

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
August 27, 2025
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be allowed at the beginning of each meeting and opened again at the end of the meeting after all regularly scheduled agenda items. Comments shall be limited to five minutes per person; however, commenters may speak for up to five minutes at both the beginning and end of each meeting. There should be not expectation of interaction by the Commission during this time. Everyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting. During times when the Courthouse is closed to the general public anyone wishing to make public comment will provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. The comment will be included and distributed with the normal meeting packet.
- V. ADMINISTRATIVE BUSINESS:
- 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 August 20, 2025

- b) Approval of the schedule for the week of September 1, 2025
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approve Case DEV-25-046 Heritage Farms Final Plat
- f) Approve Case DEV-25-078 Herrzin Acres 2nd Final Plat
- g) Approve appointment of Andrew Gribble IV to the Planning Commission for the 3rd District.

VII. FORMAL BOARD ACTION:

- a) Consider a motion to adopt a policy establishing a process for future County right-of-way vacation requests.

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

- a) LCDC/LCPA quarterly report
- b) Discuss September proclamations
- c) Executive session if needed

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, August 25, 2025

Tuesday, August 26, 2025

12:00 p.m. MARC meeting

Wednesday, August 27, 2025

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

Thursday, August 28, 2025

Friday, August 29, 2025

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

*****August 20, 2025 *****

The Board of County Commissioners met in a regular session on Wednesday, August 20, 2025. Commissioner Culbertson; Commissioner Reid, Commissioner Dove and Commissioner Stieben are present; Commissioner Smith is absent; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; Jon Khalil, Deputy County Counselor; Aaron Yoakam, Buildings and Grounds Director;

PUBLIC COMMENT:

Kirsten Workman, Sharon Plum, Loren Gottschalk, Betty Klinedist, Virginia Stewart, Sherry Jaster, Sara George, David Espenshade, Tiffany Leach commented.

ADMINISTRATIVE BUSINESS:

The Board spoke about the budget, property taxes, unfunded mandates and RHID's.

A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to accept the consent agenda for Wednesday, August 13, 2025 as presented.

Motion passed, 5-0.

Aaron Yoakam requested approval of a base bid for the substrate for the outside of the Courthouse.

A motion was made by Commissioner Reid and seconded by Commissioner Stieben to approve Pullman SST, Inc. for the base bid in agreement with Treanor for the substrate for the outside of the Courthouse in the amount of \$5,879,454.00 with a 5% contingency.

Motion passed, 5-0.

Mark Loughry provided a presentation for the County budget.

The Board recessed for 5 minutes.

Resolution 2025-28, levying a property tax rate exceeding the revenue neutral rate for the tax year 2025 was presented.

Commissioner Smith opened the public hearing.

No one spoke in favor or opposition at this time.

Commissioner Smith closed the public hearing.

A motion was made by Commissioner Culbertson and seconded by Commissioner Dove to approve Resolution 2025-28, levying a property tax rate exceeding the revenue neutral rate for the tax year 2025 to fund budget expenditures for fiscal year 2026.

Motion passed, 4-1, Commissioner Reid voting nay.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to place the economic development funds from fiscal year 2025 and 2026 in a separate County

fund and to be used for economic development and have a work session to determine how that will be assigned.

Commissioners Culbertson and Stieben withdrew the motion and second.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to leave it in the current economic development fund and the Commission itself will meet in a work session to determine the disposition of those funds.

Motion passed, 4-1, Commissioner Reid voting nay.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to have the front door be closed to public and the rear door only for public entrance for the County Courthouse at an estimated savings to the budget of \$100,000.00.

Motion failed, 2-3, Commissioners Smith, Dove and Reid voting nay

A motion was made by Commissioner Stieben and seconded by Commissioner Dove to require that all department's salaries increase be limited to the 2% that was asked and requested with the exception in the Sheriff's Department deputies' salaries be allowed to increase by 4% , other positions will only go up the 2% that all the other officers and staff in that County that will save \$60,000.00.

The motion was amended by Commissioner Stieben and seconded by Commissioner Dove that requires all department budgetary salary increases be limited to the requested 2% with the exception that deputies' salaries will be allowed to an increase of 4% and that's with the Sheriff's Office with a savings of \$60,000.00.

Motion passed, 4-1, Commissioner Culbertson voting nay.

A motion was made by Commissioner Stieben and seconded by Commissioner Dove to add an additional \$5,000.00 to the funding of Sparrow Clinic.

Motion failed, 2-3, Commissioners Culbertson, Smith and Dove voting nay.

A motion was made by Commissioner Stieben and seconded by Commissioner Reid to add \$5,000.00 seed money for historical societies, arts and cultural fund and set a work session to determine the oversight and future funding for cultural and art events.

Motion failed, 2-3, Commissioners Culbertson, Smith and Dove voting nay.

A motion was made by Commissioner Stieben and seconded by Commissioner Dove to remove \$126,000.00 from the County Attorney's budget that funds that particular item.

Todd Thompson spoke.

Motion failed, 2-3, Commissioners Culbertson, Dove and Reid voting nay.

A motion was made by Commissioner Stieben and seconded by Commissioner Smith to approve the Leavenworth County budget for 2026.

Motion passed, 4-1, Commissioner Reid voting nay.

Resolution 2025-29, levying a property tax rate exceeding the revenue neutral rate for Leavenworth County Special-Other Funds for tax year 2025 was presented.

Commissioner Smith opened the public hearing.

No one spoke in favor or opposition at this time.

Commissioner Smith closed the public hearing.

A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to approve Resolution 2025-29, levying a property tax rate exceeding the revenue neutral rate for Leavenworth County Special-Other Funds for tax year 2025 to fund budget expenditures for fiscal year 2026.

Motion passed, 4-1, Commissioner Reid voting nay

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to approve the Leavenworth County Special Other Funds budget.

Motion passed, 4-1, Commissioner Reid voting nay.

Commissioner Smith attended the Port Authority meeting.

Commissioner Reid requested feedback from the Economic Development Summit.

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

Motion passed, 5-0.

The Board adjourned at 11:50 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, September 1, 2025 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF LABOR DAY

Tuesday, September 2, 2025

Wednesday, September 3, 2025

- 9:00 a.m. Leavenworth County Commission meeting
• Commission Meeting Room, 300 Walnut, Leavenworth KS
- 5:00 p.m. Combined Arms Center Community Social
• Frontier Conference Center, 350 Biddle Blvd., Ft. Leavenworth, KS

Thursday, September 4, 2025

Friday, September 5, 2025

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

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CHECK RANGE SELECTED: * No Check Range Selected

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FMWARREGR2	LEAVENWORTH COUNTY					8/21/25	14:47:31
JSCHERMBEC	WARRANT REGISTER					Page	2
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WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			134421	5-001-5-13-211	INV 18589 TRANSPORTS	125.00	
			134421	5-001-5-13-211	INV 18589 TRANSPORTS	125.00	
			134421	5-001-5-13-211	INV 18589 TRANSPORTS	125.00	
			134421	5-001-5-13-211	INV 18589 TRANSPORTS	125.00	
			134421	5-001-5-13-211	INV 18589 TRANSPORTS	600.00	
					WARRANT TOTAL		2,350.00
115265	AP	08/15/2025	727	HERRERA STUCCO LLC			
			134416	5-215-5-03-203	RETAINING WALL FINAL INSTALLME	10,000.00	
					WARRANT TOTAL		10,000.00
115266	AP	08/15/2025	4755	LEAVENWORTH PAPER AND OFFICE S			
			134418	5-001-5-09-301	SHARPIES FOR ROGER MARRS	3.66	
					WARRANT TOTAL		3.66
115267	AP	08/15/2025	17677	LEXISNEXIS RISK DATA MGMT (ACC			
			134420	5-001-5-09-203	JUNE MINIMUN COMMITMENT	50.00	
					WARRANT TOTAL		50.00
115268	AP	08/15/2025	2666	ROGER MARRS			
			134419	5-001-5-09-232	REIMBURSEMENT OF POSTAGE FOR T	135.11	
					WARRANT TOTAL		135.11
115269	AP	08/15/2025	8801	OSBORN LAW OFFICE			
			134422	5-001-5-09-231	COURT APPOINTED ATTORNEY	8,790.00	
			134423	5-001-5-09-231	COURT APPOINTED ATTORNEY	8,250.00	
					WARRANT TOTAL		17,040.00
115270	AP	08/15/2025	1867	REDWOOD TOXICOLOGY LABORATORY			
			134424	5-196-5-00-201	CONFIRMATION TESTS	99.35	
					WARRANT TOTAL		99.35
115271	AP	08/15/2025	458	LEAV CO PUBLIC WORKS			
			134429	5-001-5-07-213	REISSUE CHECK 114896 FOR GASOL	7,497.12	
			134429	5-001-5-07-213	REISSUE CHECK 114896 FOR GASOL	26.96	
			134429	5-001-5-07-218	REISSUE CHECK 114896 FOR GASOL	86.58	
			134429	5-001-5-14-332	REISSUE CHECK 114896 FOR GASOL	4,281.16	
			134429	5-001-5-14-332	REISSUE CHECK 114896 FOR GASOL	276.04	
			134429	5-001-5-41-213	REISSUE CHECK 114896 FOR GASOL	29.00	
			134429	5-001-5-41-213	REISSUE CHECK 114896 FOR GASOL	29.00	
			134429	5-001-5-41-213	REISSUE CHECK 114896 FOR GASOL	247.40	
			134429	5-160-5-00-213	REISSUE CHECK 114896 FOR GASOL	160.98	
			134429	5-160-5-00-304	REISSUE CHECK 114896 FOR GASOL	201.39	
					WARRANT TOTAL		12,835.63
115272	AP	08/15/2025	376	ATHENS ENERGY SERVICES HOLDING			
			134417	5-001-5-33-392	711 MARSHALL JULY 2025	88.23	
					WARRANT TOTAL		88.23
115273	AP	08/15/2025	100	ATHENA MARIE MANLEY			
			134427	5-001-5-14-221	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
115274	AP	08/15/2025	100	LEAH FLYNN			
			134426	5-001-5-14-221	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
115275	AP	08/15/2025	100	JUSTIN ENGEMANN			
			134425	5-001-5-14-221	FEE AND MILEAGE	93.60	
					WARRANT TOTAL		93.60
115276	AP	08/15/2025	100	GREGORY ROBINSON			

