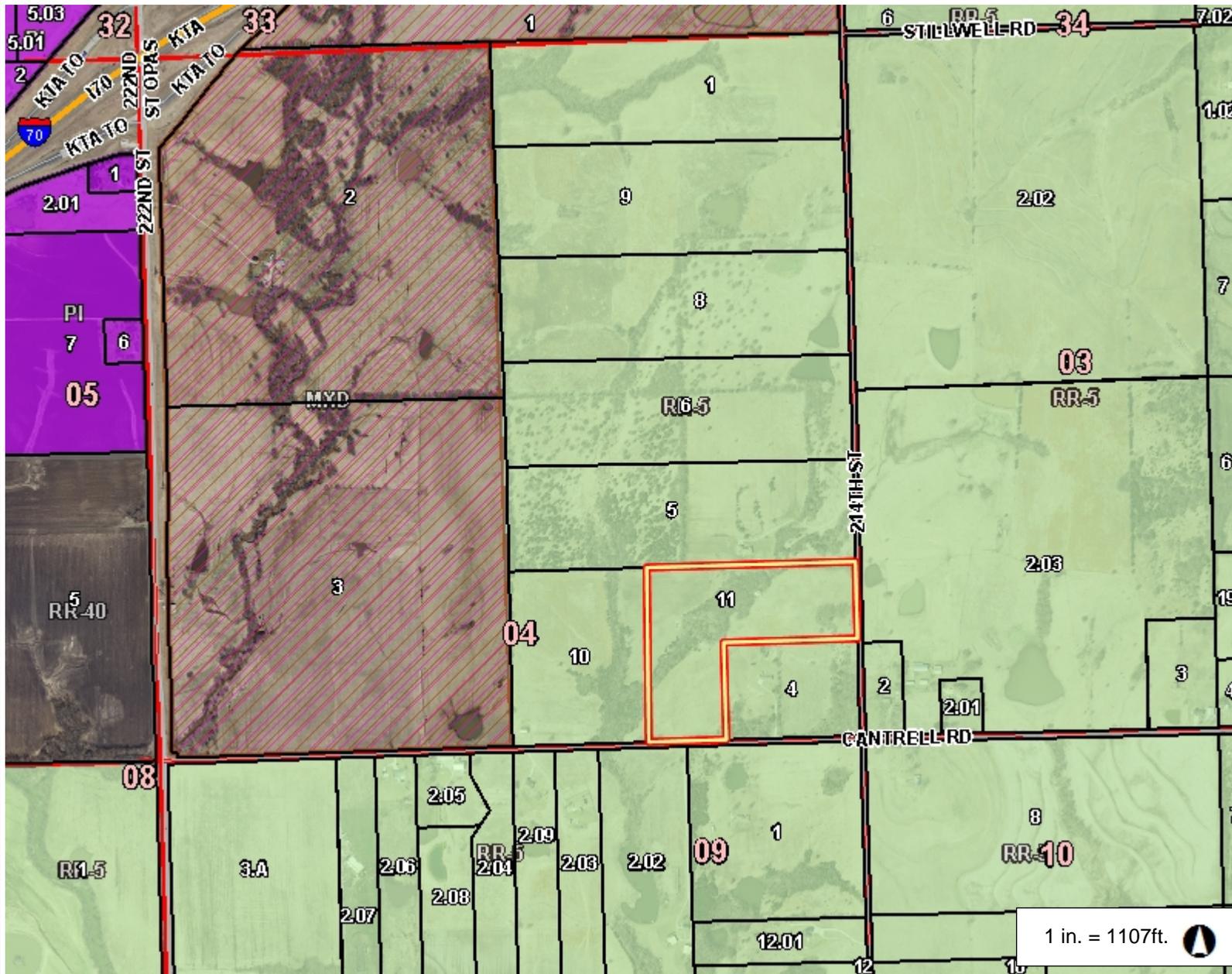
The property is currently located in the County Road 1 Future Use Plan. The property was apart of the future plan established in 2020 but was not part of the future rezone apart of that plan. Neighboring properties were forcefully rezoned to MXD (Mixed Use) but our property remained RR-5.

Directly East on 214<sup>th</sup> Street, according to the Future Use Plan, is an area planned for RR 2.5 zoning. Our belief is allowing the subject properties (Lot 1 & Lot 2 of Dodge Addition No. 2) to be rezoned into RR-2.5, the intent of the Future Use Plan is still intact. If our property was meant to be zoned MXD or any other zoning, this process would have been completed during the Future Use Plan's establishment in 2020.

Finally, the current Plan for this area is a High-Density Area of 3 units per Acre. With the current infrastructure (roads and utilities) in place, it would be impossible to achieve this very High-Density Area. Our belief is RR-2.5 is Highest Density possible for the current infrastructure in place. Upgrading the infrastructure to meet the Higher density standard would be an unreasonable financial burden to Leavenworth County.



# Zoning Map



### Legend

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

1 in. = 1107ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Friday, June 21, 2024 9:37 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-24-075 Rezone Dodge Addition No 2 - ATLAS Land Consulting

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

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

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

---

**From:** Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>  
**Sent:** Friday, June 14, 2024 11:38 AM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** DEV-24-075 Rezone Dodge Addition No 2 - ATLAS Land Consulting

All,

The Department of Planning and Zoning has received an application for a Rezone of property at 00000 Cantrell Rd. from RR-5 to RR-2.5.

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 Monday, July 1, 2024.

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

v / r

Joshua J. Schweitzer  
Development Planner  
Leavenworth County Planning & Zoning

## Schweitzer, Joshua

---

**From:** McAfee, Joe  
**Sent:** Monday, June 24, 2024 2:34 PM  
**To:** Schweitzer, Joshua; Van Parys, David; Brown, Misty; 'mpleak@olsson.com'; Noll, Bill  
**Cc:** PZ  
**Subject:** RE: DEV-24-075 Rezone Dodge Addition No 2 - ATLAS Land Consulting

Joshua,  
PW has no comments on the rezone.

---

**From:** Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>  
**Sent:** Friday, June 14, 2024 11:38 AM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcafee@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'designgroupplawrenceservicecenter@evergy.com' <designgroupplawrenceservicecenter@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** DEV-24-075 Rezone Dodge Addition No 2 - ATLAS Land Consulting

All,

The Department of Planning and Zoning has received an application for a Rezone of property at 00000 Cantrell Rd. from RR-5 to RR-2.5.

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 Monday, July 1, 2024.

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

v / r

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

## Schweitzer, Joshua

---

**From:** Dylan Ritter <dritter@lvcofd2.com>  
**Sent:** Friday, June 21, 2024 2:31 PM  
**To:** Schweitzer, Joshua  
**Cc:** Magaha, Chuck; McAfee, Joe; Miller, Jamie; Patzwald, Joshua; Van Parys, David; Brown, Misty; mpleak@olsson.com; Noll, Bill; kritter@lvcofd2.com; designgrouplawrenceservicecenter@evergy.com; rwd10@conleysandu.com; PZ  
**Subject:** Re: DEV-24-075 Rezone Dodge Addition No 2 - ATLAS Land Consulting

**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.

Fire District #2 has no comments or concerns.

Thank you

On Fri, Jun 14, 2024 at 11:38 AM Schweitzer, Joshua <[JSchweitzer@leavenworthcounty.gov](mailto:JSchweitzer@leavenworthcounty.gov)> wrote:

All,

The Department of Planning and Zoning has received an application for a Rezone of property at 00000 Cantrell Rd. from RR-5 to RR-2.5.

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 Monday, July 1, 2024.

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

v / r

Joshua J. Schweitzer

Development Planner

Leavenworth County Planning & Zoning

300 Walnut St, Suite 212

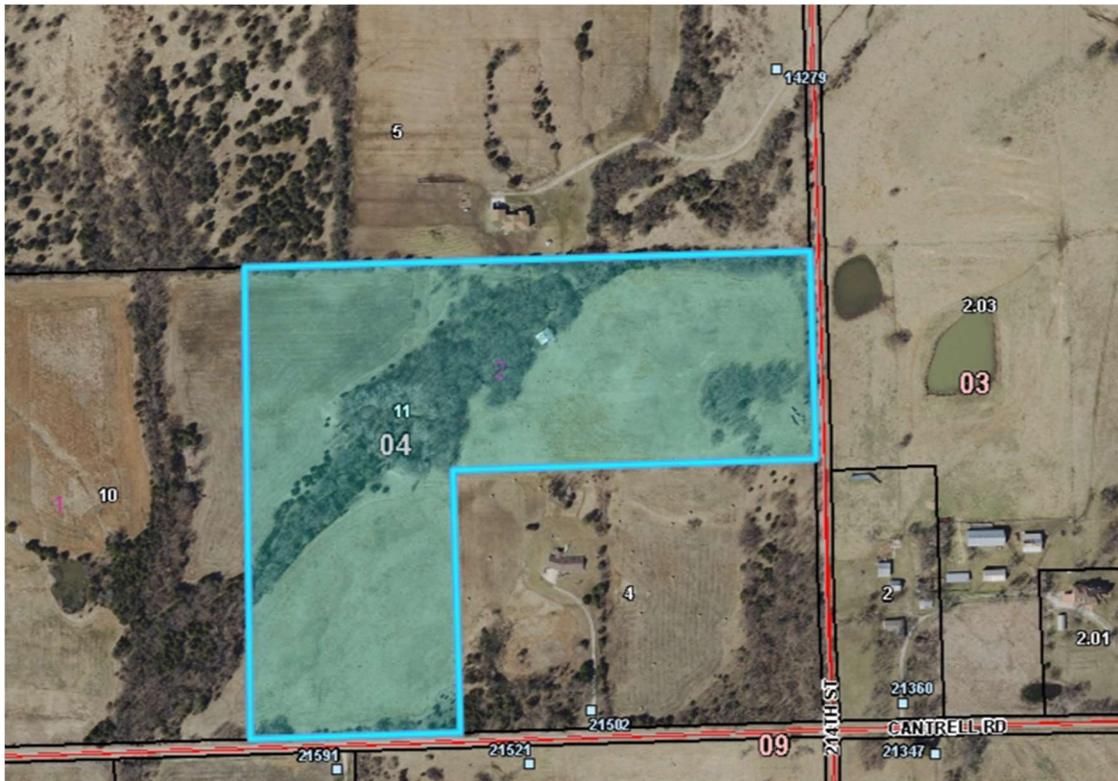


July 02, 2024

To Whom It May Concern:

This letter is to Inform you that Evergy will provide electrical power to the area pictured below per request of Austin Thompson.

Without knowing required load this letter does not guarantee we currently have capacity and additional build may be needed.



Dodge Addition No 2-1 Plat

**Steven Heath**

Evergy

TD Designer I

[steven.heath@evergy.com](mailto:steven.heath@evergy.com)

☎ 785-865-4857



**Mary Conley** <mary.conley@conleysandu.com>

to LVCO, Devin, jsweeney5460@gmail.com, Steve, Steve, mary.conley@conleyandu.com, me, Mary ▾

8:00AM (2 hours ago) ☆ ↶ ⋮

Good morning Devin,  
Yes, I agree with your statements in the previous email and LV RWD10 has no issue with you moving forward with the lot split.  
Mary Conley

⋮

- Yes, I agree.
- We will proceed.
- I approve as well.

- ↶ Reply
- ↶ Reply all
- ↷ Forward



# DODGE ADDITION NO. 2

A REPLAT OF LOT 2, DODGE ADDITION, A SUBDIVISION OF LAND IN LEAVENWORTH COUNTY, KANSAS

UTILITIES  
EVERGY - 800-383-1183  
RURAL WATER DISTRICT 10 - 913-856-7375

**ALC**  
ATLAS LAND CONSULTING  
SURVEYING | ENGINEERING | DRONE | CAD  
913-702-5073  
14500 Parallel Road, Unit R, Bashear, KS 66607  
ANDREA@ALCONSULT.LLC.COM

## FINAL PLAT

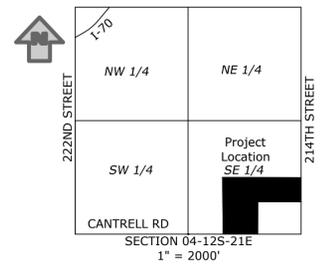
## LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" x 24" REBAR IN CONCRETE WITH CAP ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- ⊘ TELEPHONE PEDESTAL
- FENCE LINE
- OHP — OVERHEAD POWER LINE
- TREE LINE

## GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC 04-12S-21E S88°11'55"W.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C03256 EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X" AND ZONE "A".
4. KS ONE CALL WAS NOT CALLED ON THIS SURVEY.
5. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
6. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
7. THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
8. BENCHMARK - NGS KE0629 - ELEV-867.50
9. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
10. CURRENT ZONING RR-5 / PROPOSED ZONING LOT 1 & LOT 2 RR 2.5 - LOT 3 RR-5
11. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
12. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
13. TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY - FILE NO. L24-29701
14. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTION OF DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
15. REFERENCED SURVEY  
-TRACT SPLIT COMPLETED APRIL 12, 2018 BY ATLAS SURVEYORS VIA ROGER B. DILL LS 1408 DOCUMENT NO. 2018S046  
-DODGE ADDITION FINAL PLAT  
16. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.  
17. THERE ARE NO OFF-PLAT RESTRICTIONS IN PLACE.  
18. LOT 1 & LOT 2 PROPERTY ACCESS VIA CANTRELL ROAD & LOT 3 PROPERTY ACCESS VIA & 214TH STREET  
19. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.  
20. UTILITY INFORMATION:  
- WATER - RURAL WATER DISTRICT 10  
- ELECTRIC - EVERGY  
- SEWER - SEPTIC  
- GAS - PROPANE/NATURAL GAS  
21. ANY BUILDINGS TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