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JSCHERMBEC	WARRANT REGISTER						Page 3
START DATE: 08/15/2025 END DATE: 08/21/2025							
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NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			134428	5-001-5-14-221	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
115277	AP	08/19/2025	282	AITKENS CONTRACTING LLC			
			134486	5-001-5-31-290	CH IRRIGATION REPAIRS	393.50	
					WARRANT TOTAL		393.50
115278	AP	08/19/2025	541	JADEN BAILEY			
			134469	5-001-5-06-205	PLANNING COMMISSION MILEAGE	133.00	
					WARRANT TOTAL		133.00
115279	AP	08/19/2025	917	WILLIAM BECK			
			134495	5-001-5-32-209	711 MARSHALL AND WALNUT	2,199.79	
			134495	5-001-5-33-209	711 MARSHALL AND WALNUT	3,199.80	
					WARRANT TOTAL		5,399.59
115280	AP	08/19/2025	4136	BRANDT FABRICATING			
			134442	5-133-5-00-360	ROLL TARP W STUB SHAFT	570.00	
					WARRANT TOTAL		570.00
115281	AP	08/19/2025	24545	CDW GOVERNMENT INC			
			134443	5-133-5-00-301	MICROSOFT OFFICE FOR WISS COMP	340.47	
					WARRANT TOTAL		340.47
115282	AP	08/19/2025	5447	CITY WIDE MAINTENANCE			
			134502	5-001-5-32-296	JANITORIAL SERVICE	6,250.00	
					WARRANT TOTAL		6,250.00
115283	AP	08/19/2025	5637	CLEARWATER ENTERPRISES,LLC			
			134467	5-001-5-05-215	EMS STATION 1	7.10	
			134484	5-001-5-14-220	601 S 3RD ST AND 300 WALNUT	559.65	
			134484	5-001-5-32-392	601 S 3RD ST AND 300 WALNUT	1,030.01	
			134462	5-133-5-00-304	FUEL	3.55	
			134482	5-195-5-00-290	GAS SERVICE FOR 216 WALNUT ST	3.55	
					WARRANT TOTAL		1,603.86
115284	AP	08/19/2025	17551	DIGGER JIM'S			
			134505	5-212-5-00-2	FOREST VIEW DIST VACUUM TRUCK	850.00	
					WARRANT TOTAL		850.00
115285	AP	08/19/2025	446	EQUIPMENT SHARE INC			
			134445	5-133-5-00-360	CASE PIPES	108.07	
					WARRANT TOTAL		108.07
115286	AP	08/19/2025	2588	FOLEY EQUIPMENT			
			134446	5-133-5-00-360	SEALS, CABBLE, CLAMPS, BREAKER	1,906.19-	
			134446	5-133-5-00-360	SEALS, CABBLE, CLAMPS, BREAKER	1,906.19	
			134446	5-133-5-00-360	SEALS, CABBLE, CLAMPS, BREAKER	235.84	
			134446	5-133-5-00-360	SEALS, CABBLE, CLAMPS, BREAKER	239.06	
			134446	5-133-5-00-360	SEALS, CABBLE, CLAMPS, BREAKER	1,121.82	
					WARRANT TOTAL		1,596.72
115287	AP	08/19/2025	70	FREESTATE ELECTRIC COOPERATIVE			
			134465	5-001-5-05-215	STATION 2 EMS	450.52	
			134485	5-001-5-14-220	725 LAMING 3 PHASE GENERAL SVC	1,081.07	
			134463	5-133-5-00-251	ELECTRIC SERVICE FROM 7/1-8/1	79.18	
					WARRANT TOTAL		1,610.77
115288	AP	08/19/2025	709	WILLIAM GOTTSCHALK			
			134478	5-001-5-06-205	PLANNING COMMISSION MILEAGE	9.45	
					WARRANT TOTAL		9.45
115289	AP	08/19/2025	434	HAMM QUARRIES			

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JSCHERMBEC	WARRANT REGISTER					Page	4
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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			134447	5-133-5-00-303	ROAD SEAL	280.89	
			134447	5-133-5-00-303	ROAD SEAL	254.23	
			134447	5-133-5-00-303	ROAD SEAL	720.22	
			134447	5-133-5-00-303	ROAD SEAL	11,116.39	
					WARRANT TOTAL		12,371.73
115290	AP	08/19/2025	27	LEAV CO HEALTH DEPT			
			134436	5-001-5-07-219	TDAP-317 PRENATAL 2-7 CLIENT 4	95.00	
					WARRANT TOTAL		95.00
115291	AP	08/19/2025	2900	GERTRUDE LAWSON C/O LARRY LAWS			
			134464	5-001-5-05-290	CALL 2024-8480 PATIENT REIMBUR	538.05	
					WARRANT TOTAL		538.05
115292	AP	08/19/2025	22605	HINCKLEY SPRINGS			
			134492	5-001-5-11-208	FILTRATION SYSTEM RENTAL	51.74	
					WARRANT TOTAL		51.74
115293	AP	08/19/2025	369	HOLLIDAY SAND & GRAVEL CO			
			134448	5-133-5-00-303	ROAD SEAL	999.85	
			134448	5-133-5-00-303	ROAD SEAL	342.22	
			134448	5-133-5-00-303	ROAD SEAL	5,383.42	
			134448	5-133-5-00-303	ROAD SEAL	6,878.58	
					WARRANT TOTAL		13,604.07
115294	AP	08/19/2025	8569	KANEQUIP, INC			
			134450	5-133-5-00-360	HYD FILTER, PUMP, GASTET	1,103.62	
					WARRANT TOTAL		1,103.62
115295	AP	08/19/2025	19474	KANSAS COUNTRY STORE			
			134449	5-133-5-00-364	HOWARD AND WISS SAFETY BOOTS	293.80	
					WARRANT TOTAL		293.80
115296	AP	08/19/2025	66366	KANSAS GAS SERVICE			
			134466	5-001-5-05-215	STATION 1 EMS	101.40	
			134499	5-001-5-14-220	601 S 3RD ST, 300 WALNUT. COMM	567.24	
			134499	5-001-5-32-392	601 S 3RD ST, 300 WALNUT. COMM	962.80	
			134498	5-001-5-33-392	711 MARSHALL	140.44	
			134498	5-001-5-33-392	711 MARSHALL	111.81	
			134499	5-195-5-00-290	601 S 3RD ST, 300 WALNUT. COMM	64.71	
					WARRANT TOTAL		1,948.40
115297	AP	08/19/2025	7258	L & R REFRIGERATION SERVICE CO			
			134487	5-160-5-00-208	REFRIGERANT RECOVERY	410.00	
					WARRANT TOTAL		410.00
115298	AP	08/19/2025	1351	LEAVENWORTH ASPHALT MATERIALS			
			134451	5-133-5-00-362	ASPHALT AND SEAL	17,680.65	
			134451	5-133-5-00-362	ASPHALT AND SEAL	9,125.04	
			134451	5-133-5-00-362	ASPHALT AND SEAL	21,355.88	
			134451	5-133-5-00-362	ASPHALT AND SEAL	22,210.33	
					WARRANT TOTAL		70,371.90
115299	AP	08/19/2025	4755	LEAVENWORTH PAPER AND OFFICE S			
			134509	5-001-5-19-301	OFFICE SUPPLIES	1,064.06	
					WARRANT TOTAL		1,064.06
115300	AP	08/19/2025	537	CHERRYROAD MEDIA INC			
			134506	5-001-5-19-217	LEGAL NOTICE 2025 JC 064 08/06	45.94	
			134507	5-001-5-19-217	LEGAL NOTICE 2025 JC 023 8/6 8	40.74	
			134508	5-001-5-19-217	LEGAL NOTICE 2025 JC 8/6 AND 8	43.94	

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START DATE: 08/15/2025 END DATE: 08/21/2025							
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NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
					WARRANT TOTAL		130.62
115301	AP	08/19/2025	705	MARCUS MAJURE			
			134477	5-001-5-06-205	PLANNING COMMISSION MILEAGE	92.40	
					WARRANT TOTAL		92.40
115302	AP	08/19/2025	105	MIDWEST MOBILE RADIO SERVICE			
			134432	5-160-5-00-212	NEW COMMERCIAL RATES NOTICE	32.40	
			134433	5-160-5-00-212	NEW STANDARD RATES NOTICE	32.40	
			134481	5-160-5-00-213	MODEL 2 PORTABLE RADIO	95.00	
					WARRANT TOTAL		159.80
115303	AP	08/19/2025	931	MIDWEST TRUCK EQUIPMENT, INC.			
			134452	5-133-5-00-360	ADJ END YOKE	526.20	
					WARRANT TOTAL		526.20
115304	AP	08/19/2025	2666	KENNETH CAMPBELL			
			134444	5-133-5-00-364	SAFETY BOOTS	165.00	
					WARRANT TOTAL		165.00
115305	AP	08/19/2025	2666	JEREMY WAGNER			
			134461	5-133-5-00-203	CDL FEE EXAM, PHOTO, CLASS A	41.00	
					WARRANT TOTAL		41.00
115306	AP	08/19/2025	2666	DAN CLEMONS			
			134474	5-001-5-06-205	MILEAGE FOR PLANNING COMMISSIO	33.60	
					WARRANT TOTAL		33.60
115307	AP	08/19/2025	2666	LAYLA GRAHAM			
			134494	5-001-5-11-203	REIMB. FOR NOTARY GRAHAM, FILB	25.00	
			134494	5-001-5-11-203	REIMB. FOR NOTARY GRAHAM, FILB	25.00	
			134494	5-001-5-11-203	REIMB. FOR NOTARY GRAHAM, FILB	25.00	
					WARRANT TOTAL		75.00
115308	AP	08/19/2025	24	NATL SIGN CO INC			
			134453	5-133-5-00-363	SIGN MATERIAL	3,041.20	
					WARRANT TOTAL		3,041.20
115309	AP	08/19/2025	803	LEAV CO NOXIOUS WEED DEPT			
			134504	5-001-5-31-209	GLYSOPHATE	100.35	
					WARRANT TOTAL		100.35
115310	AP	08/19/2025	621	ROBERT OWENS			
			134479	5-001-5-06-205	PLANNING COMMISSION MILEAGE	18.55	
					WARRANT TOTAL		18.55
115311	AP	08/19/2025	8028	MURPHY TRACTOR & EQUIP CO			
			134490	5-137-5-00-320	LAMP, WIPER BLADE	233.82	
					WARRANT TOTAL		233.82
115312	AP	08/19/2025	418	PENSKE COMMERCIAL VEHICLES US			
			134455	5-133-5-00-360	ADAPTORS, UBOLT, CONTROL, TIE	31.01	
			134455	5-133-5-00-360	ADAPTORS, UBOLT, CONTROL, TIE	405.18	
			134455	5-133-5-00-360	ADAPTORS, UBOLT, CONTROL, TIE	428.99	
			134455	5-133-5-00-360	ADAPTORS, UBOLT, CONTROL, TIE	341.24	
			134455	5-133-5-00-360	ADAPTORS, UBOLT, CONTROL, TIE	138.59	
					WARRANT TOTAL		1,345.01
115313	AP	08/19/2025	512	PROFESSIONAL ASSOCIATION			
			134434	5-001-5-07-240	DIAGNOSTIC INTERVIEW	500.00	
					WARRANT TOTAL		500.00
115314	AP	08/19/2025	7098	QUILL CORP			
			134437	5-001-5-07-301	OFFICE SUPPLIES AND JANITORIAL	211.74	

FMWARREG2		LEAVENWORTH COUNTY				8/21/25	14:47:31
JSCHERMBEC		WARRANT REGISTER					Page 6
START DATE: 08/15/2025 END DATE: 08/21/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			134437	5-001-5-07-301	OFFICE SUPPLIES AND JANITORIAL	1,113.40	
					WARRANT TOTAL		1,325.14
115315	AP	08/19/2025	458	LEAV CO PUBLIC WORKS			
			134500	5-001-5-14-333	SKAG STAND ON MOWER	176.99	
			134489	5-001-5-14-336	FUEL AND MAINT.	68.19	
			134489	5-001-5-14-336	FUEL AND MAINT.	227.01	
			134489	5-001-5-14-336	FUEL AND MAINT.	182.11	
			134489	5-001-5-14-336	FUEL AND MAINT.	48.45	
			134489	5-001-5-53-308	FUEL AND MAINT.	23.64	
			134489	5-001-5-53-308	FUEL AND MAINT.	86.66	
			134489	5-001-5-53-308	FUEL AND MAINT.	286.49	
			134489	5-001-5-53-308	FUEL AND MAINT.	10.48	
			134489	5-001-5-53-308	FUEL AND MAINT.	3.15	
			134489	5-001-5-53-308	FUEL AND MAINT.	133.66	
					WARRANT TOTAL		1,246.83
115316	AP	08/19/2025	21594	STEVEN ROSENTHAL			
			134468	5-001-5-06-205	PLANNING COMMISSION MEETINF 38	26.88	
					WARRANT TOTAL		26.88
115317	AP	08/19/2025	22331	JOSEPH ROTH			
			134510	5-001-5-41-270	COMMERCIAL APPRAISAL	3,200.00	
					WARRANT TOTAL		3,200.00
115318	AP	08/19/2025	29720	SCHWINN ELECTRIC			
			134511	5-215-5-03-214	601 S 3RD ST	4,725.00	
			134511	5-215-5-03-214	601 S 3RD ST	4,725.00	
			134511	5-215-5-03-214	601 S 3RD ST	4,590.00	
					WARRANT TOTAL		14,040.00
115319	AP	08/19/2025	1717	SEIFERT'S FLOORING			
			134503	5-001-5-33-280	CUSHING INSTALLATION OF TILE I	1,728.00	
					WARRANT TOTAL		1,728.00
115320	AP	08/19/2025	26523	GARY SERVAES ENTERPRISES			
			134440	5-137-5-00-312	ROCK	4,357.05	
					WARRANT TOTAL		4,357.05
115321	AP	08/19/2025	15427	STEVE SKEET			
			134470	5-001-5-06-205	PLANNING COMMISSION MEETING	184.80	
					WARRANT TOTAL		184.80
115322	AP	08/19/2025	295	JEFF SPINK			
			134480	5-001-5-06-205	PLANNING COMMISSION MILEAGE	70.00	
					WARRANT TOTAL		70.00
115323	AP	08/19/2025	542	ALLAN STORK			
			134476	5-001-5-06-206	PLANNING COMMISSION MILEAGE	126.00	
					WARRANT TOTAL		126.00
115324	AP	08/19/2025	10703	TIRE TOWN			
			134457	5-133-5-00-309	ROLLOFF SCRAP TIRES	500.00	
			134488	5-160-5-00-207	SCRAP TIRE RECYLCE	500.00	
					WARRANT TOTAL		1,000.00
115325	AP	08/19/2025	668	TIREHUB INC			
			134456	5-133-5-00-309	TIRES	881.58	
					WARRANT TOTAL		881.58
115326	AP	08/19/2025	22972	TRANSFER STATION			
			134501	5-001-5-32-297	DEMOLITION	7.00	

START DATE: 08/15/2025 END DATE: 08/21/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			134458	5-133-5-00-214	ILLEGAL DUMPING ON DAKOTA DRIV	44.00	
			134458	5-133-5-00-214	ILLEGAL DUMPING ON DAKOTA DRIV	127.00	
					WARRANT TOTAL		178.00
115327	AP	08/19/2025	890	TREANORHL, INC			
			134483	5-215-5-14-401	EXTERIOR FACADE	11,538.75	
					WARRANT TOTAL		11,538.75
115328	AP	08/19/2025	20112	DOUG TYSTAD			
			134475	5-001-5-06-205	PLANNING COMMISSION MILEAGE	49.00	
					WARRANT TOTAL		49.00
115329	AP	08/19/2025	2390	UNITED IMAGING			
			134435	5-001-5-07-219	INMATE MEDICAL BILL	39.02	
					WARRANT TOTAL		39.02
115330	AP	08/19/2025	1241	VANCE BROS LLC			
			134438	5-133-5-00-362	SEAL AND ASPHALT	15,042.18	
			134438	5-133-5-00-362	SEAL AND ASPHALT	14,831.70	
			134438	5-133-5-00-362	SEAL AND ASPHALT	15,097.24	
			134438	5-133-5-00-362	SEAL AND ASPHALT	15,023.27	
			134438	5-133-5-00-362	SEAL AND ASPHALT	14,946.64	
			134438	5-133-5-00-362	SEAL AND ASPHALT	14,457.75	
			134438	5-133-5-00-362	SEAL AND ASPHALT	14,530.52	
			134438	5-133-5-00-362	SEAL AND ASPHALT	14,414.52	
			134438	5-133-5-00-362	SEAL AND ASPHALT	14,805.56	
			134439	5-133-5-00-362	ASPHALT AND SEAL	15,259.89	
			134439	5-133-5-00-362	ASPHALT AND SEAL	14,605.69	
			134439	5-133-5-00-362	ASPHALT AND SEAL	14,824.55	
			134439	5-133-5-00-362	ASPHALT AND SEAL	14,934.59	
			134459	5-133-5-00-362	ASPHALT AND SEAL	14,469.07	
			134459	5-133-5-00-362	ASPHALT AND SEAL	14,785.32	
					WARRANT TOTAL		222,028.49
115331	AP	08/19/2025	392	VANDERBILT'S			
			134460	5-133-5-00-364	SAFETY BOOTS PETERSON, COURTER	165.00	
			134460	5-133-5-00-364	SAFETY BOOTS PETERSON, COURTER	129.99	
			134460	5-133-5-00-364	SAFETY BOOTS PETERSON, COURTER	165.00	
			134460	5-133-5-00-364	SAFETY BOOTS PETERSON, COURTER	159.99	
					WARRANT TOTAL		619.98
115332	AP	08/19/2025	2	WATER DEPT			
			134496	5-001-5-32-392	514 2ND ST	20.00	
			134497	5-195-5-00-290	COMM CORR	65.62	
					WARRANT TOTAL		85.62
115333	AP	08/19/2025	298	MICHAEL D WILLIAMS			
			134491	5-115-5-00-403	COUNTER TOP FPR FRONT OFFICE	3,750.00	
					WARRANT TOTAL		3,750.00
115334	AP	08/19/2025	537	CHERRYROAD MEDIA INC			
			134515	5-160-5-00-212	NEW STAND RATES NOTICE	32.40	
			134516	5-160-5-00-212	NEW COMMERCIAL RATE NOTICE	32.40	
					WARRANT TOTAL		64.80
115335	AP	08/19/2025	105	MIDWEST MOBILE RADIO SERVICE			
			134514	5-160-5-00-213	MODEL 2 PORTABLE RADIO	95.00	
					WARRANT TOTAL		95.00
115336	AP	08/20/2025	20588	ADVANTAGE PRINTING			

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START DATE: 08/15/2025 END DATE: 08/21/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			134529	5-001-5-19-301	JUROR HANDBOOKS	665.00	
					WARRANT TOTAL		665.00
115337	AP	08/20/2025	760	AETNA LIFE INSURANCE COMPANY			
			134524	5-510-2-00-958	AUGUST CRITICAL ILLNESS, ACCID	1,892.24	
			134524	5-510-2-00-958	AUGUST CRITICAL ILLNESS, ACCID	3,253.58	
			134524	5-510-2-00-958	AUGUST CRITICAL ILLNESS, ACCID	1,931.20	
					WARRANT TOTAL		7,077.02
115338	AP	08/20/2025	249	ATCHISON HOSPITAL			
			134541	5-001-5-07-206	NEW EMPLOYEE TESTING	225.00	
			134519	5-001-5-28-212	SCREEN,CAPACITY TEST, BREATH A	225.00	
			134519	5-001-5-28-212	SCREEN,CAPACITY TEST, BREATH A	190.00	
			134519	5-001-5-28-212	SCREEN,CAPACITY TEST, BREATH A	56.00	
					WARRANT TOTAL		696.00
115339	AP	08/20/2025	18253	AT&T MOBILITY			
			134530	5-001-5-07-210	SHERIFF 287289501005	4,332.75	
					WARRANT TOTAL		4,332.75
115340	AP	08/20/2025	283	ROBERT BUSETTI			
			134539	5-001-5-07-219	MONTHLY FEE FOR DENTIST	350.00	
					WARRANT TOTAL		350.00
115341	AP	08/20/2025	2621	TERRY BOOKER			
			134556	5-145-5-00-256	MEALS 8/1-8/15	1,729.00	
			134556	5-145-5-00-256	MEALS 8/1-8/15	15,476.50	
			134556	5-145-5-00-256	MEALS 8/1-8/15	15,431.00	
					WARRANT TOTAL		32,636.50
115342	AP	08/20/2025	36	PATRICK J CAHILL			
			134549	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00
115343	AP	08/20/2025	362	BENJAMIN CASAD			
			134546	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00
115344	AP	08/20/2025	902	DEBS RIVERVIEW LLC			
			134537	5-001-5-07-266	SHELTERING SERVICES	1,447.03	
					WARRANT TOTAL		1,447.03
115345	AP	08/20/2025	5362	DIAMOND DRUGS,INC			
			134520	5-001-5-07-219	INMATE PRESCRIPTIONS	3,247.77	
					WARRANT TOTAL		3,247.77
115346	AP	08/20/2025	1104	DIGITAL DOLPHIN SUPPLIES			
			134538	5-001-5-07-301	3 TONERS	218.97	
					WARRANT TOTAL		218.97
115347	AP	08/20/2025	2719	RICHARD S HERNANDEZ			
			134532	5-416-5-00-316	EOP UPDATE MOBILIZATION	481.00	
					WARRANT TOTAL		481.00
115348	AP	08/20/2025	858	ENTERPRISE FM TRUST			
			134542	5-115-5-00-408	ENTERPRISE FM TRUST	4,374.86	
			134542	5-115-5-00-408	ENTERPRISE FM TRUST	51.14-	
			134542	5-115-5-00-408	ENTERPRISE FM TRUST	750.00-	
			134542	5-115-5-00-408	ENTERPRISE FM TRUST	164.50-	
					WARRANT TOTAL		3,409.22
115349	AP	08/20/2025	8686	EVERGY KANSAS CENTRAL INC			
			134517	5-001-5-05-215	STATION 1 1441295826	1,089.25	