## VICINITY MAP

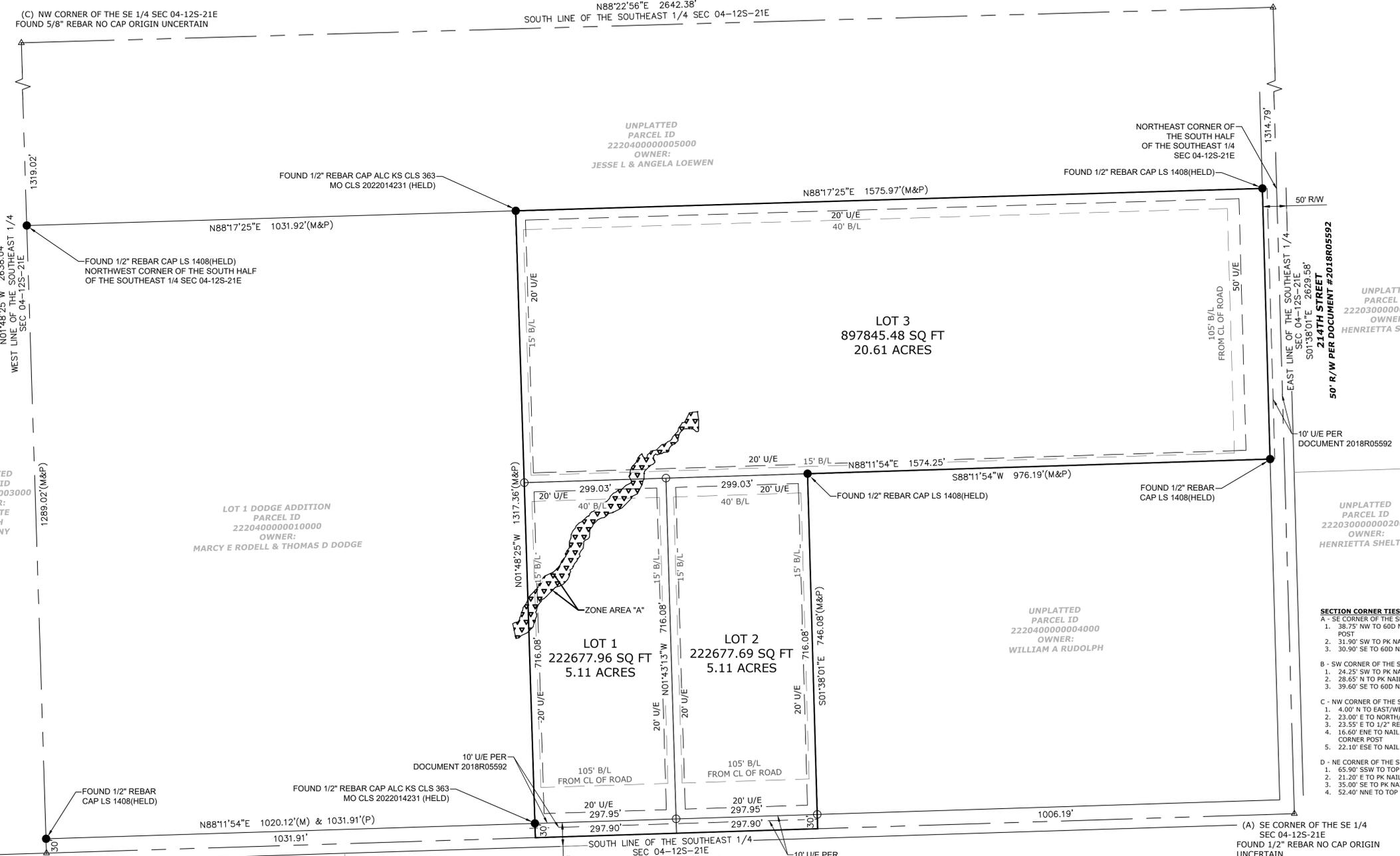


This is to certify on this 12th day of APRIL, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.

*Andrea N. Weishaubt*  
ANDREA N WEISHAUBT PLS 1730

JOB NO: 24-073

SCALE	PREPARED FOR
120 60 0 120 SCALE IN FEET	<b>JACOB SWEENEY &amp; DEVIN DI JOSEPH</b> CANTRELL RD. LINWOOD, KS 66052 PO BOX 174 LINWOOD, KS 66052
SEC-TWN-RNG	
04-12S-21E	
DATE	
APRIL 15, 2024	



**DESCRIPTION PER TITLE COMMITMENT**  
TITLE COMMITMENT FILE NO: L24-29701 VIA MCCAFFREE-SHORT TITLE COMPANY, INC DATED MARCH 22, 2024 AT 8:00 AM  
LOT 2, DODGE ADDITION, A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

**DEDICATION**  
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "DODGE ADDITION NO. 2".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated by easement.

The undersigned proprietor of the above described tract of land does hereby certify that all prior existing easement rights on land to be dedicated for the public use running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

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

Building Lines 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, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

OWNER  
DEVIN JOSEPH, OWNER

STATE OF KANSAS) )  
COUNTY OF LEAVENWORTH)  
BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, before me, a Notary Public in and for said County and State, came **DEVIN JOSEPH**, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

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

Notary Public

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

OWNER  
JACOB SWEENEY, OWNER

STATE OF KANSAS) )  
COUNTY OF LEAVENWORTH)  
BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, before me, a Notary Public in and for said County and State, came **JACOB & DI SWEENEY**, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

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

Notary Public

This plat of DODGE ADDITION has been submitted and approved by Leavenworth County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

CHAIRMAN - MARCUS MAJURE

SECRETARY - JOHN JACOBSON

This plat approved by the Board of County Commissioners of Leavenworth County, Kansas, this day of \_\_\_\_\_, 202\_\_.

(SEAL)

CHAIRMAN - Vicky Kaaz ATTEST - COUNTY CLERK - JANET KLASINSKI

COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in Book \_\_\_\_\_, Page \_\_\_\_\_.

REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

LEAVENWORTH COUNTY SURVEYOR  
DANIEL BAUMCHEN, PS-1363

## RESOLUTION 2024-18

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

**Lot 2, DODGE ADDITION, a tract of land in the South Half of the Southeast Quarter of Section 4, Township 12 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, more commonly known as 00000 Cantrell Road.**

**WHEREAS**, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 14<sup>h</sup> day of June, 2024, and

**WHEREAS**, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-075 upon the granting of such request for a Rezoning on the 10<sup>th</sup> day of July, 2024; and

**WHEREAS**, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Rezoning be approved; and

**WHEREAS**, the Board of County Commissioners considered, in session on the 31<sup>st</sup> day of July, 2024, the recommendation of the Leavenworth County Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings of fact adopted by the Board of County Commissioners in regular session on the 31<sup>st</sup> day of July, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 00000 Cantrell Road, Parcel Identification Number 222-04-0-00-00-011, is hereby granted.
2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned RR-2.5. Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.
3. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

Adopted this 31<sup>st</sup> day of July, 2024  
Board of County Commission  
Leavenworth, County, Kansas

---

Jeff Culbertson, Chairman

ATTEST:

\_\_\_\_\_  
Vicky Kaaz, Member

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

\_\_\_\_\_  
Doug Smith, Member

\_\_\_\_\_  
Mike Smith, Member

\_\_\_\_\_  
Mike Stieben, Member

**Leavenworth County  
Request for Board Action  
Resolution 2024-19  
Special Use Permit for Noyes Family Farm Event Center**

**Date: July 31, 2024**  
**To: Board of County Commissioners**  
**From: Planning & Zoning Staff**

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

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested:**

1. CHAIRMAN, I MOVE TO TABLE THE REQUEST UNTIL SUCH TIME THAT ADDITIONAL INFORMATION IS RECEIVED FROM THE STATE FIRE MARSHAL'S OFFICE.

**Analysis:** The applicant is requesting a Special Use Permit to operate an Event Center at 21576 155<sup>th</sup> Street. The property has an existing barn built in 1903 with three stories. The first floor will be used for the event business and the second and third floors will be used as private space by the owners. The applicant has renovated the interior to include an event space, warming kitchen and two bathrooms. They have exit doors with push bars, smoke detectors, fire extinguishers and will be providing a hydrant near the entrance of their property. Fairmount Fire District has reviewed the proposal and have requested a condition be placed on the permit that the building shall comply with the Kansas Fire Protection Plan. The applicant has requested that all events taking place indoors shall be limited to 99 occupants. Outdoor events shall be limited to 150 attendees. The owners will operate the business with a few part-time employees. Sufficient parking is provided on site. Staff received an email from the applicant agent that the State Fire Marshal's office is in the process of reviewing this project for compliance with State Fire Protection Plan. Staff recommends tabling this item.

**Planning Commission Recommendation:** The Planning Commission voted 8-0 (1 absent) to recommend approval of Resolution 2024-19 (Case No. DEV-24-030) a Special Use Permit for Noyes Family Farm with conditions as amended during the Planning Commission.

**Alternatives:**

1. Approve Case DEV-24-030 (Resolution 2024-19), Special Use Permit for the Noyes Family Farm Event Center, with Findings of Fact, and with or without conditions; or
2. Deny Case DEV-24-030 (Resolution 2024-19), Special Use Permit for the Noyes Family Farm Event Center, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case DEV-24-030 (Resolution 2024-19), Special Use Permit for the Noyes Family Farm Event Center, with Findings of Fact; or

4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:**

\$0.00

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

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

CASE NO: DEV-24-030 Noyes Family Farm Event Center

July 10, 2024

**REQUEST: Public Hearing Required**

- Zoning Amendment       Special Use Permit  
 Temporary Special Use Permit

**STAFF REPRESENTATIVE:**

Amy Allison  
Deputy Director

**SUBJECT PROPERTY:** 21576 155<sup>th</sup> Street

**FUTURE LAND USE:** Mixed Use

**APPLICANT/APPLICANT AGENT:**

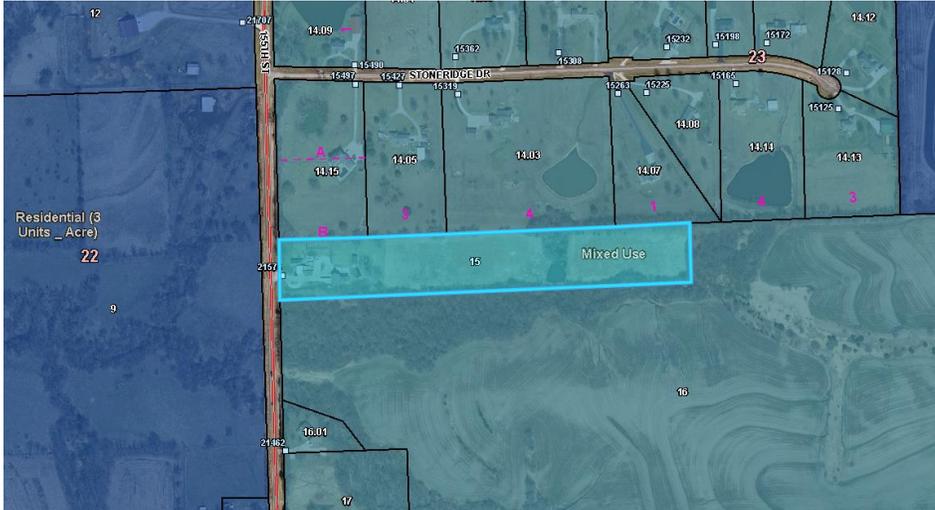
Christopher Storm  
Storm Engineering Group, PA  
5719 Westfield Drive  
Lawrence KS 66049

**PROPERTY OWNER:**

The Noyes Family Farm, LLC

**CONCURRENT APPLICATIONS:**

N/A



**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
Mixed Use

**LEGAL DESCRIPTION:**

Tract of land of Southwest ¼, Section 23, Township 10 South, Range 22 East of the Sixth P.M., in Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

**STAFF RECOMMENDATION: APPROVAL**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-24-030, Special Use Permit for Noyes Family Farm, LLC for an Event Center, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-030, Special Use Permit for Noyes Family Farm, LLC for an Event Center, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 9.7 ACRES

PARCEL ID NO:  
156-23-0-00-00-015.00

BUILDINGS:  
EXISTING: Single family residence,  
event barn and accessory structures

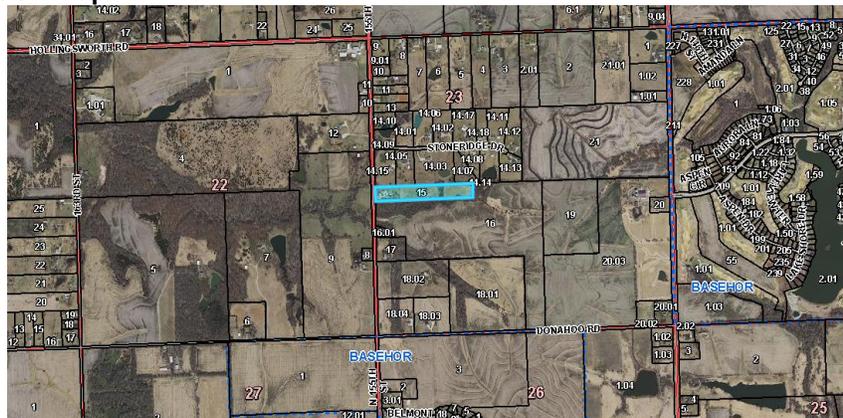
**PROJECT SUMMARY:**

Request for Special Use Permit to operate an Event Center for Noyes Family Farm LLC at 21576 155<sup>th</sup> Street.

**ACCESS/STREET:**

155<sup>th</sup> STREET  
COUNTY COLLECTOR  
±24' WIDE, PAVED

**Location Map:**



**UTILITIES**

SEWER: SEPTIC

FIRE: FAIRMOUNT

WATER: RWD#1 Cons.

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW: 6/15/2024

NEWSPAPER NOTIFICATION:  
6/18/2024

NOTICE TO SURROUNDING  
PROPERTY OWNERS:  
6/17/2024

<b>FACTORS TO BE CONSIDERED:</b>		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Special Use Permit request:</i>	<b>Met</b>	<b>Not Met</b>
<p><b>1. Character of the Neighborhood:</b>  <i>Density:</i> The parcel is in a low density residential area. Properties range in size from 1 to 95.5 acres.</p> <p><i>Nearby City Limits:</i> The City of Basehor is located approximately 0.44 miles to the south.</p> <p><i>Initial Growth Management Area:</i> This parcel is not located within the Urban Growth Area.</p>	✓	
<p><b>2. Zoning and uses of nearby property:</b>  <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature.</p> <p><i>Adjacent Zoning:</i> All adjacent properties are zoned RR-2.5 and RR-5</p>	✓	
<p><b>3. Suitability of the Property for the uses to which is has been restricted:</b>  <i>The property is <b>9.7 acres</b>. The property is suitable as a rural residence, for agricultural uses and the proposed use is allowed with a Special Use Permit.</i></p>	✓	
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b></p> <p><i>The use is unlikely to detrimentally impact neighboring parcels. The event barn is located on the southern side of the property with a significant vegetative area to the south. A subdivision is located to the north of the parcel but the majority of the event activities will take place on the southern side. The applicant has proposed that all musical events will take place inside.</i></p> <p><i>Traffic:</i> The applicant is proposing to hold events up to 150 people. 155<sup>th</sup> Street is a paved road and should be able to accommodate the traffic that is proposed.</p> <p><i>Lighting:</i> The applicant indicated limited use of exterior lighting. Staff recommends placing a condition that all lighting shall be 0.00 foot-candles, as measured from the property line.</p> <p><i>Outdoor Storage:</i> Outdoor storage will not be used for the purpose of the event center.</p> <p><i>Parking:</i> Parking is provided and is adequate for the proposed use.</p> <p><i>Visitors/Employees:</i> The applicant has indicated two full-time employees (property owners) will be running the business with up to six (6) part-time employees when needed.</p>	✓ (Condition 11)  ✓  ✓ (Condition 12)  ✓  ✓  ✓	

<p><i>Waste: The applicant does not store chemicals, lubricants, oils or other chemicals on the property. The structure has restrooms indoors. Any waste generated from the property must be disposed of in compliance with all applicable local, state and federal laws.</i></p>	<p>✓ (Condition 14)</p>	
<p><b>5. Length of time the property has been vacant as zoned:</b>  <input type="checkbox"/> <i>Vacant: To our knowledge, the property has never been developed. There is an existing water tower.</i>  <input checked="" type="checkbox"/> <i>Not Vacant: The property is currently used as a residence.</i></p>	<p>✓</p>	
<p><b>6. Relative gain to economic development, public health, safety and welfare:</b>  <i>The proposed application would allow for another business to be located within Leavenworth County. There does not appear to be any detrimental effects to the public health, safety or welfare.</i></p>	<p>✓</p>	
<p><b>7. Conformance to the Comprehensive Plan:</b>  <i>Future Land Use Map: Mixed Use – Proposed Residential and Commercial mixture of uses</i></p>	<p>✓</p>	

**STAFF COMMENTS:**

The applicant is requesting a Special Use Permit to operate an Event Center out of a converted barn built in 1903. The applicant began operating the business without a Special Use Permit but when notified by County Staff that a Permit was required, the applicant stopped operations and began the application process. The event space will be located on the first floor with the second and third stories being dedicated to private use of the homeowner. The applicant is proposing to hold events both indoors and outdoors with a maximum occupancy of 150 guests. The Fairmount Fire District has concerns with the building meeting the minimum requirements for the International Fire Code (IFC). Occupancy would also include the any staff hired for the event which could include up to 3-6 additional people. The event barn contains a prep-kitchen (no stove) with two bathrooms. Food and bartending services will be contracted out to third parties.