START DATE: 08/15/2025 END DATE: 08/21/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			134518	5-108-5-00-219	HEALTH AUGUST 1864059586	1,090.06	
			134518	5-108-5-00-606	HEALTH AUGUST 1864059586	363.36	
			134527	5-133-5-00-251	ROAD AND BRIDGE	997.15	
			134527	5-133-5-00-251	ROAD AND BRIDGE	164.15	
			134527	5-133-5-00-251	ROAD AND BRIDGE	34.15	
			134527	5-133-5-00-251	ROAD AND BRIDGE	137.56	
			134527	5-133-5-00-251	ROAD AND BRIDGE	46.30	
					WARRANT TOTAL		3,921.98
115350	AP	08/20/2025	656	JAMES ANTWONE FLOYD			
			134545	5-001-5-09-231	COURT APPOINTED ATTORNEY	1,935.00	
					WARRANT TOTAL		1,935.00
115351	AP	08/20/2025	894	FORENSIC MEDICAL MANAGEMENT SE			
			134548	5-001-5-13-271	AUTOPSY SERVICES, DEATH REPORT	22,275.00	
			134548	5-001-5-13-271	AUTOPSY SERVICES, DEATH REPORT	200.00	
			134548	5-001-5-13-271	AUTOPSY SERVICES, DEATH REPORT	300.00	
					WARRANT TOTAL		22,775.00
115352	AP	08/20/2025	70	FREESTATE ELECTRIC COOPERATIVE			
			134533	5-001-5-07-223	GENERAL SERVICE	72.81	
			134533	5-001-5-07-223	GENERAL SERVICE	72.46	
			134533	5-001-5-07-223	GENERAL SERVICE	72.93	
			134533	5-001-5-07-223	GENERAL SERVICE	73.58	
			134533	5-001-5-07-223	GENERAL SERVICE	73.21	
			134533	5-001-5-07-223	GENERAL SERVICE	72.97	
			134533	5-001-5-07-223	GENERAL SERVICE	73.17	
			134533	5-001-5-07-223	GENERAL SERVICE	73.03	
			134533	5-001-5-07-223	GENERAL SERVICE	53.00	
			134534	5-174-5-00-210	EISENHOWER TOWER	748.08	
					WARRANT TOTAL		1,385.24
115353	AP	08/20/2025	268	GEN DIGITAL, INC.			
			134525	5-510-2-00-941	AUGUST PREMIUMS	2,074.23	
					WARRANT TOTAL		2,074.23
115354	AP	08/20/2025	120	ALFRED GRENIER II			
			134544	5-001-5-07-213	UNIT 131, 141 AND 146	3,102.10	
			134544	5-001-5-07-213	UNIT 131, 141 AND 146	3,463.66	
			134544	5-001-5-07-213	UNIT 131, 141 AND 146	100.00	
					WARRANT TOTAL		6,665.76
115355	AP	08/20/2025	1941	LAW OFFICE OF E ELAINE HALLEY			
			134547	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00
115356	AP	08/20/2025	754	JANA HARRIS			
			134540	5-001-5-07-219	MONTHLY MEDICAL SERVICES FOR J	6,250.00	
					WARRANT TOTAL		6,250.00
115357	AP	08/20/2025	565	KA-COMM INC			
			134551	5-001-5-07-213	SIREN SYSTEM	612.50	
					WARRANT TOTAL		612.50
115358	AP	08/20/2025	1629	KANSAS UNIVERSITY PHYSICIANS I			
			134552	5-001-5-07-219	INMATE MEDICAL BILL	109.49	
					WARRANT TOTAL		109.49
115359	AP	08/20/2025	4755	LEAVENWORTH PAPER AND OFFICE S			
			134559	5-145-5-00-345	SITE CUTLERY 29279	113.60	

FMWARREGR2	LEAVENWORTH COUNTY					8/21/25	14:47:31
JSCHERMBEC	WARRANT REGISTER						Page 10
START DATE: 08/15/2025 END DATE: 08/21/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			134559	5-145-5-05-301	SITE CUTLERY 29279	41.60	
			134559	5-145-5-07-302	SITE CUTLERY 29279	4.80	
					WARRANT TOTAL		160.00
115360	AP	08/20/2025	1991	MID-AMERICA REGIONAL COUNCIL			
			134536	5-174-5-00-210	JULY 911 EXPENSE	33,263.55	
					WARRANT TOTAL		33,263.55
115361	AP	08/20/2025	2419	MCKESSON MEDICAL SURGICAL			
			134521	5-001-5-07-219	INMATE HEALTH SERVICES	81.15	
					WARRANT TOTAL		81.15
115362	AP	08/20/2025	105	MIDWEST MOBILE RADIO SERVICE			
			134535	5-174-5-00-261	REPLACEMENT MONITORS FOR 911 D	2,492.88	
					WARRANT TOTAL		2,492.88
115363	AP	08/20/2025	2059	MIDWEST OFFICE TECHNOLOGY INC			
			134531	5-198-5-18-301	CANON SERIAL 4MK13424	108.68	
					WARRANT TOTAL		108.68
115364	AP	08/20/2025	102	UNIVERSITY OF KANSAS HOSP AUTH			
			134554	5-001-5-07-219	INMATE MEDICAL BILL	315.00	
					WARRANT TOTAL		315.00
115365	AP	08/20/2025	920	RAY ALLEN MANUFACTURING LLC			
			134543	5-001-5-07-353	NARC SAFE 1150 PEICAN CASE, 12	44.99	
			134543	5-001-5-07-353	NARC SAFE 1150 PEICAN CASE, 12	29.74	
			134543	5-001-5-07-353	NARC SAFE 1150 PEICAN CASE, 12	9.99	
					WARRANT TOTAL		84.72
115366	AP	08/20/2025	6713	REILLY & SONS INC			
			134550	5-001-5-41-301	NOTARY BOND AND FILING FEE-CHA	75.00	
					WARRANT TOTAL		75.00
115367	AP	08/20/2025	934	REMKAT OF KANSAS INC			
			134558	5-145-5-00-746	MEALS ON WHEELS FUNDRAISING EV	3,644.00	
					WARRANT TOTAL		3,644.00
115368	AP	08/20/2025	632	RURAL WATER DIST NO 8			
			134528	5-133-5-00-214	LV CO SHOP 1 AND 2	154.90	
			134528	5-133-5-00-214	LV CO SHOP 1 AND 2	364.45	
					WARRANT TOTAL		519.35
115369	AP	08/20/2025	248	ELIOR, INC			
			134522	5-001-5-07-261	INMATE MEALS JULY- AUGUST	5,660.16	
			134522	5-001-5-07-261	INMATE MEALS JULY- AUGUST	5,759.02	
			134522	5-001-5-07-261	INMATE MEALS JULY- AUGUST	5,800.54	
			134522	5-001-5-07-261	INMATE MEALS JULY- AUGUST	5,804.36	
					WARRANT TOTAL		23,024.08
115370	AP	08/20/2025	930	TURNERS CONSUMER APPLIANCE SER			
			134523	5-001-5-05-281	STATION 1 WASHER NOT WORKING	99.95	
					WARRANT TOTAL		99.95
115371	AP	08/20/2025	1819	VICTOR L PHILLIPS CO			
			134526	5-115-5-00-423	COMPACT TRACT LOADER	15,786.80	
					WARRANT TOTAL		15,786.80
115372	AP	08/21/2025	243	GEOTAB USA INC			
				5-155-5-00-4	3 WIRE HARNESS KIT FOR GO RUGG	57.00	
				5-001-5-06-222	JULY GEOLOCATIONING	16.33	
				5-001-5-11-271	JULY GEOLOCATIONING	16.33	
				5-001-5-31-230	JULY GEOLOCATIONING	48.99	

START DATE: 08/15/2025 END DATE: 08/21/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

<u>WARRANT</u> <u>NUMBER</u>	<u>CHK</u> <u>TYPE</u>	<u>WARRANT</u> <u>DATE</u>	<u>VEND #/</u> <u>PCH DOC #</u>	<u>VENDOR NAME/</u> <u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTAL</u>
				5-001-5-41-271	JULY GEOLOCATIONG	81.65	
				5-001-5-53-220	JULY GEOLOCATIONG	81.65	
				5-001-5-05-271	JULY GEOLOCATIONG	264.18	
				5-108-5-00-213	JULY GEOLOCATIONG	37.74	
				5-145-5-00-230	JULY GEOLOCATIONG	522.56	
				5-127-5-00-2	JULY GEOLOCATIONG	16.33	
				5-133-5-00-229	JULY GEOLOCATIONG	1,152.39	
				5-136-5-00-221	JULY GEOLOCATIONG	32.66	
				5-137-5-00-229	JULY GEOLOCATIONG	269.50	
				5-160-5-00-215	JULY GEOLOCATIONG	97.98	
					WARRANT TOTAL		2,695.29
					GRAND TOTAL		688,957.68

START DATE: 08/15/2025 END DATE: 08/21/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

FUND SUMMARY

001	GENERAL	165,619.89
108	COUNTY HEALTH	1,531.06
115	EQUIPMENT RESERVE	22,946.02
126	COMM CORR ADULT	14.77
127	COMM CORR ADULT NON GRANT	36.33
133	ROAD & BRIDGE	351,753.41
136	COMM CORR JUVENILE	112.43
137	LOCAL SERVICE ROAD & BRIDGE	5,160.37
145	COUNCIL ON AGING	55,799.35
155	LSR CAPITAL EQUIP RESERVE	57.00
160	SOLID WASTE MANAGEMENT	2,959.63
171	S TAX CAP RD PROJ: BONDS	60.00
174	911	36,504.51
195	JUVENILE DETENTION	133.88
196	DRUG TEST & SUPERVISION FEES	99.35
198	SPECIAL GRANTS	108.68
212	SEWER DISTRICT 2: TIMBERLAKES	850.00
215	CAPITAL IMPROVEMENTS	35,578.75
416	FEDERAL BUYOUT 93-DR-416HM	481.00
510	PAYROLL CLEARING	9,151.25
	TOTAL ALL FUNDS	688,957.68

**Leavenworth County
Request for Board Action
Case No. DEV-25-046
Final Plat Heritage Farms
Consent Agenda**

Date: August 27, 2025
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-046 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 91.10-acre parcel into 12 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). All lots range in size from 5 acres to approximately 17 acres. All lots meet the requirements for the RR-5 zoning district. Fall Leaf Road is an existing road right-of-way without improvements. Until Fall Leaf Road has been vacated through the appropriate process, Lots 1,2,3 and 7 will not be entitled to building permits.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-25-046, Final Plat for Heritage Farms subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-046, Final Plat for Heritage Farms, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-046, Final Plat for Heritage Farms, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-046, Final Plat for Heritage Farms, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-046 Final Plat Heritage Farms

August 13, 2025

REQUEST: *Consent Agenda*

☐ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 23685 Cantrell Rd.