The applicant is proposing to hold events during both weekdays and weekends. Weekday event hours would be from 5 to 10 pm, whereas weekend events will be from 8 am to 11 pm. The site does have enough area to provide the required minimum parking spaces (39 spaces) but can accommodate parking spaces for up to 73 vehicles. The applicant will be providing two van-accessible ADA spaces. The property has existing tree lines along both property lines but staff does recommend placing a condition that screening to adjacent properties must be maintained. A residential subdivision does abut the property to the north but the event barn is located on the southern half of the property and the applicant has indicated that they will limit DJ equipment to inside the barn. The barn currently has minimal lighting. Staff recommends placing the standard conditions for both noise and lighting on this SUP if approved.

**STAFF RECOMMENDED CONDITIONS:**

1. The Special Use Permit shall be subject to the written narrative and site plan provided on June 13, 2024.
2. Events shall be limited to the hours of 5:00 PM to 10:00 PM on weekdays and 8:00 AM until 11:00 PM during weekends. All business operations in the Event Center shall cease by 12:00 AM.
3. Occupancy for all events shall be limited to 150 occupants. Employees shall be limited to two full-time employees and unlimited seasonal or part-time employees.
4. A commercial building permit shall be submitted to the Planning & Zoning Department, including engineered building plans for the proposed addition. An affidavit of compliance from the Engineer of Record may be substituted for the building plans and code footprint.
5. An engineered commercial septic plan shall be filed with the Planning & Zoning Department.

6. The proposed business shall be screened from adjacent property via a screening fence or landscaping. Landscaping may include existing vegetation but should any existing landscaping be removed, new plantings shall replace those areas that have been compromised.
7. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
8. No on-street parking shall be allowed.
9. One ADA van-accessible parking stall shall be required.
10. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
11. Any noise generated from the proposed activities shall be limited to 60 dB, as measured from the property line.
12. Any light generated from the proposed activities shall be limited to 0 foot-candles net gain, as measured from the property line. If the existing or proposed lighting for the business exceeds the requirement, the lighting shall be shielded from adjacent properties.
13. No outdoor storage of materials shall be allowed.
14. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
15. This conditional SUP requires compliance with all local, state, and federal rules and regulations that may be applicable.
16. The Conditional Special Use Permit must comply with the following memorandums prior to any events taking place:
  - a. Mike Lingenfelter – Fairmount Fire District, dated July 2, 2024
  - b. Mitch Pleak – Olsson/Public Works, dated June 17, 2024
  - c. Chuck Magaha – Emergency Management, dated May 30, 2024
  - d. Boone Heston – Evergy, dated April 5, 2024
  - e. Kyle Anderson – Code Enforcement, dated April 5, 2024
  - f. Mike Fulkerson – Consolidated Water District #1, dated April 4, 2024
17. That no public nuisance be allowed or created upon the subject real property.
18. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. The Noyes Family Farm Event Center, and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the county for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

**ATTACHMENTS:**

- A: Application & Narrative
- B: Zoning Map
- C: Vicinity Map
- D: Memorandums

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Storm Engineering Group, P.A.</u>	NAME <u>The Noyes Family Farm, LLC</u>
ADDRESS <u>5719 Westfield Drive</u>	ADDRESS <u>21576 155th Street</u>
CITY/ST/ZIP <u>Lawrence, Kansas 66049</u>	CITY/ST/ZIP <u>Basehor, Kansas 66007</u>
PHONE <u>(785) 766-6661</u>	PHONE <u>(816) 210-8587</u>
EMAIL <u>chris@stormenggrp.com</u>	EMAIL <u>makingnoyes@gmail.com</u>
CONTACT PERSON <u>Christopher M. Storm</u>	CONTACT PERSON <u>Scott Noyes</u>

**PROPERTY INFORMATION**

PID: 1562300000015000 Zoning District: RR-2.5

Address of property 21576 155th Street, Basehor, Kansas 66007 Parcel size 9.70 acres

Current use of the property Rural single family residence (detached)

Does the owner live on the property?  Yes  No

Proposed Special Use Special Event Venue

**TAX ASSESSEMENT STATEMENT**

**Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.**

---

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one)  Yes  No

I, the undersigned am the (circle one) owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit and acknowledge the potential of a change in the Appraised Value of my property as indicated above. I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.

Signature  Date 

**ATTACHMENT A**

Entered in the transfer record in my office this  
28 day of June, 20 17  
Janet Klaska  
by B Jones County Clerk

**GENERAL WARRANTY DEED (Statutory)**

THE GRANTORS, Norman L. Brooks and Beverly Ann Brooks, husband and wife

convey and warrant to Michelle M. Noyes, a married person

GRANTEE, GRANTEE'S heirs and assigns, all right, title, and interest in and to the following REAL ESTATE in the County of Leavenworth, and the State of Kansas, to-wit:

TRACT OF LAND OF SOUTHWEST 1/4, SECTION 23, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., IN LEAVENWORTH COUNTY, KANSAS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING NORTHWEST CORNER OF SAID SOUTHWEST 1/4, THENCE EAST 1760 FEET, THENCE SOUTH 247.5 FEET, THENCE WEST 1760 FEET, THENCE NORTH 247.5 FEET TO THE POINT OF BEGINNING, LESS THAT PART USED FOR PUBLIC ROAD.

Per County tax roll records commonly known as: 21576 155th St., Basehor, KS 66007

for the sum of one dollar and other good and valuable consideration.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

Dated this 20<sup>th</sup> day of June, 2017.

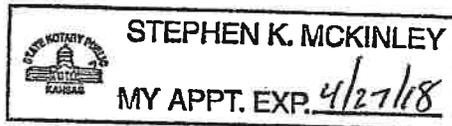
Norman L. Brooks By Beverly Ann Brooks  
Norman L. Brooks, By Beverly Ann Brooks, As Attorney-In-Fact  
As attorney in fact  
Beverly Ann Brooks  
Beverly Ann Brooks

6880

STATE OF KANSAS, Wyandotte COUNTY, SS:

The foregoing instrument executed by **Beverly Ann Brooks, Attorney-In-Fact for Norman L. Brooks and Beverly Ann Brooks, husband and wife** was acknowledged before me this 20<sup>th</sup> day of June, 2017.

(Seal)



Stephen K. McKinley  
Notary Public

My Term Expires: 4/27/18



Laura Kelly, Governor  
Mark A. Burghart, Secretary

[www.ksrevenue.gov](http://www.ksrevenue.gov)

# CERTIFICATE OF TAX CLEARANCE

Scott A Noyes

## ISSUE DATE

02/28/2024

## TRANSACTION ID

TKH4-44KE-4XDP

## CONFIRMATION NUMBER

CYER-A36K-78SF

**TAX CLEARANCE VALID THROUGH 05/28/2024**

*Verification of this certificate can be obtained on our website, [www.ksrevenue.org](http://www.ksrevenue.org),  
or by calling the Kansas Department of Revenue at 785-296-3199*

**OWNER AUTHORIZATION**

I/WE Scott and Michelle Noyes, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 29 day of March, 2024, make the following statements, to wit:

- 1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property  
  
See Attachment "A" attached hereto and incorporated herein by reference.
- 2. I/We the undersigned, have previously authorized and hereby authorize Christopher M. Storm of Storm Engineering Group, P.A. (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 21576 155th Street, Basehor, Kansas 66007 (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
- 3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
- 4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

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

[Signature]  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledged before me on this 29 day of March 2024

by [Signature]

My Commission Expires:

[Signature]  
Notary Public  
Stephanie M. Skopp  
**ATTACHMENT C**

The Noyes Family Farm  
21576 155<sup>th</sup> Street, Basehor  
SUP Application - Project Narrative

OVERVIEW: The Noyes Family Farm is located at 21576 155th Street and is owned by Scott and Michelle Noyes. The 9.7-acre property includes the Noyes's house, a barn built in 1903, a storage building, and a silo. The "Big Red Barn" was built in 1903 and renovated in 2022. The main floor has a 16-foot commercial glass door that lets in light on one end and a garage door on the other. These overhead doors can also be raised for accessibility and/or to be opened for integration with outdoor entertainment. There are three additional entry/ exit doors, one on the north side of the barn, and two on the south side of the barn. There are two bathrooms, an industrial prep kitchen with no stove or oven, just preparation tables and a commercial three bin sink. The main floor space easily accommodates multiple uses. The private areas on the second floor consist of a hayloft used for storage and two other rooms, one used as office area and a personal arts and crafts studio. The barn heating and cooling as well as the five overhead fans make the environment comfortable at any time of the year.

SPECIFIC USE: This site is appropriate for hosting special events because of its rural location, property size, and proximity to Basehor, Lansing, and Leavenworth. The site has a stand of mature trees. The land to the south and east is cultivated with pasture to the west. There is a rural subdivision to the north. Weekday evening events will be scheduled between 5 and 10 pm and weekend events may occur between 8 am and 11 pm. The maximum number of guests for an event is 150. There will be no retail sales onsite.

TRAVEL ROUTES: Visitors will likely use Fairmount Road, Hollingsworth Road, or Leavenworth Road from Highway K7/U.S. 73 to 155th Street. The site is located 0.5 miles south of Hollingsworth Road and 1.5 miles north of Leavenworth Road.

EMPLOYEES: Events at the Noyes Family Farm are facilitated by Scott and Michelle. There are no full-time employees. There is a teacher who works part time on a as needed basis for the Noyes Family Farm. Family members and friends will also be there from time to time. Depending on the size of an event there will be 3-6 people there to assist, answer questions, and help with parking.

HOURS OF OPERATIONS: The venue will be open or available for site tours by potential customers by appointment only. The majority of events are expected to occur during the weekend. Those that rent the property will have the option to rent for several hours, the day or weekend. All music by local musicians or a DJ will be turned off by 11 p.m. DJ equipment and speakers will be located inside the event barn.

PARKING: For small events there are several areas around the barn for parking and two accessible spaces and a ramp or zero entry space for wheelchair access to the barn. For safety, the parking area will be illuminated by site lighting during events only. Offsite parking is not allowed. The average number of guests per vehicle for the typical event is three. Based on the average number of guests per vehicle and the number of staff, a large event would require 50 guest spaces and 5 staff/vendor spaces. The existing gravel parking area north and west of the barn will allow for 16 passenger vehicles and five staff/vendor vehicles. For larger events additional parking will be available on grass areas identified on the site plan. The site plan shows additional parking spaces for overflow parking.

FOOD SERVICE: All food served will be catered by licensed and bonded companies for events. A licensed and insured bartender is a requirement in the rental agreement whenever alcohol is going to be offered/served. Catered food can be warmed in the microwave and warming drawer, but there is no stove or oven in the kitchen.

SIGNAGE: There will be an approximate 5-foot by 5-foot landscaping sign at the end of the driveway. It will be made of stone or a naturally made product. On the day of any event two portable A-frame signs will be placed at both ends of the property leading to the driveway to direct as well as alert others of a special event happening that day or evening.

### In Case of Emergency:

The safety of our guests during severe weather and emergencies is paramount. The following steps will be taken prior to any events will include:

- Signs posted throughout the event building showing escape routes, fire extinguisher locations, notification procedures, and emergency contacts.
- Smoke detectors to be placed throughout the event building per fire code.
- A NOAA Weather Radio All Hazards (NWR) will be located in the event building and monitored for impending alerts.
- If a tornado or high wind warning is issued, guests will be notified by the event center public address system and directed to shelter in the basement of the existing residence.
- A sign will be posted outside, next to the main entrance of the event center that includes emergency contact information for first responders.

SECURITY: For events larger than 50 people, security will be hired to handle problems that may arise. This will be a size requirement listed within the rental agreement. After speaking with local law enforcement, we plan to use off-duty officers for this purpose.

UTILITIES: Service for the two bathrooms and prep kitchen is provided by an existing septic system located south of the barn. The existing system includes a 1,500-gallon two-compartment septic tank and 300 feet of rock and pipe absorption laterals. Water service from the residence and event barn is provided by Consolidated Rural Water District #1.

Event Venue Focus: Celebrations and seasonal “micro-events” to assist people who need space to enjoy family moments to celebrate but don’t have space in their respective homes.

### Most common Year-round venue events:

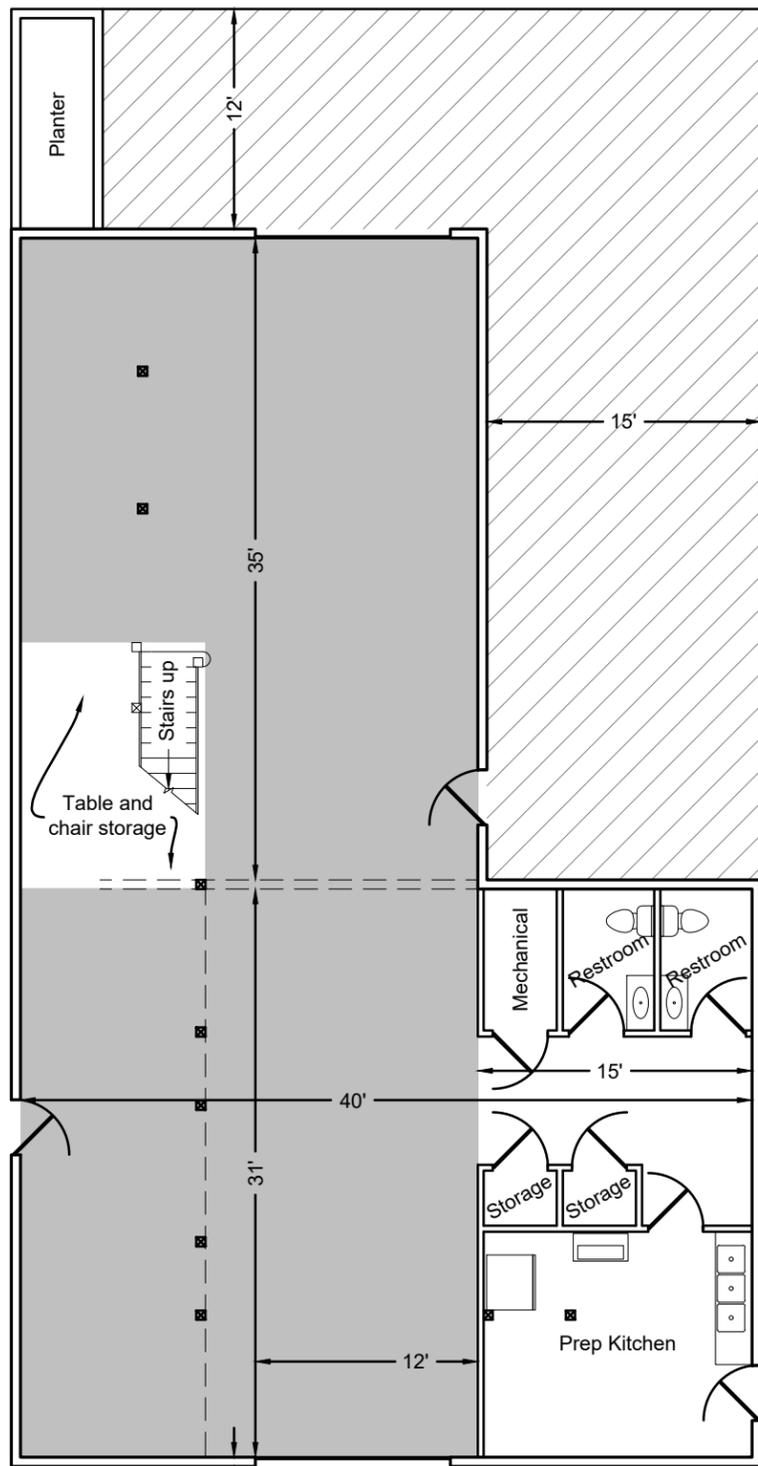
- Bridal and baby showers
- Birthday parties
- Graduation celebrations
- Anniversary dinners
- Family reunions
- Private dinners

### Seasonal venue events:

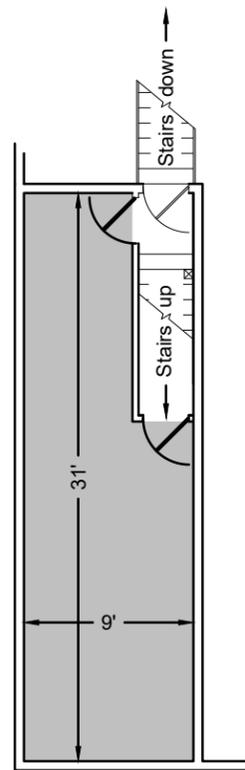
- Children’s Easter egg hunt
- Spring mother/daughter/granddaughter tea party
- Holiday tree barn (decorated trees for sale)
- Fall (craft) festival
- Several themed children’s events

Venue Goals/Objectives: We live here, care for the property ourselves and have mutually respectful relationships with our neighbors. This is our dream come true personal property. We hope to begin by hosting a few events and grow by hosting several events a month. Our tagline is “A little bit Country and a little bit Country Club” meaning a small, private, intimate setting with detailed personalized upscale venue events. Our property encompasses a hospitable and welcoming atmosphere. Our sincere desire is to share a portion of this property as a unique venue for those who will respect and enjoy it, as well as, become repeat customers having experienced special celebrations shared with family and friends at The Noyes Family Farm.

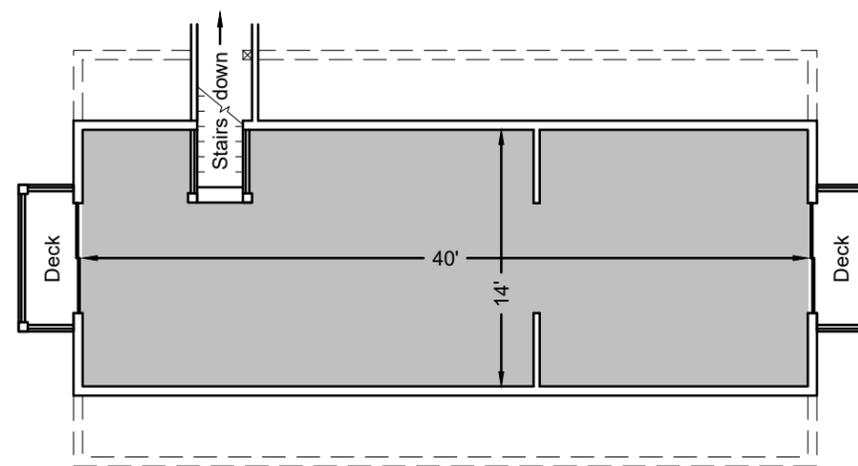




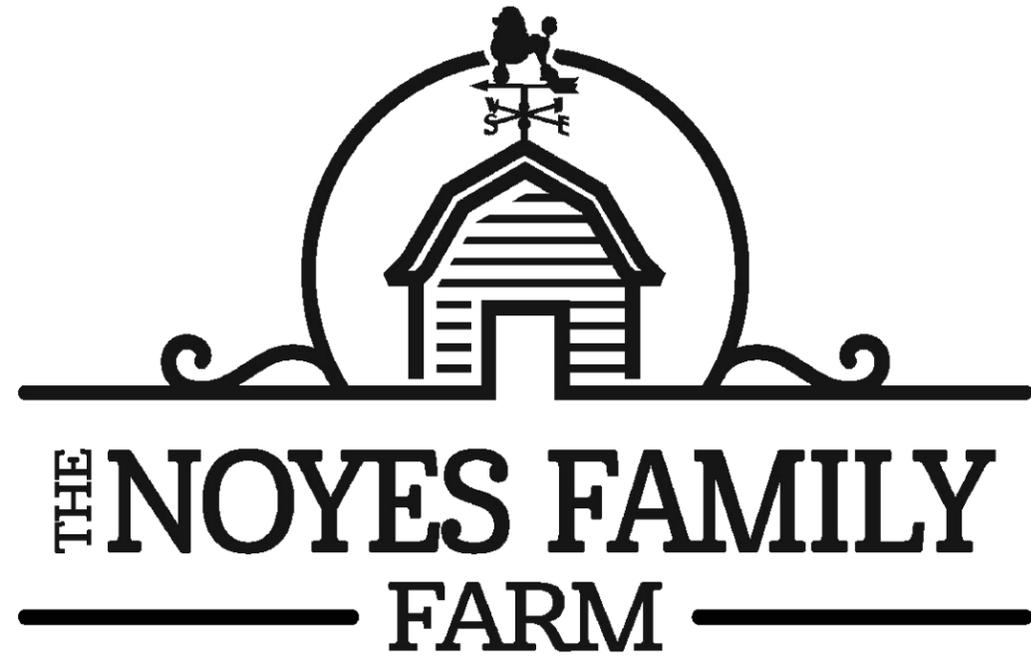
1st Floor - Event Space  
(1,525 s.f. inside, 965 s.f. patio)



2nd Floor - Office Area  
(245 s.f.)



3rd Floor - Loft Studio  
(±540 s.f.)



**PROPOSED SPECIAL USE PERMIT INFORMATION**

Name of Business The Noyles Family Farm

Existing and Proposed Structures Existing residence, event building, storage building, silo; no proposed buildings

Number of structures used for Special Use Permit one event building

Will the use require parking?  Yes  No      How many parking spaces are proposed/available? 16 gravel, 30 grass  
+ 2 accessible

Is the proposed use seasonal?  Yes  No  
If yes, what months will the use be active? \_\_\_\_\_ through \_\_\_\_\_  
Month Month

Reason for requesting a Special Use Permit: \_\_\_\_\_

**Estimated Traffic**

*In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.*

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily 0      Weekly 30 - 110      Monthly 0

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily 0      Weekly 6      Monthly 0

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Passenger:    Months 0      Weeks 0      Days 0

Commercial:    Months 0      Weeks 0      Days 0

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

On average, one event per week. Smaller events (about 15 vehicles) on weekdays will generally occur between 5 and 10 pm. Larger events (50 vehicles\*+5 staff) only on weekends will occur between 8 am & 11 pm. (\*3 visitors/veh.)

What is the anticipated route(s) from the nearest State Highway to the Site? From Highway K7/U.S. 73, west 2 miles on Hollingsworth Rd or Leavenworth Rd, then south 0.5 miles or north 1.5 miles on 155th Street.

**Special Use Permit Renewal**

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you added any buildings since the SUP was last issued?  Yes  No    Any parking?  Yes  No

WALDEN FAMILY TRUST  
UNPLATTED (RR-2.5)

WEST LINE OF THE SW 1/4  
SECTION 23, T10S, R22E  
S1°27'34"E 247.50'

155TH STREET

\* LEAVENWORTH COUNTY PUBLIC WORKS  
COMMERCIAL ENTRANCE REQUIREMENTS  
WIDTH: MINIMUM 24' MAXIMUM 36'  
RADIUS: MINIMUM 10' MAXIMUM 25'

5' ORNAMENTAL  
WOODEN FENCE

RESIDENCE  
3 STORES

SITE ACCESS

40' FRONT YARD SETBACK

5' MECHANICAL  
METAL GATES

PROPOSED  
GROUND SIGN  
±25 S.F., 10' MAX.

5' ORNAMENTAL  
WOODEN FENCE



Storm Engineering Group, P.A.  
5719 Westfield Drive  
Lawrence, Kansas 66049  
chris@stormenggrp.com



April 11, 2024

Joe McAfee, PE  
Leavenworth County Public Works  
300 Walnut Street, Suite 007  
Leavenworth, Kansas 66048  
Email: jmcafee@leavenworthcounty.gov

Dear Mr. McAfee:

This letter is in response to the request for an intersection sight distance analysis for the existing access to proposed access points to 21576 155<sup>th</sup> Street. The owner of this property has submitted a request for a Special Use Permit to the Leavenworth County Planning Department for a special event venue. The calculations in this analysis are based on *A Policy on Geometric Design of Highways and Streets* [1].

The existing 155<sup>th</sup> Street has two lanes, approximately 25 feet wide, and a posted speed of 50 mph. The existing street has a high point approximately 50 feet north of the entrance, allowing for more sight distance to the north and south.

The calculations of this analysis are based on an intersection with stop control on the minor road (entrance) with left turns (southbound onto 155<sup>th</sup> Street, Case B1) and right turns (northbound onto 155<sup>th</sup> Street, Case B2). Other analysis considerations include a posted speed limit of 50 mph ( $V_{major}$ ), object height of 3.5 feet, driver eye height of 3.5 feet, and the decision point 14.5 feet from the edge of the major road for a stopped passenger car. To make a left or right turn on 155<sup>th</sup> Street will require time gaps ( $t_g$ ) of 7.5 and 6.5 seconds for Cases B1 and B2, respectively (Tables 9-6, 9-8). Using Equation 9-1, the intersection sight distance (ISD) for left turns (Case B1) =  $1.47 \cdot V_{major} \cdot t_g = 1.47 \times 50 \text{ mph} \times 7.5 \text{ sec} = 551.3 \text{ ft}$ , and the ISD for right turns (Case B2) =  $1.47 \times 50 \text{ mph} \times 6.5 \text{ sec} = 477.8 \text{ ft}$ .

While parked at the subject entrance, approaching vehicles can be seen south to the entrance of 21462 155<sup>th</sup> Street and north to the entrance of 21707 155<sup>th</sup> Street. The distances vehicles can be seen on 155<sup>th</sup> Street exceed the required sight distance for left and right turns of stopped passenger car onto a major road. Pictures of approaching vehicles are included in Attachment A, and distances to the noted entrances are included in Attachment B. A few trees in the east right-of-way of 155<sup>th</sup> Street may limit the sight distance at the subject entrance if not maintained. I recommend that the sight distance be checked every summer and that trees be trimmed as needed.

Please contact me at (785) 766-6661 if you have any questions about this letter.

A handwritten signature in blue ink that reads 'Christopher M. Storm'.

Christopher M. Storm, PE  
Storm Engineering Group, PA

Attachment A: Photos Taken at the Entrance of 21576 155<sup>th</sup> Street  
B: Plan and Profile of 155<sup>th</sup> Street

[1] AASHTO (2018) *A Policy on Geometric Design of Highways and Streets*. The American Association of State Highway and Transportation Officials, AASHTO Green Book, Washington DC.

21576 155<sup>th</sup> Street  
Intersection Sight Distance Study  
Attachment A: Photos Taken at the Entrance of 21576 155<sup>th</sup> Street  
4/11/2024

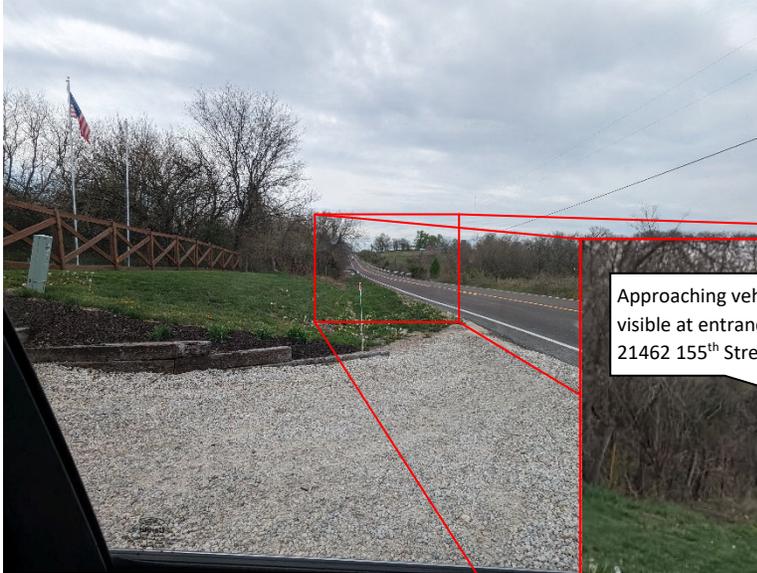


Photo looking south at entrance of 21576 155<sup>th</sup> Street (taken 4/10/2024)



Photo looking north at entrance of 21576 155<sup>th</sup> Street (taken 4/10/2024)