APPLICANT/APPLICANT AGENT:

Larry Hahn
Hahn SURVEYING
PO Box 186
Basehor, KS 66007

PROPERTY OWNER:

10MM LLC
15264 254th St.
Lawrence, KS 66044

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RR-2.5

LEGAL DESCRIPTION:

A Major Subdivision in the Northwest Quarter of Section 7, Township 12 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-046 Final Plat for Heritage Farms, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-046 Final Plat for Heritage Farms to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 91.10 ACRES

PARCEL ID NO:

223-07-0-00-00-002

BUILDINGS:

Existing House and Outbuildings

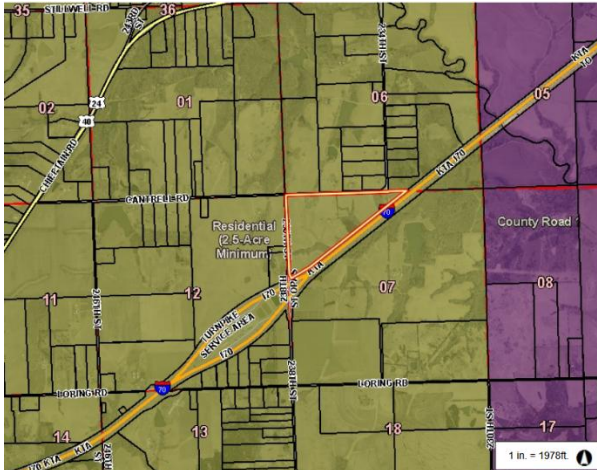
PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 23685 Cantrell Road (223-07-0-00-00-002) as Lots 01 through 12 of Heritage Farms.

ACCESS/STREET:

238th Street & Cantrell Road - Local,
Gravel \pm 24'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: N/A

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

8/6/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a 91.10-acre parcel into 12 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). All lots range in size from 5 acres to approximately 17 acres. All lots meet the requirements for the RR-5 zoning district. Fall Leaf Road is an existing road right-of-way without improvements. Until Fall Leaf Road has been vacated through the appropriate process, Lots 1,2,3 and 7 will not be entitled to building permits.

PROPOSED CONDITIONS:

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

PROPOSED MOTIONS:

Approve case DEV-25-046, a request to plat the property located at 23685 Cantrell Rd. into a 12-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-046 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-046, a request to plat the property located at 23685 Cantrell Rd. into a 12-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-046.

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

Motion: Chairman, I move to table Case No. DEV-25-046 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

ATTACHMENTS:

A: Application & Narrative

B: Zoning Map

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

D: Memorandums

FINAL PLAT APPLICATION
Leavenworth County Planning and Zoning Department,
300 Walnut St., County Courthouse
Leavenworth, Kansas
913-684-0465
913-684-0398 Fax

Office Use Only	
CAMA No.: _____	Date Received: _____
Township: _____	
Planning Commission Meeting Date: _____	
Project No.: _____	Date Paid: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME _____	NAME <u>JEREMY R. ROBBINS / 10MM, LLC</u>
ADDRESS _____	ADDRESS <u>15264 254TH STREET</u>
CITY/ST/ZIP _____	CITY/ST/ZIP <u>LAWRENCE, KS. 66044</u>
	<u>brobs79@yahoo.com</u>
PHONE _____ EMAIL _____	PHONE <u>913-231-6177</u> EMAIL _____
CONTACT PERSON _____	CONTACT PERSON <u>BEN ROBBINS</u>

GENERAL INFORMATION

Subdivision Name: HERITAGE FARMS

Legal Description (S-T-R 1/4 Section): NW 1/4 SECTION 7-T12S-R21E

Zoning: RR- 5.00

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

Phone : 913-547-3405 Fax : _____ Email : hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: <u>90.71 ACRES</u>	Number of Lots: <u>12</u>	Minimum Lot Size: <u>5.01 ACRES</u>
Maximum Lot Size: <u>17.40 ACRES</u>	Zoning: <u>RR - 5.0</u>	Density: _____
Open Space Acreage: _____	Water District: <u>N/A</u>	Proposed Sewage: <u>ON SITE</u>
Fire District: <u>#2</u>	Electric Provider: <u>EVERGY</u>	Natural Gas Provider: <u>PROPANE</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phase Number: _____	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what is the panel number: _____		

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

Signature: [Signature] Date: 4/8/25

ATTACHMENT A-2



COMMITMENT FOR TITLE INSURANCE
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data for Reference Only:

Issuing Office: Buyer(s) Side: Continental Title Company - 1204 State Ave, Ste C, Tonganoxie, KS 66086
Closer: Chelsea Barnett | Phone: (913)845-2035 | Fax: (913)845-2028

Issuing Office: Seller(s) Side: Continental Title Company - 1204 State Ave, Ste C, Tonganoxie, KS 66086
Closer: Chelsea Barnett | Phone: (913)845-2035 | Fax: (913)845-2028

CTC File No.: 25474759

Property Address: 23685 Cantrell Rd, Tonganoxie, KS 66086

SCHEDULE A

1. Commitment Effective Date: 30th day of January, 2025 at 8:00 A.M.

2. Policy to be issued:

(a) 2021 ALTA Owner Policy

Proposed Policy Amount: \$900,000.00
Premium: \$1,735.00

Proposed Insured: Robbins Acquisitions Inc

(b) 2021 ALTA Loan Policy

Proposed Policy Amount: \$720,000.00
Premium: \$870.00

Proposed Insured: Contractually Obligated Lender

3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

4. The Title is, at the Commitment Date, vested in:

Linda Kahn, Trustee, or their successors in trust under the Linda Kahn Living Trust Under Agreement Dated July 25, 2024, or any amendments thereto and James E. Kahn

5. The Land is described as follows:

All that part of the Northwest Quarter of Section 7, Township 12 South, Range 21 East of the 6th P.M., lying North and West of the Kansas Turnpike, in Leavenworth County, Kansas, subject to that part in street or road

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

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LESS AND EXCEPT that part deeded to The State of Kansas, by and through The Kansas Turnpike Authority in Document No. 2010R04510 described as follows:

A tract of land located in the Northwest Quarter of Section 7, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 7; thence on an assumed bearing of North 02°15'07" West along the West line of said Northwest Quarter a distance of 312.88 feet to the existing right of way line of the Kansas Turnpike Authority, and the point of beginning: thence continuing along said West line, North 02°15'07" West a distance of 277.22 feet; thence North 87°49'14" East a distance of 20.00 feet; thence South 14°18'37" East a distance of 51.14 feet; thence South 02°10'46" East a distance of 212.41 feet to the existing, North Right of Way line of the Kansas Turnpike Authority; thence along said North line along a curve to the right having a radius of 4403.66 feet, a chord which bears South 61°50'07" West a distance of 33.81 feet, an arc distance of 33.81 feet to the point of beginning

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

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AMERICAN
LAND TITLE
ASSOCIATION



OWNER AUTHORIZATION

I/WE JEREMY R. ROBBINS, hereby referred to as the
"Undersigned", being of lawful age, do hereby on this ____ day of _____, 20____, make the following
statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Exhibit A attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize LARRY HAHN
HAHN SURVEYING (Hereinafter referred to as "Applicant"), to act on my/our behalf
for the purpose of making application with the Planning Department of Leavenworth County, Kansas, 23685 CANTRELL ROAD
(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 below.

STATE OF KANSAS
COUNTY OF LEAVENWORTH

Douglas

[Signature]
JEREMY R. ROBBINS

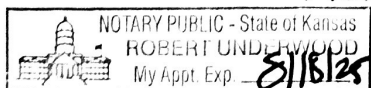
The foregoing instrument was acknowledged before me on this 9th day of April, 2025
by Robert Underwood