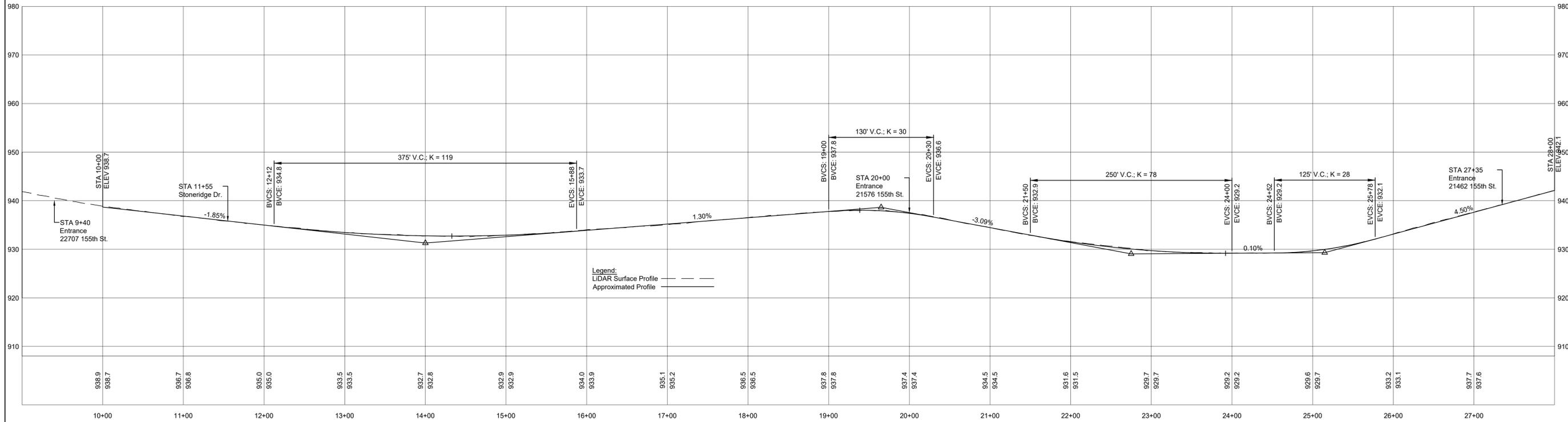




2022 aerial image and property lines from Leavenworth County GIS Map  
Contours based on LIDAR data from Kansas Data and Support Center (Tier: BE\_2018\_150U03035)

155TH STREET  
HORIZONTAL 1" = 60'  
VERTICAL 1" = 10'

Note:  
Posted Speed Limit 50 mph  
AASHTO Design K Values  
for Stopping Sight Distance  
Crest Vertical Curve 84  
Sag Vertical Curve 96



Legend:  
LIDAR Surface Profile  
Approximated Profile

THE NOYES FAMILY FARM  
21576 155TH STREET, BASEHOR, LEAVENWORTH COUNTY  
INTERSECTION SIGHT DISTANCE STUDY  
ATTACHMENT B: PLAN AND PROFILE OF 155TH STREET

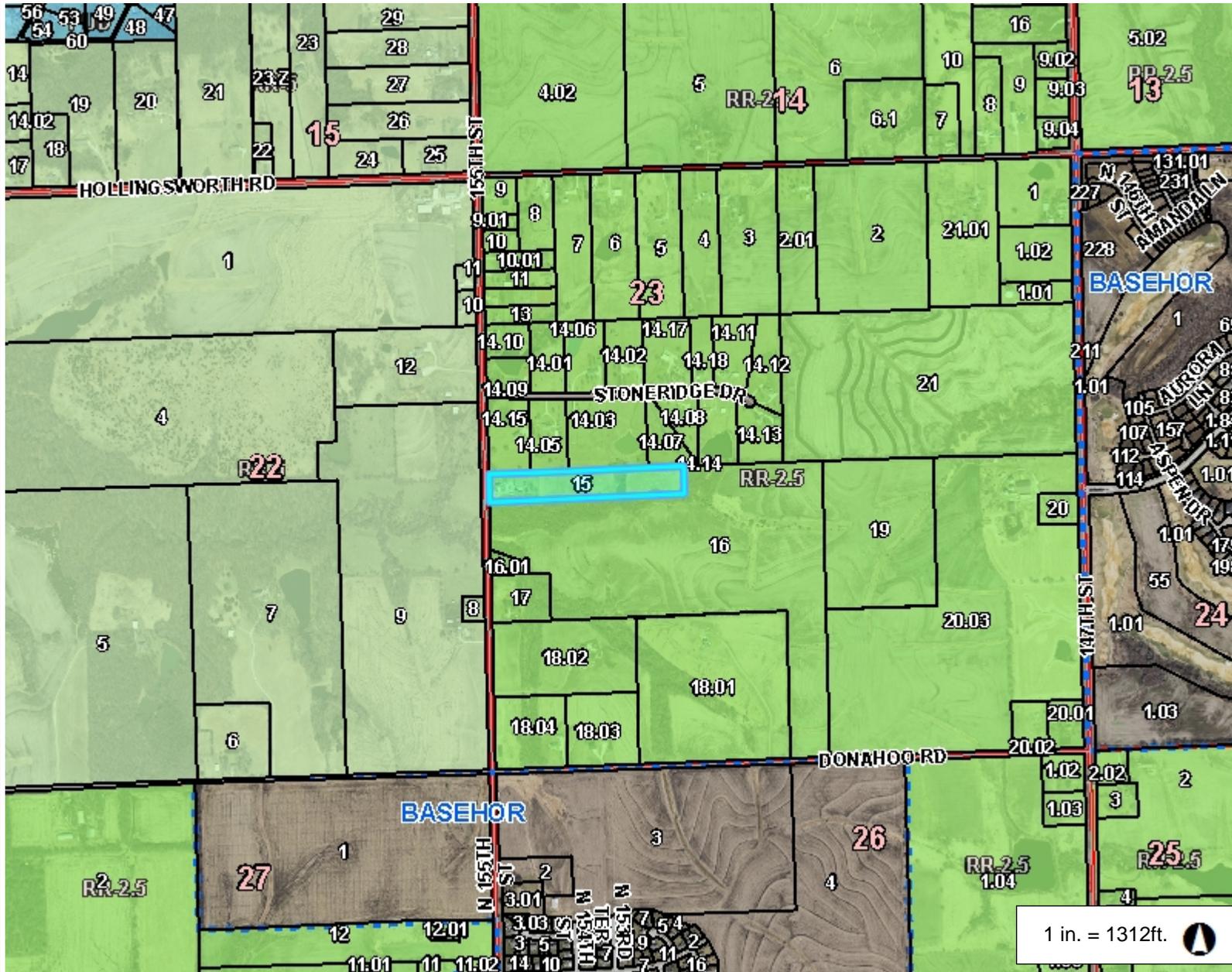


REV	DATE	DESCRIPTION

DATE:	4/11/2024
PROJECT NO.:	24102
VERSION:	A

SHEET NUMBER:  
**1**  
OF **1** SHEETS

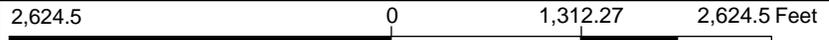
# ZONING MAP



### Legend

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

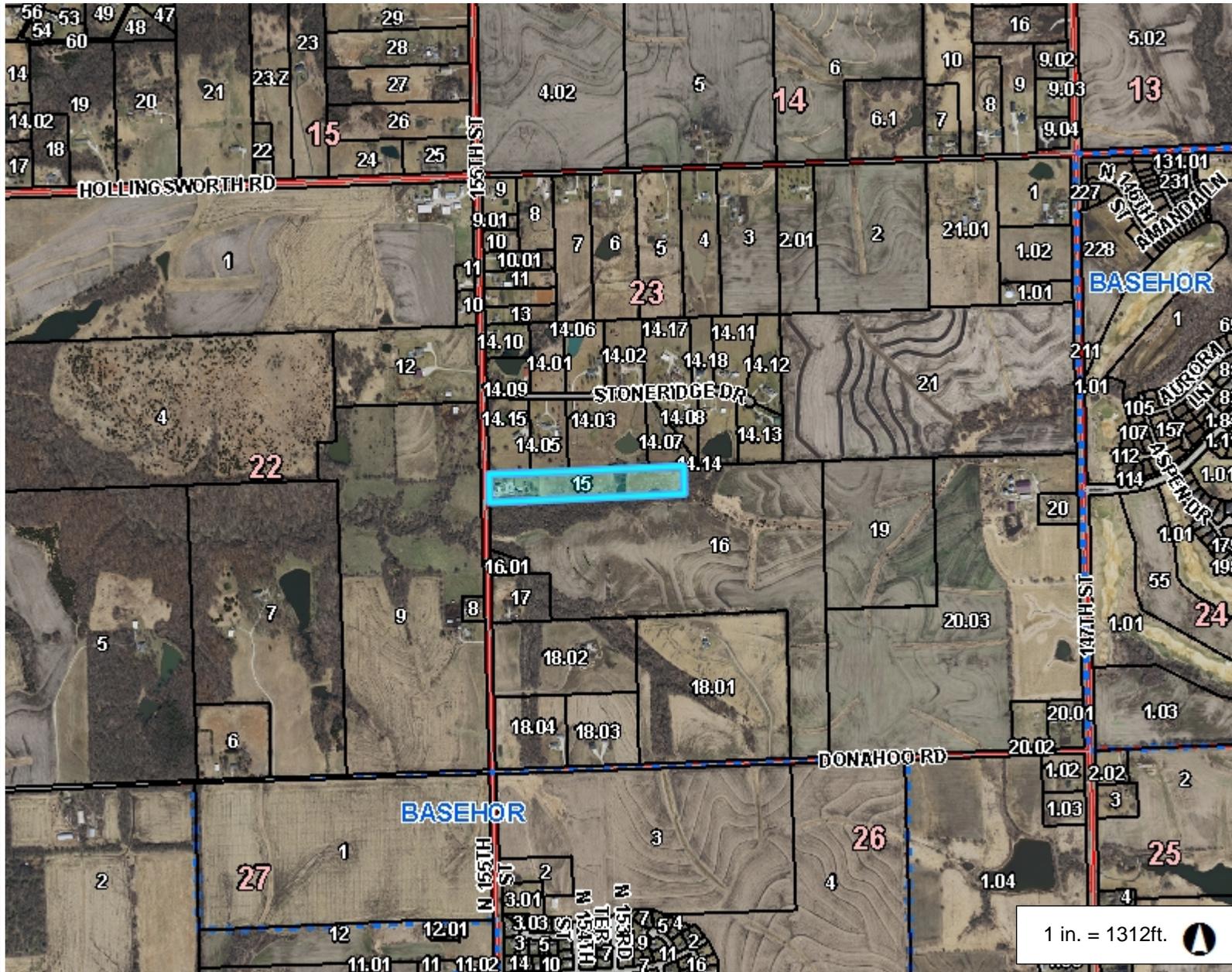
1 in. = 1312ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

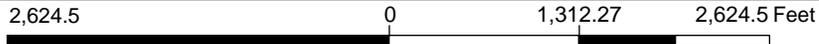
# VICINITY MAP



**Legend**

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

1 in. = 1312ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

April 4, 2022

Amy Allison, AICP  
Deputy Director  
Leav. Co. Planning and Zoning  
300 Walnut  
Leavenworth, KS 66048

Re: 21576 155<sup>th</sup> St. SUP Application

Dear Ms. Allison,

Thank you for providing the opportunity for the water district to provide comments on the proposed SUP. The water district has no objections to the SUP for 21576 155<sup>th</sup> St. The residence on the property is currently provided domestic water from us. Per our Bylaws, the venue owner will need to purchase a second meter for the event space. We will contact the property owner to inform them of this requirement. Below is a map of the closest fire hydrant location (1,093 feet south) to this address for your information.

If you have any additional questions/comments, please contact me at your convenience.

Respectfully,

*Mike Fulkerson*

Mike Fulkerson  
General Manager



Cc; file

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Friday, April 5, 2024 8:50 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-24-030 Special Use Permit - Noyes Family Farm Event Center

When the event center was discovered and violation letter was sent out, the property owner's agent, Chris Storm, reached out to me quickly to get information and begin the process of putting together a complete SUP application. We will need an engineer to sign off on the existing septic system to verify it is capable of servicing the event center.

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

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---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Thursday, April 4, 2024 9:50 AM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-24-030 Special Use Permit - Noyes Family Farm Event Center

Good Morning,

The Department of Planning and Zoning has received a Special Use Permit application for an event center at 21576 155<sup>th</sup> Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, April 17, 2024.

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

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning

## Allison, Amy

---

**From:** Boone Heston <Boone.Heston@evergy.com>  
**Sent:** Friday, April 5, 2024 9:59 AM  
**To:** Allison, Amy; Anderson, Kyle; Miller, Jamie; Brown, Misty; McAfee, Joe; Noll, Bill  
**Cc:** PZ  
**Subject:** Re: DEV-24-030 Special Use Permit - Noyes Family Farm Event Center

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Internal Use Only

Good morning,

Evergy is working with this customer to relocate a pole to allow for the widening of the driveway. Once our pole is relocated Evergy has no other concerns with this special use permit.

Thank you all,

### Boone Heston

TD Designer  
Leavenworth, KS

**Evergy**

[Boone.Heston@evergy.com](mailto:Boone.Heston@evergy.com)

O 913-758-2724

---

**From:** Jordan Mesmer <Jordan.Mesmer@evergy.com>  
**Sent:** Thursday, April 4, 2024 9:58 AM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>; Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>; Design Group Shawnee <designgroupshawnee@evergy.com>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; Design Group Leavenworth <DesignGroupLeavenworth@evergy.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** Re: DEV-24-030 Special Use Permit - Noyes Family Farm Event Center

Internal Use Only

Hello,

This address looks to be served out of our Leavenworth service center. I have attached their design group to this e-mail.

Thanks,

**Jordan Mesmer**

Distribution Designer II

[Jordan.Mesmer@evergy.com](mailto:Jordan.Mesmer@evergy.com)

O (913) 667-5122



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**From:** Allison, Amy <AAllison@leavenworthcounty.gov>

**Sent:** Thursday, April 4, 2024 9:50 AM

**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>; Design Group Shawnee <designgroupshawnee@evergy.com>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>

**Cc:** PZ <PZ@leavenworthcounty.gov>

**Subject:** RE: DEV-24-030 Special Use Permit - Noyes Family Farm Event Center

**This Message Is From an External Sender**

This message came from outside your organization.

Report Suspicious

Good Morning,

The Department of Planning and Zoning has received a Special Use Permit application for an event center at 21576 155<sup>th</sup> Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, April 17, 2024.

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

Thank you,

Amy Allison, AICP

Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

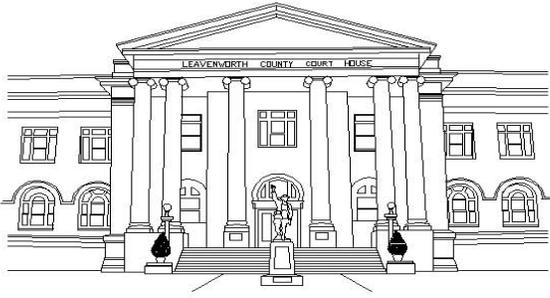
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# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Noyes Family Farm  
**Date:** May 30, 2024

Amy, I have reviewed the special use permit for “The Noyes Family Farm” in the Fairmount Township area. I would like to see an emergency contingency plan be developed for this location in the event of an emergency or severe weather event should occur. This facility should have in place a S.A.M.E. weather alert radio in the meeting/event room along with the emergency plan posted if not already present, such as where to go or location for severe weather events or other emergencies. If the facility does not have emergency contacts posted, they should also have this information available in the meeting room and at the front of the building out side for emergency responders to notify during an emergency. I also would ask that an occupancy amount of patrons be posted in the building for safety. Amy if you have any questions please call me at 684-0455.



# COUNTY OF LEAVENWORTH

## Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

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June 17, 2024

### **The Noyes Family Farm LLC SUP – Public Works Review**

The Public Works Department have reviewed the following documents:

- 24.06.13 Narrative Revised
- 24.06.13 Site Plan ver B
- 24.06.03 Response to Comments
- 24.06.13 Response to Comments
- 24.06.13 Revised Attachment B
- 24.04.11 Intersection Sight Distance Analysis

155<sup>th</sup> Street and identified route from K-7 is a two-lane hard surfaced roadway. Sign and septic system to be permitted with a separate application. Fire Protection not reviewed by Public Works.

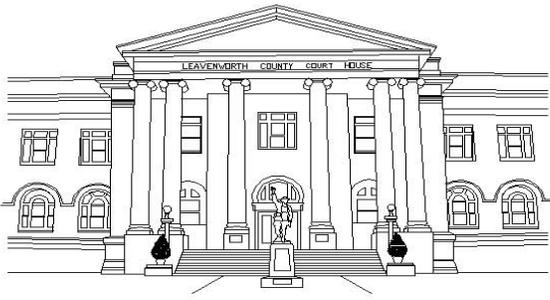
Below are responses from the received documents listed above. Direct any questions to Amy Allison at [aallison@leavenworthcounty.gov](mailto:aallison@leavenworthcounty.gov).

1. Olsson Comment (4.23.24): The application should provide expected daily and weekly trips. If events aren't expected daily then that number may be '0', but the weekly number should encompass event trips (based on the application events could occur weekly, weekday or weekend). Additional requested information assists the reviewer to understand the expected traffic patterns to the site and determines if a traffic impact study is required. Confirm if the monthly trips presented are accurate (currently application is 200 trips, this would be 100 entering and exiting cars per month). Include trips for staff, any commercial vehicles, security, and other support services (trash, catering, etc.) in the SUP Traffic Application.

Applicant Response (6.03.24): No Response.

Olsson Response (06.11.24): No further comment.

2. Olsson Comment (4.23.24): The narrative mentions egg hunts, craft fairs, etc. These types of events would be expected to generate trips over the day versus a defined entry and exit period (dinner, wedding, etc). How many of these events are expected? Would events be one day or a Friday-Sunday? For special events open to the public, how will the applicant manage vehicle trips to available parking on site to avoid on street parking, public street vehicle congestion, maintain a route through site for emergency vehicles, and maintain onsite traffic circulation for visitors coming/going? Open to the public events could generate more than 150 visitors. Provide a



# COUNTY OF LEAVENWORTH

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statement on the site plan stating Special Use Permit vehicle generated traffic shall not exceed onsite vehicle parking.

Applicant Response (6.03.24): The narrative mentions egg hunts, craft fairs, etc. These types of events would be expected to generate trips over the day versus a defined entry and exit period (dinner, wedding, etc). How many of these events are expected? Estimated six per year (*Easter, Memorial Day, 4<sup>th</sup> of July, Labor Day, Fall Festival, Winter Festival*) Would events be one day or a Friday-Sunday? *Some events will be one day (Easter, Memorial Day, 4<sup>th</sup> of July, Labor Day), other events may be Saturday and Sunday (Fall and Winter Festivals).* For special events open to the public, how will the applicant manage vehicle trips to available parking on site to avoid on street parking, public street vehicle congestion, maintain a route through site for emergency vehicles, and maintain onsite traffic circulation for visitors coming/going? *The site plan shows parking for over 80 vehicles and room for many more. During large events, staff and security will direct traffic and make sure site access is maintained.* Open to the public events could generate more than 150 visitors. Provide a statement on the site plan stating Special Use Permit vehicle generated traffic shall not exceed onsite vehicle parking. *Statement added to site plan as general note 9.*

Olsson Response (06.11.24): No further comment.

3. Olsson Comment (4.23.24): Include a statement in the narrative/site plan that offsite parking is not allowed.

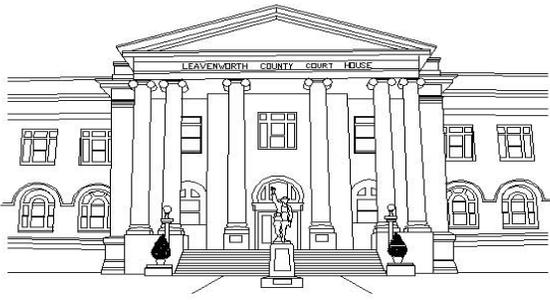
Applicant Response (6.03.24): *Statement added to site plan as general note 10.*

Olsson Response (6.11.24): No further comment.

4. Olsson Comment (4.23.24): It appears that adequate parking is not provided for a maximum capacity event. Parking also needs to consider site staffing/vehicles (3-6 people per narrative), security, event vendors, etc. Assume 2 people per vehicle for event attendees (150 maximum capacity = 75 vehicles). Provide the assumed number of guests per vehicle for a typical event in the narrative.

Applicant Response (6.03.24): *The revised site plan shows available event parking for 80 vehicles, including 5 staff parking. Note that several of the staff will be immediate family and able to use the existing garage of residence.*

Olsson Response (06.11.24): Revise attachment B language stating, "public works says 75 vehicles". Reviewer is not providing the assumed guests per vehicle for events. Said language was an example to support the comment. Assumed number of guests per vehicle to be provided by the applicant. Provide the assumed number of guests per vehicle for a typical event in the narrative and attachment B.



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Applicant Response (6.13.24): *Narrative, site plan, and Attachment B revised to show "The average number of guests per vehicle for the typical event is three." This results with a weekly range of passenger trips from 30 to 110 (150 guests/3 guests/veh. + 5 works/vendors = 55 vehicles → 110 trips), calculated required parking 55 spaces (site plan shows 50 overflow spaces, reduced from 60 overflow shown on version B.*

Olsson Response (6.17.24): No further comment.

5. Olsson Comment (4.23.24): The proposed sign and movable signs must be outside of the sight triangle and placed as to not limit sight distance. Proposed fencing should not limit sight distance.

Applicant Response (6.03.24): *The proposed sign is located outside of the entrance sight triangle and movable signs will be sized and placed to not interfere with sight distance.*

Olsson Response (6.11.24): No further comment.

6. Olsson Comment (4.23.24): Provide additional information on gate operations. Will the gate remain open during an event or be managed by a person? Provide documentation from fire/emergency services regarding how the gate should operate during events.

Applicant Response (6.03.24): *Revised site plan notes that the gate will be open during all public events.*

Olsson Response (6.11.24): No further comment.

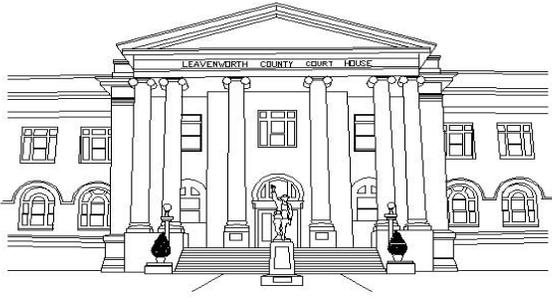
7. Olsson Comment (4.23.24): Gate is +/- 15 feet wide indicating one-way movement through gate causing the potential for queueing on 155<sup>th</sup> Street. Traffic should not be stopped from entering the site. Widen fence/gate to accommodate commercial driveway entrance standard for two-way traffic into the site.

Applicant Response (6.03.24): *Revised site plans show relocation of south column to provide 20 feet of opening. Note that the owner is coordinating with Evergy to relocate utility pole to shift entrance south.*

Olsson Response (6.11.24): Drive shall be widened and columns relocated prior to site being operational for SUP uses. Add statement on site plan.

Applicant Response (6.13.24): *Requested note added to revised site plan version C. Site plan General Note 11. ENTRANCE COLUMN TO BE RELOCATED PRIOR TO HOSTING ANY EVENTS UNDER THE APPROVED SUP.*

Olsson Response (6.17.24): No further comment.



# COUNTY OF LEAVENWORTH

## Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

- 
- 
8. Olsson Comment (4.23.24): Update site plan and application documentation on revisions based on comments.

Applicant Response (6.03.24): *Site plan revised as noted above.*

Olsson Response (6.11.24): No further comment.

## Allison, Amy

---

**From:** Mike Lingenfelter <lingenfelterm@fairmountfd.org>  
**Sent:** Tuesday, July 2, 2024 1:59 PM  
**To:** Allison, Amy  
**Cc:** Tyler Rathe  
**Subject:** Re: FW: DEV-24-030 Noyes Family Farm SUP Review Comments  
**Attachments:** Fire Marshal -Noyes Family Event.docx

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Amy

Currently the Fairmount Township Fire Department does not support the Noyes Family Farm SUP unless the building and occupancy meet the 2006 version of the International Fire Code (IFC). When the Leavenworth County Commission passed Resolution 2020-39, adopted basic building codes in 2020 providing a local amendment to both respective codes (2006 IRC/IBC) exempting existing agricultural buildings when occupancy was converted to a home or commercial use, they didn't exempt the building from the 2006 IFC which is the minimum standard set by the Kansas State Fire Marshal's office. The Fire Marshal has been in contact with Scott Noyes and he is providing them with the requested information. I am in full support of helping the Noyes get their SUP. I just want to make sure they aren't blindsided after they plan events. I have attached some reference material from the Fire Marshal's office.

Mike Lingenfelter, Fire Chief  
Fairmount Township Fire Department  
2624 N 155th St  
Basehor, Kansas 66007  
Work-913-724-4911  
Cell 913-306-0258

On Mon, Jul 1, 2024 at 3:02 PM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Afternoon Chief,

I spoke with the project Engineer on the Noyes Event Center SUP and he had indicated that you and the applicant had spoken and were in the process of resolving some of your concerns on the project. Can you update us on any remaining conditions or concerns you have for the project to be included in the staff report?

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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**From:** Mike Lingenfelter <[lingenfelserm@fairmountfd.org](mailto:lingenfelserm@fairmountfd.org)>  
**Sent:** Monday, June 10, 2024 4:06 PM  
**To:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Subject:** Re: FW: DEV-24-030 Noyes Family Farm SUP Review Comments

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Amy

I highly recommend that the Kansas State Fire Marshall's office be contacted and utilized to make sure that the event center is operated under the current fire and building codes for the state and county. I would hate to see this end up similar to the events center in Tonganoxie. I just want to make sure that the Noyes family isn't caught unexpectedly with additional cost in the change of occupancy. Some questions I have are: what is the occupancy classification? What is the occupancy load? Will there be visitors or guest on the 2nd and 3rd floor? Should the event center be sprinklered? Are there enough exits? Can the garage door be utilized as an exit if closed during an event? Are there large areas outside the exits for egress away from the building? If the parking lots are full how are the responding emergency vehicles going to operate?

One of my Captains looked through the 2006 IFC, and has the following concerns.

- The biggest concern comes to play with requiring a sprinkler system. What I am seeing in the 2006 IFC, is with this being an A-2 (banquet hall) style occupancy, per section 903.2.1.2 Group A-2, "an automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet (which this does not) 2. The fire area has an occupant load of 100 or

more; or 3. The fire area is located on a floor other than the level of exit discharge. This event space, having a square footage of 1,525 sq ft on the main event floor would have an occupant load of 101 occupants using table 1004.1.1 - Maximum floor area allowances per occupant, assembly without fixed seats - unconcentrated (tables and chairs) 15 net occupancy per sq ft coming to the occupancy load of 101, which is over the requirement per occupancy to require a sprinkler system.

- The next concern is regarding their prep kitchen. If using a stove, or commercial or domestic cooking device in a commercial setting, section 609.2 requires a commercial cooking hood and duct. There just needs to be some clarification on the purpose of the prep kitchen.
- Lastly is fire flow and available water. The closest hydrant to the facility is 1,200 feet away and would require closing 155th street, not to mention the chaos that would ensue from patrons attempting to leave the facility through only one entrance/exit drive. Looking at required fire flows in section B105.1 this facility would require 1,500 GPM of fire flow which should be obtainable through a long lay in with relay pumping, or drafting operations.

Mike Lingenfelter, Fire Chief

Fairmount Township Fire Department

2624 N 155th St

Basehor, Kansas 66007

Work-913-724-4911

Cell 913-306-0258

On Mon, Jun 3, 2024 at 10:55 AM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Morning,

Please find the revised application for the Noyes Family Farm SUP attached. Please have all comments back to me no later than Monday, June 10<sup>th</sup>.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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---

**From:** Christopher Storm <[chris@stormenggrp.com](mailto:chris@stormenggrp.com)>  
**Sent:** Monday, June 3, 2024 10:52 AM  
**To:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Cc:** PZ <[PZ@leavenworthcounty.gov](mailto:PZ@leavenworthcounty.gov)>; Scott Noyes <[makingnoyes@gmail.com](mailto:makingnoyes@gmail.com)>  
**Subject:** Re: DEV-24-030 Noyes Family Farm SUP Review Comments

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Amy,

I have attached several documents in response to the review comments received in late April. These documents include:

1. Response to review comments
2. Revised narrative
3. Revised site plan, version B
4. Revised Attachment B, requested by Public Works
5. Event barn floor plan, requested by Planning

We wish to be scheduled for the July 10 planning commission meeting, but understand that the application must be complete by June 14.

Please let me know if you have any questions.