My Commission Expires: 8/18/25

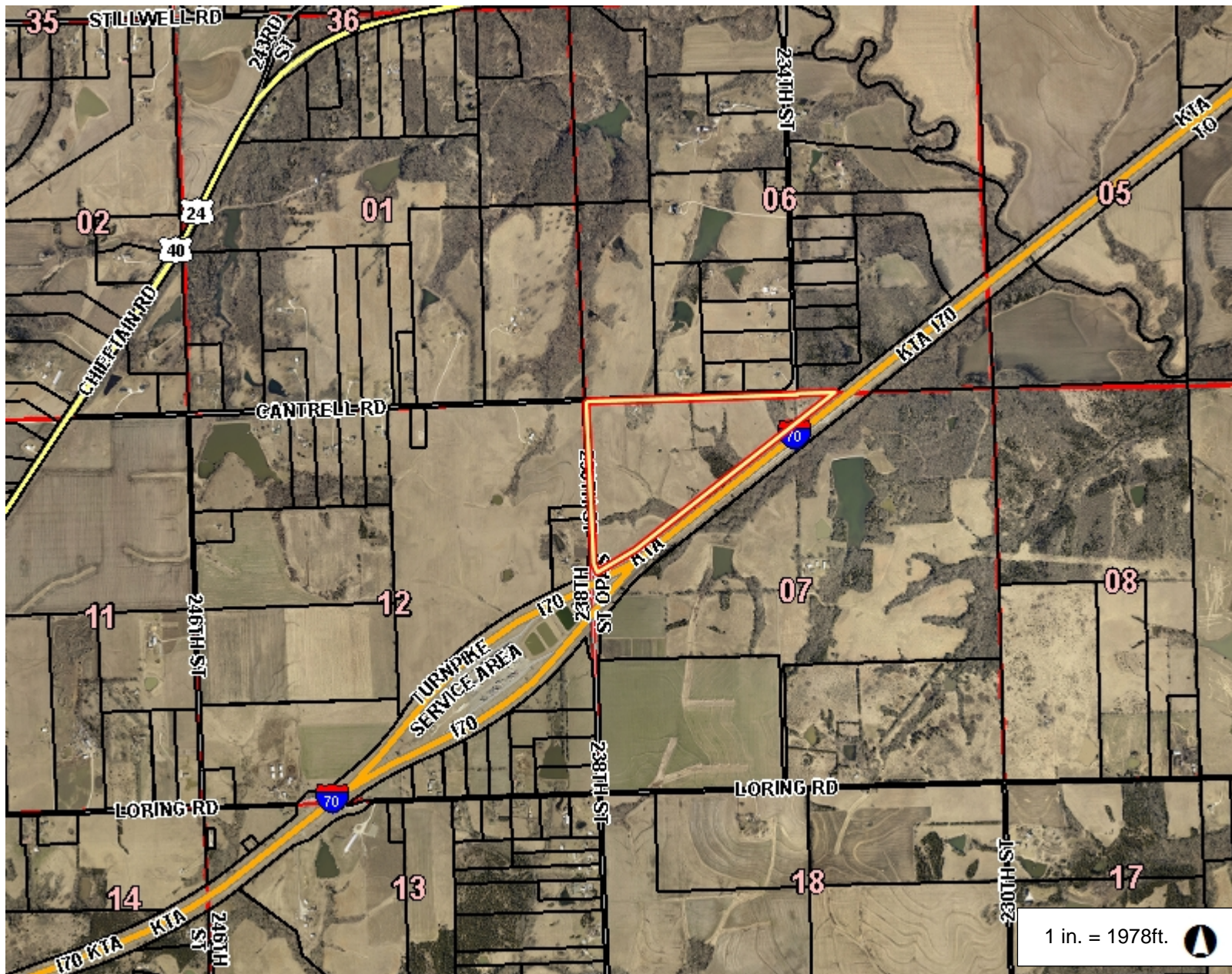
Notary Public

8/18/25

ATTACHMENT B



Leavenworth County, KS



Legend

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

Notes

3,956.7 0 1,978.33 3,956.7 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS



Legend

- 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
 - PUD

Notes

3,956.7 0 1,978.33 3,956.7 Feet

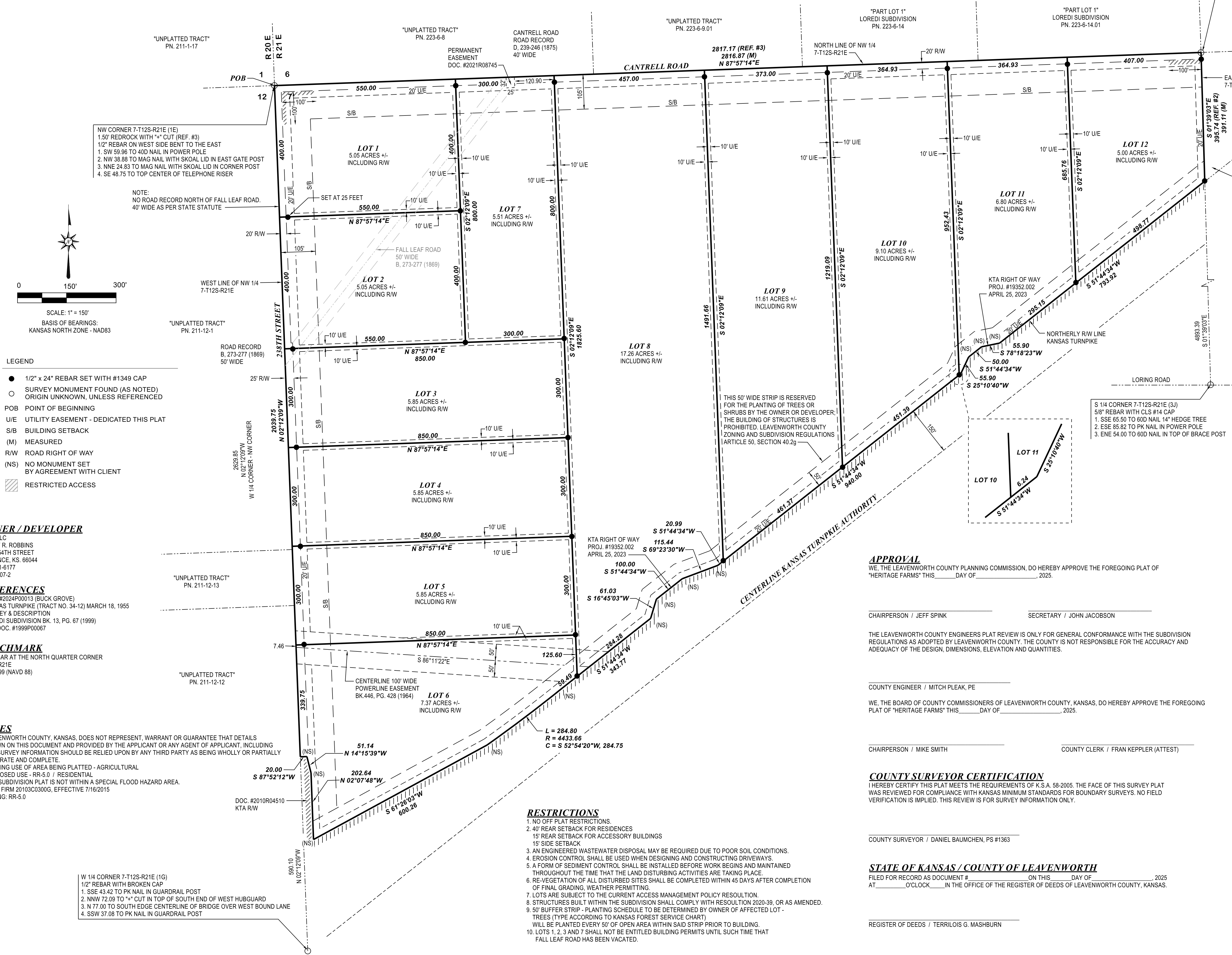
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

HERITAGE FARMS

A SUBDIVISION IN THE NORTHWEST QUARTER
FRACTIONAL SECTION 7-T12S-R21E OF THE 6TH P.M.
LEAVENWORTH COUNTY, KANSAS
FINAL PLAT

08-04-25
Olsson Review -
No Further
Comment



TITLE REPORT DESCRIPTION / CONTINENTAL TITLE NO. 25474759
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LYING NORTH AND WEST OF THE KANSAS TURNPIKE, IN LEAVENWORTH COUNTY, KANSAS, SUBJECT TO THAT PART IN STREET OR ROAD.
LESS AND EXCEPT THAT PART DEEDED TO THE STATE OF KANSAS, BY AND THROUGH THE KANSAS TURNPIKE AUTHORITY IN DOCUMENT NO. 2010R04510 DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE ON AN ASSUMED BEARING OF NORTH 02°15'07" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 312.88 FEET TO THE EXISTING RIGHT OF WAY LINE OF THE KANSAS TURNPIKE AUTHORITY, AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 02°19'07" WEST A DISTANCE OF 277.22 FEET; THENCE NORTH 87°49'14" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 14°18'37" EAST A DISTANCE OF 51.14 FEET; THENCE SOUTH 02°10'46" EAST A DISTANCE OF 212.41 FEET TO THE EXISTING, NORTH RIGHT OF WAY LINE OF THE KANSAS TURNPIKE AUTHORITY; THENCE ALONG SAID NORTH LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4403.66 FEET, A CHORD WHICH BEARS SOUTH 61°50'07" WEST A DISTANCE OF 33.81 FEET, AN ARC DISTANCE OF 33.81 FEET TO THE POINT OF BEGINNING.

SURVEYORS DESCRIPTION
ALL THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7-T12S-R21E OF THE 6TH P.M., LYING NORTH AND ADJACENT OF THE KANSAS TURNPIKE, LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, APRIL, 2025, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7;
THENCE, N 87°57'14"E, 2816.87 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTH QUARTER CORNER OF SAID SECTION 7;
THENCE, S 01°39'03"E, 391.11 FEET ALONG EAST LINE OF SAID NORTHWEST QUARTER
TO THE NORTHERLY RIGHT OF WAY LINE OF KANSAS TURNPIKE;
THENCE, S 51°44'34"W, 793.92 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 78°18'23"W, 55.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 51°44'34"W, 50.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 25°10'40"W, 55.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 51°44'34"W, 940.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 69°23'30"W, 115.44 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 51°44'34"W, 100.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 16°45'03"W, 61.03 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 51°44'34"W, 343.77 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4433.66 FEET AND AN ARC LENGTH OF 284.80 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID CURVE HAVING A CHORD OF S 52°54'20"W, 284.75 FEET;
THENCE, S 61°26'03"W, 600.26 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, N 02°07'48"W, 202.64 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, N 14°15'39"W, 51.14 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 87°52'12"W, 20.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7;
THENCE, N 02°12'09"W, 2039.75 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS 90.30 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.
RELATIVE: 1.85, 144

CERTIFICATION AND DEDICATION
THE UNDERSIGNED PROPRIETOR STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT HE HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WITH SHALL BE KNOWN AS "HERITAGE FARMS".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE. THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

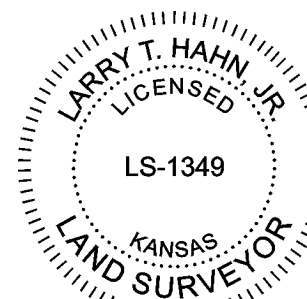
BUILDING LINES OR SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF:
I, THE UNDERSIGNED OWNER OF "HERITAGE FARMS", HAVE SET MY HAND THIS _____ DAY OF _____, 2025.

JEREMY R. ROBBINS
10MM, LLC

STATE OF KANSAS / COUNTY OF LEAVENWORTH
ON THIS _____ DAY OF _____, 2025, BEFORE ME APPEARED JEREMY R. ROBBINS, KNOWN TO ME TO THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2025, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, May 12, 2025 1:27 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-045 Preliminary Plat Heritage Farms - Hahn

We have not received any complaints on this property. Lot 7 should show the existing septic system to ensure it remains on the same lot as the home it services.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Monday, May 12, 2025 8:06 AM
To: 'djacobson@turnpike.com' <djacobson@turnpike.com>; Magaha, Chuck <cmagaha@lvsheriff.org>; Dedeker, Andrew <adedeker@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-045 Preliminary Plat Heritage Farms - Hahn

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for a 12-lot subdivision located at 223-07-0-00-002.

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 May 27th.

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

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212

Schweitzer, Joshua

From: David Jacobson <DJacobson@ksturnpike.com>
Sent: Friday, May 23, 2025 9:39 AM
To: Schweitzer, Joshua
Cc: Jacobson, John; Allison, Amy; Kristina Eichkorn
Subject: RE: DEV-25-045 Preliminary Plat Heritage Farms - Hahn

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Joshua,

KTA is preparing for a project to widen I-70 to six-lanes from East Lawrence to the Tonganoxie Interchange. Tracts of new right-of-way will be required for the widening project. The property that is being platted will be impacted. Please give us a call next week to discuss when you return to the office.

David E. Jacobson, P.E.

Kansas Turnpike Authority | Director of Engineering
3918 SW Topeka Blvd. | Topeka, KS 66609
w: 785.274.3650
m: 785.224.9106



From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, May 13, 2025 8:38 AM
To: David Jacobson <DJacobson@ksturnpike.com>
Cc: Jacobson, John <JJacobson@leavenworthcounty.gov>; Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: FW: DEV-25-045 Preliminary Plat Heritage Farms - Hahn

CAUTION: This email is from an external source. Think before clicking links, opening attachments, or providing information in response.

Sir,

As discussed on the phone, attached a Preliminary plat application that we received for a parcel of land that is located along the I-70 corridor. Let me know if you have any comments that you would like to provide for this. The Parcel ID number is listed below.

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212

Schweitzer, Joshua

From: Dedেকে, Andrew <adedeke@lvsheriff.org>
Sent: Thursday, July 24, 2025 10:56 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-079/080 Preliminary & Final Plat Big Timber Ranch - Herring

We do not foresee any problems.

From: Schweitzer, Joshua
Sent: Thursday, July 24, 2025 10:44 AM
To: Magaha, Chuck ; Dedেকে, Andrew
Subject: FW: DEV-25-079/080 Preliminary & Final Plat Big Timber Ranch - Herring

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.

Gentlemen,

Please see below for case details.

v / r

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, July 24, 2025 9:40 AM
To: Magaha, Chuck; Dedেকে, Andrew; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; San, Soma <ssan@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-079/080 Preliminary & Final Plat Big Timber Ranch - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Cross Access Easement for a 3-lot subdivision located at 145-21-0-00-00-007 and 145-21-0-00-00-012.

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 August 7th.

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

Schweitzer, Joshua

From: Ryan McCallister <Ryan.McCallister@evergy.com>
Sent: Friday, May 9, 2025 11:24 AM
To: Johnson, Melissa; Design Group Lawrence Service Center; 'Dylan Ritter'; 'kritter@lvcofd2.com'
Cc: 'larry hahn'; PZ
Subject: RE: [EXTERNAL]Heritage Farms, Preliminary Plat

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.

Internal Use Only

Hello,

I see no issues with evergy being able to provide power to each lot this subdivision. The utility easements are great.

Thanks!

Ryan McCallister
Evergy
Distribution Designer
ryan.mccallister@Evergy.com
O (785) 865-4844

From: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Sent: Friday, May 9, 2025 9:36 AM
To: Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'Dylan Ritter' <dritter@lvcofd2.com>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>
Cc: 'larry hahn' <hahnsurvey@gmail.com>; PZ <PZ@leavenworthcounty.gov>
Subject: [EXTERNAL]Heritage Farms, Preliminary Plat

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Folks,

A preliminary plat has been submitted to our office. The two items missing is the Fire District response and the Electric response. Please review and determine if you would like to make a comment on this.

Thank you,

Melissa Johnson
Planner I
Leavenworth County
Planning & Zoning Department
Leavenworth County Courthouse
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048

Schweitzer, Joshua

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Friday, May 9, 2025 6:12 PM
To: Ryan McCallister
Cc: Johnson, Melissa; Design Group Lawrence Service Center; kritter@lvcofd2.com; larry hahn; PZ
Subject: Re: [EXTERNAL]Heritage Farms, Preliminary Plat

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.

Leavenworth County Fire District #2 suggests that three fire hydrants be located at a minimum for this development. The distance between fire hydrants should not exceed 1000'.

It would appear that the following locations would roughly be within 1000' of each hydrant.

- 1 fire hydrant placed on the NW corner of LOT #1
- 1 fire hydrant placed between LOTS 3 and 4
- 1 fire hydrant placed between LOTS 9 and 10

We have no other comments or concerns outside of the fire hydrants.

Thank you

Dylan Ritter
Assistant Chief
Leavenworth County Fire District #2
100 Main Street
P.O. Box 270
Linwood, KS, 66052
(913) 339-8973

On Fri, May 9, 2025 at 11:24 Ryan McCallister <Ryan.McCallister@evergy.com> wrote:

Internal Use Only

Hello,

I see no issues with evergy being able to provide power to each lot this subdivision. The utility easements are great.

Thanks!

**Leavenworth County
Request for Board Action
Case No. DEV-25-078
Final Plat Herrzin Acres 2
Consent Agenda**

Date: August 27, 2025
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-078 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 8.22 acre parcel into seven (7) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 – 7 will be approximately 1.01 acres in size. All lots meet the requirements for the R-1(43) zoning district.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-25-078, Final Plat for Herrzin Acres 2 subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-078, Final Plat for Herrzin Acres 2, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-078, Final Plat for Herrzin Acres 2, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-078, Final Plat for Herrzin Acres 2, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

- ☒ Not Applicable
☐ Budgeted item with available funds

- ☐ Non-Budgeted item with available funds through prioritization
- ☐ Non-Budgeted item with additional funds requested

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-078 Herrzin Acres 2

August 13, 2025

REQUEST: *Consent Agenda*

☐ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 00000 Gilman Rd.



APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

LRN LLC
16630 Gilman Road
Leavenworth, KS 66048

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: R-1(43)

FUTURE LAND USE DESIGNATION:
Residential 3 unit per Acre

LEGAL DESCRIPTION:

Tracts of land in the Southwest Quarter of Section 28, Township 9 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-078, Final Plat for Herrzin Acres 2, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-078, Final Plat for Herrzin Acres 2 for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 8.22 ACRES

PARCEL ID NO:

108-28-0-00-00-011.09

BUILDINGS:

N/A

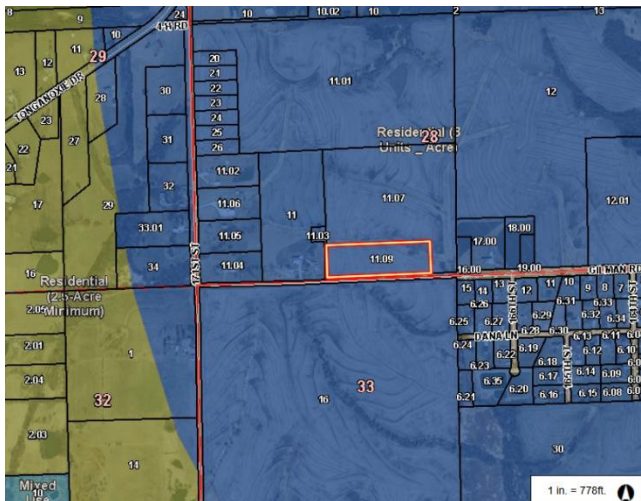
PROJECT SUMMARY:

Request for a Final plat approval to subdivide property located at 00000 Gilman Rd (108-28-0-00-00-011.09) as Lots 01 through 07 of Herrzin Acres 2.

ACCESS/STREET:

Gilman Rd. - Local, paved \pm 28'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 1

WATER: RWD 8

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

8/6/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a 8.22 acre parcel into seven (7) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 – 7 will be approximately 1.01 acres in size. All lots meet the requirements for the R-1(43) zoning district.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
Memo – Emergency Management, dated August 6, 2024
Memo – RWD 8, dated March 11, 2024

PROPOSED MOTIONS:

Approve case DEV-25-078, a request to plat the property located at 00000 Gilman Rd into a 7-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-078 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-078, a request to plat the property located at 00000 Gilman Rd into a 7-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-078.

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

Motion: Chairman, I move to table Case No. DEV-25-078 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

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

Office Use Only

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

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: 831 H2Z LLC NAME: _____
MAILING ADDRESS: 16630 Gilman Road MAILING ADDRESS _____
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP _____
PHONE: 913-651-3858 PHONE: _____
EMAIL: herringsurveying@outlook.com EMAIL _____

GENERAL INFORMATION

Proposed Subdivision Name: HERRZIN ACRES 2
Address of Property: 00000 Gilman Road
PID: _____ Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: 8.22	Number of Lots: 7	Minimum Lot Size: 1.16 Ac
Maximum Lot Size: 1.16 Ac	Proposed Zoning: R1-43	Density: N/A
Open Space Acreage: N/A	Water District: RWD 8	Proposed Sewage: SEPTIC
Fire District: District 1	Electric Provider: Freestate	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: Local – Collector - Arterial – State - Federal	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: Joe Herring - digitally signed 7-16-25

Date:

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 07/18/2025

Dean Kippner

COUNTY CLERK

DOC #: 2025R05181
TERRILLOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
07/18/2025 11:54:02 AM
RECORDING FEE: 21.00
PAGES: 1

KANSAS QUIT-CLAIM DEED

THIS INDENTURE; Made on the 18th day of July, 2025 AD, by and between, 831 H2Z, LLC, Grantors of the County of Leavenworth, State of Kansas party of the first part, and 831 H2Z, LLC, Grantee of the County of Leavenworth, State of Kansas parties of the second part.

Tract of land in the Southwest Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 7, 2024, and more fully described as follows: Beginning at the Southeast corner of said Southwest Quarter; thence South 87 degrees 48'42" West for a distance of 266.23 feet along the South line of said Southwest Quarter; thence North 02 degrees 11'18" West for a distance of 340.50 feet; thence South 87 degrees 48'42" West for a distance of 1050.00 feet; thence North 01 degrees 34'27" West for a distance of 979.08 feet; thence North 87 degrees 45'55" East for a distance of 1320.21 feet to the East line of said Southwest Quarter; thence South 01 degrees 33'37" East for a distance of 1320.67 feet along said East line to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 31.78 acres, more or less, including road right of way.

AND

Tract of land in the Southwest Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 7, 2024, and more fully described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence South 87 degrees 48'42" West for a distance of 266.23 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 87 degrees 48'42" West for a distance of 1053.65 feet along said South line; thence North 01 degrees 34'27" West for a distance of 340.52 feet; thence North 87 degrees 48'42" East for a distance of 1050.00 feet; thence South 02 degrees 11'18" East for a distance of 340.50 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 8.22 acres, more or less, including road right of way.