Chris Storm

On Tue, Apr 23, 2024 at 3:16 PM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Afternoon Chris,

Please find the updated Public Works Comments and Emergency Management's memo attached.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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---

**From:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Sent:** Wednesday, April 17, 2024 4:34 PM  
**To:** 'Christopher Storm' <[chris@stormenggrp.com](mailto:chris@stormenggrp.com)>  
**Cc:** PZ <[PZ@leavenworthcounty.gov](mailto:PZ@leavenworthcounty.gov)>  
**Subject:** DEV-24-030 Noyes Family Farm SUP Review Comments

Good Afternoon Chris,

Attached are comments from the following:

- Public Works – 4/16/2024 & 4/17/2024
- Planning & Zoning – 4/17/2024
- Consolidated WD 1 – 4/4/2024
- Code Enforcement – 4/5/2024
- Evergy – 4/5/2024
- Fairmount FD – 4/16/2024
- 

The next public hearing notice deadline is May 17<sup>th</sup>. If you have any further questions, please let me know.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

**Disclaimer**

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

**The following is a list of the adopted codes and standards from the Kansas State Fire Marshal.**

**22-1-3. Adopted codes and standards.** The following codes and national fire protection association (NFPA) standards are adopted by reference:

- (a) International building code (IBC), international code council, 2006 edition, including the appendices but excluding the references in chapter 35 to NFPA 13, 13D, 13R, 14, 30, 72, 101, and 110;
- (b) international fire code (IFC), international code council, 2006 edition, including the appendices but excluding the following:
  - (1) Chapters 22, 30, 33, 34, 35, 36, and 38; and
  - (2) the references in chapter 45 to NFPA 10, 13, 13D, 13R, 14, 25, 30, 30A, 52, 72, 101, 110, and 385;
- (c) portable fire extinguishers. NFPA standard no. 10, including annexes A, B, C, D, E, F, G, H, I, J, and K, 2007 edition. The provisions of section 4.4.1 shall be effective only on and after January 1, 2014;
- (d) installation of sprinkler systems. NFPA standard no. 13, including annexes A, B, C, and E, 2007 edition;
- (e) installation of sprinkler systems in one-and two-family dwellings and manufactured homes. NFPA standard no. 13D, including annexes A and B, 2007 edition;
- (f) installation of sprinkler systems in residential occupancies up to and including four stories in height. NFPA standard no. 13R, including annexes A and B, 2007 edition;
- (g) installation of standpipe and hose systems. NFPA standard no. 14, including annexes A and B, 2007 edition;
- (h) dry chemical extinguishing systems. NFPA standard no. 17, including annexes A and B, 2002 edition;
- (i) wet chemical extinguishing systems. NFPA standard no. 17A, including annexes A and B, 2002 edition;
- (j) water-based fire protection systems. NFPA standard no. 25, including annexes A, B, C, D, and E, 2008 edition;
- (k) flammable and combustible liquids. NFPA standard no. 30, including annexes A, B, C, D, E, F, and H, 2008 edition;
- (l) motor fuel-dispensing facilities. NFPA standard no. 30A, including annexes A, B, and D, 2008 edition;
- (m) vehicular fuel systems. NFPA standard no. 52, including annexes A, C, D, and E, 2006 edition;
- (n) national electric code. NFPA standard no. 70, including annexes A, B, C, D, E, F, G, and H, 2008 edition;
- (o) fire alarms. NFPA standard no. 72, including annexes A, B, C, E, F, G, and H, 2007 edition;
- (p) vapor removal from cooking equipment. NFPA standard no. 96, including annexes A and B, 2008 edition;
- (q) life safety code. NFPA standard no. 101, including annexes A and B, 2006 edition;
- (r) alternative approaches to life safety. NFPA standard no. 101A, including annexes A and B, 2007 edition;

- (s) assembly seating, tents, and membrane structures. NFPA standard no. 102, including annexes A and B, 2006 edition;
- (t) emergency and standby power systems. NFPA standard no. 110, including annexes A, B, and C, 2005 edition;
- (u) fire safety symbols. NFPA standard no. 170, including annexes A, B, C, and D, 2006 edition; and
- (v) tank vehicles for flammable and combustible liquids. NFPA standard no. 385, including annexes A, B, and C 2007 edition. (Authorized by and implementing K.S.A. 2008 Supp. 31-133; effective May 10, 1993; amended Feb. 4, 2011.)

**Here is the code referencing change of occupancy.**

2006 IFC 102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use

**The following is a link with good and pertinent information from the Fire Marshal's office.**

[Agricultural Venue Properties | State Fire Marshal, KS](#)

The Unruh Family  
21402 155th Street  
Basehor, Kansas

June 30, 2024

To: The Leavenworth County Commissioners Planning Committee

We live two doors down from The Noyes Family Farm. Our neighbors George & Elizabeth Rebeck told us about the Noyes and the work they have done on their barn over the past five years. We called them to see about having our daughter's Basehor/Linwood high school graduation party as our friends and family would be too large to host at our home. Our daughter and I went over to the Noyes property, met them and got a tour of their lovely barn. They expressed they would gladly host our summer afternoon Grad party. We had a great time in their barn for several hours on a Saturday afternoon. The privacy and space of the barn was the perfect facility for our event. We support their request for a Special Use Permit and know they will be mindful and respectful of us, our property value and neighborhood.

Please contact us with any additional questions,



Anna E. Unruh

Dear members of the Leavenworth County Planning and Zoning Commission,  
Thank you for allowing me to speak in support of the Noyes Family Farm  
Venue. I am Elizabeth Rebeck. I live at 21462 155th St, the nearest  
neighbor to the south of said property.

Let me start by saying that Scott and Michelle Noyes have been up-front,  
conscientious, and considerate of the neighbors surrounding their  
property since they first purchased that property in 2017. They sent out  
invitations to an informal “meet and greet” where they laid out their  
plans for the venue. It was then that my husband met Scott and Michelle,  
and soon, a bit later, so did I. They quickly became our good friends. We  
were supportive of their plans then, and continue to be in support of their  
business.

They have done much to improve their property with the barn renovation,  
home addition and entry gate which only adds value to their property  
and all the surrounding area.

The Noyes Family Farm fills a much-needed spot for people in the  
community to have a place to gather and to celebrate those important  
life events like graduations, weddings, showers, appreciation dinners,  
transplant recipients picnics, and even celebrations of life when a family  
has lost a loved one.

We have participated in some of the events at their property—helping with set-up; directing parking; and serving, but mostly as guests, enjoying their hospitality.

Scott and Michelle have been mindful of their neighbors, alerting us of an event and possible increase of traffic. Though it is nice to have fore-warning, we have never experienced any problems from their events either by noise or traffic.

I am here to respectfully ask this commission to approve a special use permit for the Noyes Family Farm and allow them to continue to provide a wonderful venue to our Leavenworth County community. Thank you.

Elizabeth Rebeck

The Walden Family  
21417 155th Street  
Basehor, Kansas

June 15, 2024

To: The Leavenworth County Commissioners Planning Committee

We have known our neighbors Scott and Michelle Noyes for seven years. They are very considerate and respectful neighbors. We know they have hosted a variety of charity events over the time they have lived across the street from us. We support their desire to use their barn as an event center.

Sincerely,

*Therese Walden*

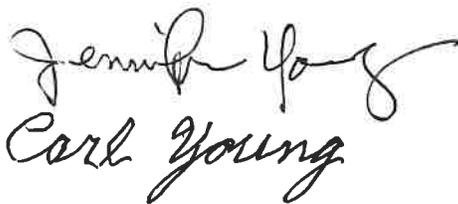
The Young Family  
15319 Stoneridge Drive  
Basehor, Kansas

July 3, 2024

To: The Leavenworth County Commissioners Planning Committee

Our property backs up to The Noyes Family Farm. When they bought their property they invited neighbors from the surrounding area to an open house and shared with all of us about their dream to develop the barn into a small event center. Our grandson Ryan occasionally helps out with yard work for them. We have attended a Christmas event and an Easter party at their barn. We know they love hospitality and sharing their land and barn with others. We support their request for a special use permit to be able to make their dream come true and share their farm with others.

Sincerely,



Carl Young

## Allison, Amy

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**From:** Christopher Storm <chris@stormenggrp.com>  
**Sent:** Friday, July 26, 2024 10:20 AM  
**To:** Allison, Amy  
**Cc:** Scott Noyes; PZ; Jacobson, John  
**Subject:** Fwd: Request for Review - Noyes Family Farm Event Barn. 21576 155th Street LvCo

**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.

Amy,

This is the email we received in response to my request for review.

I recommend that the planning department provide guidance to future applicants about Leavenworth County's unique review process for CUPs. I still don't understand why this project has to be reviewed by the State Fire Marshall's office and not at the county or township level.

Chris Storm

----- Forwarded message -----

**From:** **KSFM Prevention** <[prevention@ks.gov](mailto:prevention@ks.gov)>  
**Date:** Tue, Jul 23, 2024 at 1:07 PM  
**Subject:** RE: Request for Review - Noyes Family Farm Event Barn. 21576 155th Street LvCo  
**To:** Christopher Storm <[chris@stormenggrp.com](mailto:chris@stormenggrp.com)>  
**Cc:** Scott Noyes <[makingnoyes@gmail.com](mailto:makingnoyes@gmail.com)>

Hello Christopher and Scott,

Our apologies for the delayed response. We have received your documents and scheduled them for review within 30 days. Thank you for your patience during this process. Watch your email for a response from the plan reviewer detailing next steps, if you don't receive it check your junk or spam folder. Please send all correspondence for this facility to [prevention@ks.gov](mailto:prevention@ks.gov) and use reference #LV12B1.

Best Regards,

*Debra*

Debra Tyler

Program Consultant I

Office of the State Fire Marshal

800 SW Jackson, Suite 104

Topeka, KS 66612-1216

TEL: (785) 296-3401

FAX: (785) 296-0151

[debra.tyler@ks.gov](mailto:debra.tyler@ks.gov)

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**From:** Christopher Storm <[chris@stormenggrp.com](mailto:chris@stormenggrp.com)>  
**Sent:** Saturday, July 20, 2024 11:32 AM  
**To:** KSFM Prevention <[prevention@ks.gov](mailto:prevention@ks.gov)>  
**Cc:** Scott Noyes <[makingnoyes@gmail.com](mailto:makingnoyes@gmail.com)>  
**Subject:** Request for Review - Noyes Family Farm Event Barn. 21576 155th Street LvCo

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

Per the condition of approval for a Special Event Permit of an event space at 21576 155th Street, Basehor, Leavenworth County, Kansas; attached is a request for review by the Office of the State Fire Marshal. Also included is a floor plan for the event barn, a site plan, and a project narrative.

Events will only use the first floor of the event barn (2nd-floor private office, 3rd-floor private loft studio) and outdoor space. Food for events will be catered. No food will be prepared onsite as the prep kitchen only has a microwave and no ovens or ranges.

Please contact Scott Noyes or myself with any questions.

Chris Storm

## RESOLUTION 2024-19

A resolution of the Leavenworth County Kansas Board of County Commission, conditionally issuing a Special Use Permit for an event center – The Noyes Family Farm, LLC on the following described property:

**Tract of Land of southwest ¼, Section 23, Township 10 South, Range 22 East of the 6<sup>th</sup> PM, in Leavenworth County, Kansas more fully described as follows: Beginning Northwest corner of said Southwest ¼, thence East 1760 feet, thence South 247.5 feet, thence West 1760 feet, thence North 247.5 feet to the Point of Beginning, less that part used for Public Road, more commonly known as 21576 155<sup>th</sup> Street, Basehor, Kansas.**

**WHEREAS**, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 9th day of April, 2024, and

**WHEREAS**, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 10<sup>th</sup> day of July, 2024; and

**WHEREAS**, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

**WHEREAS**, the Board of County Commission considered, in session on the 31<sup>st</sup> day of July, 2024, the recommendation of the Leavenworth County Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commission of Leavenworth County, Kansas, that:

- I. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission as set forth in the staff report and the findings of fact adopted by the by the Board of County Commission in regular session on the 31<sup>st</sup> day of July, 2024 and incorporated herein by reference, Case No. DEV-24-030, Special Use Permit for an event center – The Noyes Family Farm, LLC is hereby conditionally approved subject to the performance and observation of the following conditions:
  1. The Special Use Permit shall be subject to the written narrative and site plan provided on June 13, 2024.
  2. Events shall be limited to the hours of 5:00 PM to 10:00 PM on weekdays and 8:00 AM until 11:00 PM during weekends. All business operations in the Event Center shall cease by 12:00 AM.
  3. Occupancy for all indoor events shall be limited to 99 occupants. Occupancy for all outdoor events shall be limited to 150 occupants. Employees shall be limited to two full-time employees and unlimited seasonal or part-time employees.
  4. A commercial building permit shall be submitted to the Planning & Zoning Department, including engineered building plans, for the proposed addition. An affidavit of compliance from the Engineer of Record may be substituted for the building plans and code footprint.
  5. All structures used for the purpose of this business shall comply with the Kansas Fire Protection Plan.
  6. An engineered commercial septic plan shall be filed with the Planning & Zoning Department.

7. The proposed business shall be screened from adjacent property via a screening fence or landscaping. Landscaping may include existing vegetation but should any existing landscaping be removed, new plantings shall replace those areas that have been compromised.
8. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
9. No on-street parking shall be allowed.
10. One ADA van-accessible parking stall shall be required.
11. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
12. Any noise generated from the proposed activities shall be limited to 60 dB, as measured from the property line.
13. Any light generated from the proposed activities shall be limited to 0 foot-candles net gain, as measured from the property line. If the existing or proposed lighting for the business exceeds the requirement, the lighting shall be shielded from adjacent properties.
14. No outdoor storage of materials shall be allowed.
15. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
16. This conditional SUP requires compliance with all local, state, and federal rules and regulations that may be applicable.
17. The Conditional Special Use Permit must comply with the following memorandums prior to any events taking place:
  - a. Mike Lingenfelter – Fairmount Fire District, dated July 2, 2024
  - b. Mitch Pleak – Olsson/Public Works, dated June 17, 2024
  - c. Chuck Magaha – Emergency Management, dated May 30, 2024
  - d. Boone Heston – Evergy, dated April 5, 2024
  - e. Kyle Anderson – Code Enforcement, dated April 5, 2024
  - f. Mike Fulkerson – Consolidated Water District #1, dated April 4, 2024
18. That no public nuisance be allowed or created upon the subject real property.
19. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. The Noyes Family Farm Event Center, and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the county for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

II. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

located in Section 23, Township 10 South, Range 21 East, in Leavenworth County, Kansas more commonly known as 21576 155<sup>th</sup> Street.

Adopted this 31<sup>st</sup> day of July, 2024  
Board of County Commission  
Leavenworth, County, Kansas

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Jeff Culbertson, Chairman

ATTEST

\_\_\_\_\_  
Vicky Kaaz, Member

\_\_\_\_\_  
Janet Klasinski

\_\_\_\_\_  
Mike Smith, Member

\_\_\_\_\_  
Doug Smith, Member

\_\_\_\_\_  
Mike Stieben, Member



# Information Systems Department Quarterly Report

July 25, 2024

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## REPORT PERIOD: SECOND QUARTER 2024

### Budget

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Total Budget	\$760,283.00
Total Expenditures	\$307,220.31
End of Quarter Balance	\$453,062.69

### Personnel

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Department is fully staffed.

### Projects by Department or Category

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#### IT Refresh Projects:

- Planning and Zoning (workstations, printers, displays, etc.) – Completed
- Human Resources (workstations, printers, displays, etc.) – Completed
- Administrative Offices (copier) – completed
- County Attorney's Office (workstations, printers, displays, etc.) – In Progress

#### Network Administration

Replaced CAT-5 connectivity of the Health Department IT closet to the EMS HQ equipment rack with fiber.

Updated network diagrams required by KBI for KCJIS accessing departments.

Assisted the Sheriff's Office with establishing connectivity for the Fairmount Fire Department to gain access to the Sheriff's Office solution (Pro Suite).

Performed the yearly renewal of SSL certificates for a multitude of systems.

#### Server Administration

Applied security and software patches to the server farm.

#### District Court

Attend monthly OJA Cybersecurity Steering committee meetings.

Accepted invitation to a cybersecurity subcommittee tasked with supporting the steering committee with policy recommendations on topics such as shared incident response plans, continuity of operations, consistency and communications.

Connectivity between Leavenworth County and OJA is currently utilizing a persistent firewall to firewall VPN connection. This was, and still is, the I.S. Department's recommended solution. OJA has not ratified this connectivity method and has instead expressed their intention to not allow this connection going forward.

The primary objective of OJA is to have the ability for OJA to ensure security compliance of all endpoints that connect to their systems. OJA has concerns that a persistent VPN, such as what we are using right now, is always "on", which presents an increased window of time for attackers. If we accepted the VPN client

solution on each endpoint, the endpoints would only connect to OJA's network, in theory, when the user is actively using their resources, thereby limiting the time. I concede that is a valid point, however, I do not find it compelling enough to abdicate the local ability to inspect and control the network traffic between our two networks.

The current cybersecurity space is all about "zero trust" networks. The premise of zero trust, which is aptly named, is that you have no trust of any device or connection. The problem with zero trust, in this scenario, is that we both are actively attempting to achieve the same level of "distrust".

Kansas Senate Bill 291 – House Substitute for SB 291 by Committee on Legislative Modernization - Transferring all cybersecurity services under the chief information technology officer of each branch of government, creating chief information security officers within the judicial and legislative branches, requiring a chief information security officer to be appointed by the attorney general, Kansas bureau of investigation, secretary of state, state treasurer and insurance commissioner and requiring the chief information security officers to implement certain minimum cybersecurity standards, requiring the information technology executive council to develop a plan to integrate executive branch information technology services under the executive chief information technology officer, making and concerning appropriations for the fiscal years ending June 30, 2025, and June 30, 2026, for the office of information technology, Kansas information security office and the adjutant general, authorizing certain transfers and imposing certain limitations and restrictions and directing or authorizing certain disbursements and procedures for all state agencies and requiring legislative review of state agencies not in compliance with this act.

As I understand SB291, it is an ambitious effort that would remove the burden of local governments to provide IT support, including hardware and software, for District Courts. Should OJA successfully implement SB291 by 2027, the previous topic of connectivity would become moot. The assertion being that the state would completely take over all IT related aspects of our District Court, both physically and digitally, which would include connectivity to whatever resources needed. The details of exactly how the state would successfully accomplish this herculean task over the next two years are not readily available at this point.

### **Cybersecurity**

Researched alternative email security solutions. Identified Proofpoint as a promising replacement solution. Met with Proofpoint representatives, watched a demonstration of their product and discussed the detailed aspects of the feature list. In conclusion, Proofpoint provides a very solid product with a number of enhancements over our existing email filtering solution. It also comes with a significantly higher price point and as such it is not being pursued at this time due to the current budgetary environment.

### **FortiNAC Project**

FortiNAC is an approved project for 2024. This product provides network access security to the county environment and is part of our ongoing effort to harden our IT environment against threats.

Updated quotes of been received and accepted. Scheduling of resources has begun.

### **Miscellaneous**

Attended a NACO cyberattack simulation related to supplier management access

## Help Desk Activity (4/1/2024-6/30/2024)

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503 tickets, a decrease of ~22% for the same period of 2023 (616 tickets).

DEPARTMENT	TICKETS
Sheriff's Office	192
District Court	43
County Attorney's Office	40
Treasurer's Office	29
Register of Deeds	22
Council on Aging	21
Appraiser's Office	20
Human Resources	19
EMS	17
Community Corrections	16
Information Systems	15
GIS	13
Public Works	13
Planning and Zoning	11
Clerk's Office	8
Health Department	8
KSU Extension Office	7
Commission	4
Transfer Station	4
Weed Department	1
	503

Note: This data represents documented service requests contained within the help desk management system and does not provide a complete view of all activity undertaken by the department.



Report  
2024  
2nd QTR

# EMS 2024 2nd Qtr. report

**Reports:**

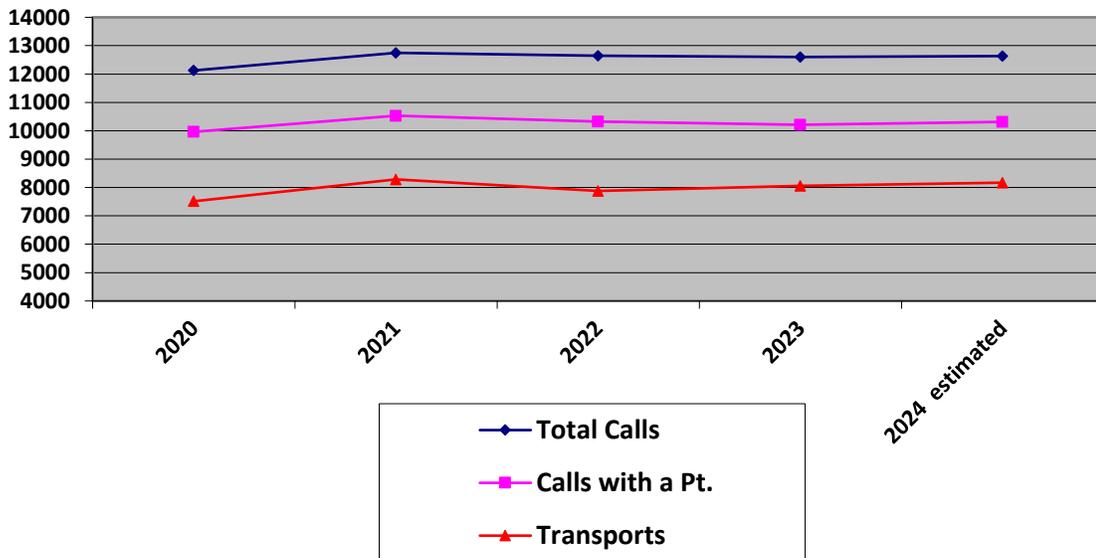
**1. Budget –**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<b>Jan-June <u>2024</u></b>
Approved Budget	3,836,941	4,122,580	4,123,580	4,550,782
Expenditures	4,177,820	1,102,400	4,402,726	2,009,508 (44%)
Required User Fee To be collected per published budget	3,195,000	3,195,000	3,195,000	3,195,000
User Fee Revenue	2,674,436	3,165,523	3,396,859	1,674,833 (52.4%)

**2. Statistics**

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<b>Jan-June <u>2024</u></b>
Total Calls	12,126	12,748	12,644	12,604	6,318
Total Calls with a Patient	9,962	10,531	10,323	10,209	5,154
Total Patients Transported	7,814	8,287	7,881	8,060	4,087

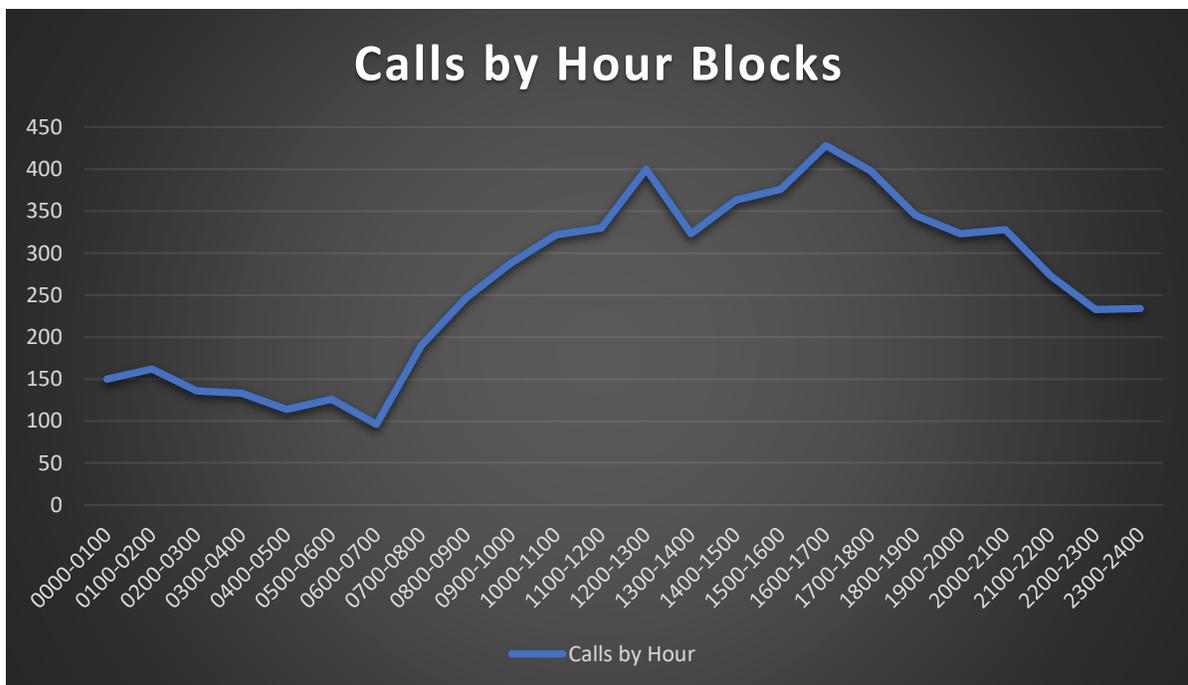
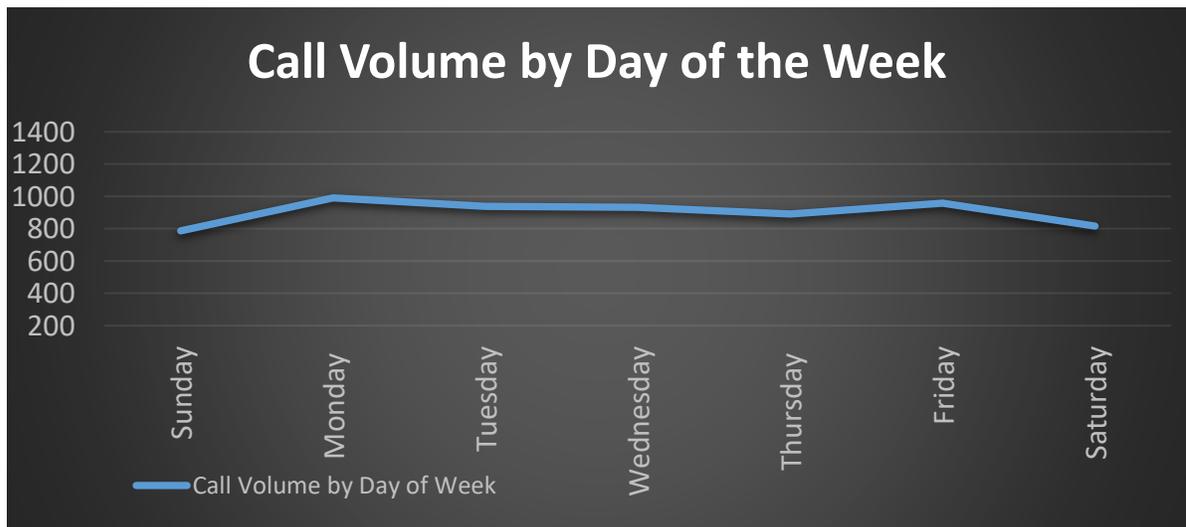
**Runs Comparisons per Year**



- **Total System Response time:**

Response Times 2021		
Minutes	# of Runs	% of Runs
0 – <5	3084	48.81%
5 - <10	1898	30.04%
10 - <15	683	10.81%
> 15	512	8.10%
Not Arrive	141	2.23%

- **Call Volume Statistics 2024**



**TOTAL CALLS PER GEOGRAPHICAL LOCATION 2024**

City of Leavenworth	3737	59.15%
City of Lansing	662	10.49%
City of Tonganoxie	481	7.61%
High Prairie Twp.	334	5.29%
City of Basehor	329	5.21%
Fort Leavenworth	160	2.53%
Fairmount Twp.	124	1.96%
Reno Twp.	77	1.22%
Stranger Twp.	62	0.98%
Tonganoxie Twp.	52	1.61%
City of Easton	49	0.78%
Kickapoo Twp.	48	0.76%
Sherman Twp.	36	0.57%
Alexandria Twp.	31	0.49%
City of Linwood	31	0.49%
Easton Twp.	29	0.46%
Delaware Twp.	18	0.28%
Mutual Aid	8	0.12%

**3. Vehicle maintenance**

Total vehicle Budget 107,500  
 Expenditures 42,871 (40%)

- Received word that our 2023 and 2024 replacement units should be delivered to us in Nov. and our 2025 unit should be delivered in Jan 2025.

**4. Updates**

- Currently working on staffing open Paramedic positions. (5) currently vacant
- Fair Week
- Celebrated EMS WEEK
- (2) Employees will start Paramedic school in August – Complete May 2026

# Leavenworth County Health Department Report 2024



2<sup>nd</sup> Qtr.

## Health Department Report 2nd Qtr.

<b>1. Budget</b>	<b><u>2021</u></b>	<b><u>2022</u></b>	<b><u>2023</u></b>	<b>Jan - June <u>2024</u></b>
Approved Budget	1,379,241	1,441,644	1,491,209	1,554,304
Expenditures	1,334,225	1,310,657	336,225	469,107
Required User Fee	110,000	110,000	110,000	110,000
User Fee Revenue Collected	65,930	74,223	93,828	38,608
Grants Received	630,437	870,129	716,922	392,852

<b>2. Statistics</b>	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>	<b><u>2023</u></b>	<b>Jan - June <u>2024</u></b>
Health Department	5,231	4,133	5,933	9,946	5,952	1,932
WIC Clients	6,860	5,935	5,562	13,276	13,262	5,731
Total Clients	12,091	10,068	11,495	23,222	19,214	7,663

### 3. Items to report:

- Public Health Nurse is retiring end of Sept.
  - Replacement public health nurse will be starting mid-August
- Working with legal to update Medical Director Agreement
- Started new Grant year with KDHE aid-to-local grants
- Submitted the 2025 WIC budget to the state for approval
- WIC participated in Community Baby Shower this past weekend
- Employee health assessments are scheduled for Nov 4-6

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# Quarterly Report

July 31, 2024

Prepared By:  
Bob Weber, County Appraiser

## Ongoing Activities

### 1. Maintenance Re-inspection / Ag-use

- A. Through July 24<sup>th</sup> the appraisal staff has inspected 3,504 parcels for the following reasons:

Ag Use	19
Building Permit	587
17% Reinspection	2016
Sales Verification	852
Other	30

- B. Approximately 3,570 parcels remain for the 17% re-inspection. Every county is required to verify current agricultural use every two years. This year we will be verifying current use north of Mc Intyre Rd.

### 2. Sales

- A. We have received 888 sales in the first six months of 2024. This compares to 829 in 2023 1,091 in 2022, 1,122 in 2021 and 829 in 2020 for the same period.
- B. For the first six months of 2024 the average sale price for a home in Leavenworth County is \$329,884. The average sale price for 2023 was \$318,646 for the first half of the year. This is a 3.5% increase from a year ago.
- C. A sales trend analysis using sales of homes that have sold twice from 2022 through the first half of 2024 was conducted. The analysis showed a positive 6% trend per year over this time frame. Only properties that did not change between the first sale and the second sale were selected in this analysis.

### 3. Building Permits

- A. The number of building permits for new homes over the first half of the year are up about 22% from last year. The following table compares the number of building permits for new homes in the first half of the year for the all of Leavenworth County.

Year	# of Permits
2024	116
2023	95
2022	156
2021	185
2020	104
2019	105
2018	130

**4. Sales Ratio**

The following are results of sales ratio reports for the county using the sales from the first six months of 2024. All properties are appraised every year as of January 1st. A sales ratio is conducted by comparing sales prices of properties that sold from January 1st through December 31st to their appraised value. State compliance standards require the median ratio (appraisal level) on residential and commercial properties be 90% or above and 110% and below. A ratio over 100% indicates properties are over appraised, a ratio under 100% indicates properties are under appraised.

<u>Market Area</u>	<u>Median Ratio</u>
County	91%
Rural	87%
Leavenworth	90%
Lansing	90%
Tonganoxie	91%
Basehor	97%