As per recorded survey by Herring Surveying Company Doc #2024S013

No Kansas Real Estate Sales Validation Questionnaire needed due to number 3

WITNESSETH, That the said party of the first part, for no considerations, to them given by the said parties of the second part (the receipt of which is hereby acknowledged) do by these presents, REMISE, RELEASE and FOREVER QUIT CLAIM unto the said parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Leavenworth and State of Kansas, to-wit:

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said parties of the second part and unto their heirs and assign forever; so that neither the said parties of the first part nor their heirs nor any other person or persons, for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

Joseph A. Herring
Joseph A. Herring - Member of 831 H2Z, LLC

Acknowledgement

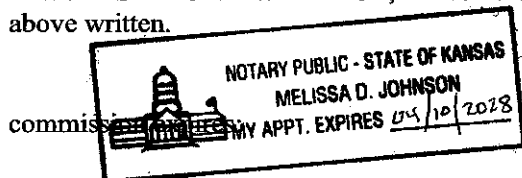
STATE OF Kansas)

)ss.

COUNTY OF Leavenworth)

BE IT REMEMBERED, That on this 18th day of July, A.D. 2025 before me, the undersigned, a Notary Public, in and for said County and State, came Joseph A. Herring, Member of 831 H2Z, LLC, who is personally known to me known to be the persons who executed the within instrument of writing, and duly acknowledged the execution of the same.

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



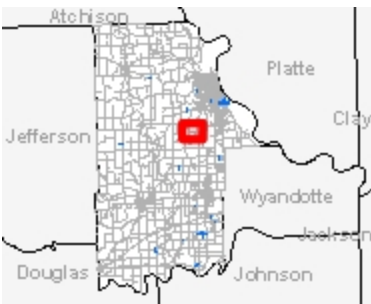
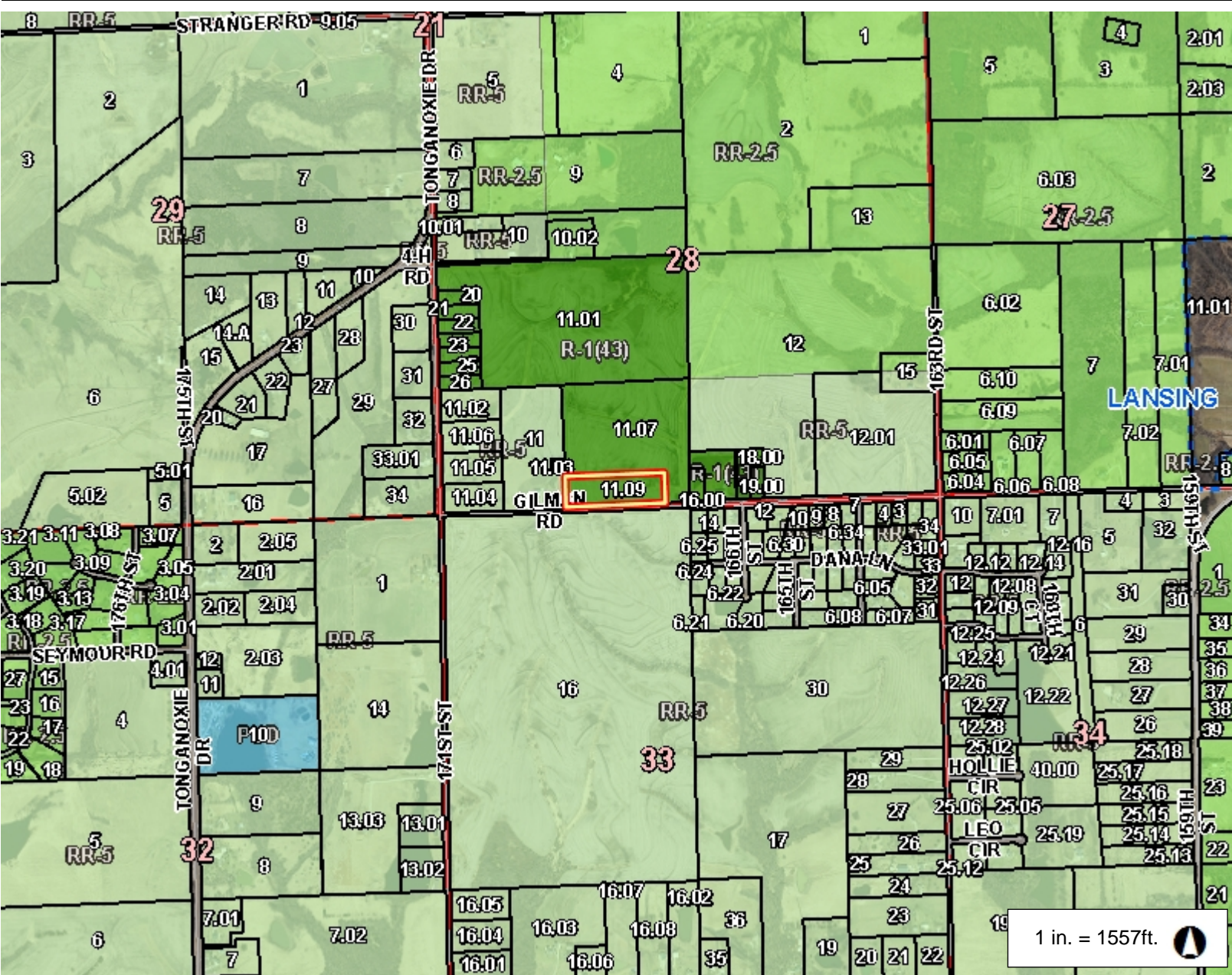
Melissa D. Johnson My
NOTARY PUBLIC Melissa D Johnson

646611b*x1

07/00/18:01:00



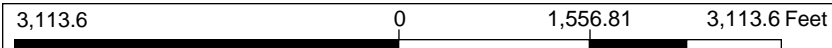
Leavenworth County, KS



Legend

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

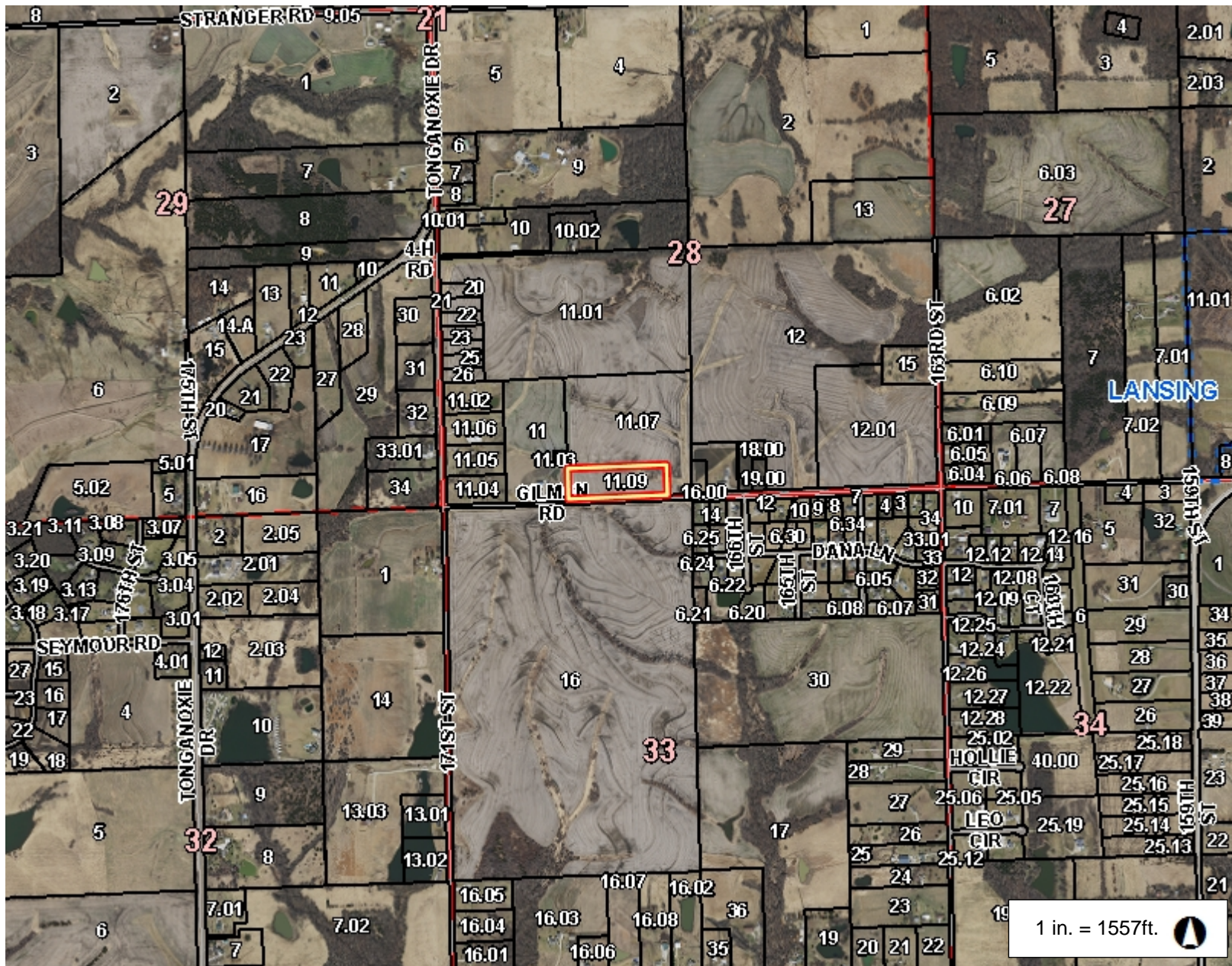
Notes



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS



Legend

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

Notes

3,113.6 0 1,556.81 3,113.6 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

HERRZIN ACRES 2

Tracts of land in the Southwest Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
831 H2Z, LLC
16630 Gilman Road
Leavenworth, KS 66048
PID NO. 108-28-0-00-00-011.09

DESCRIPTION:
Tract of land in the Southwest Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 7, 2024, and more fully described as follows:
Commencing at the Southeast corner of said Southwest Quarter; thence South 87 degrees 48'42" West for a distance of 266.23 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 87 degrees 48'42" West for a distance of 1053.65 feet along said South line; thence North 01 degrees 34'27" West for a distance of 340.52 feet; thence North 87 degrees 48'42" East for a distance of 1050.00 feet; thence South 02 degrees 11'18" East for a distance of 340.50 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 8.22 acres, more or less, including road right of way. Error of Closure: 1 - 6342452

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: HERRZIN ACRES 2.

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of HERRZIN ACRES 2, have set our hands this _____ day of _____, 2025.

Joseph A. Herring, Member of 831 H2Z, LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Joseph A. Herring, a member of 831 H2Z, LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HERRZIN ACRES 2 this _____ day of _____, 2025.

Secretary
John Jacobson
Chairman
Jeff Spink

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

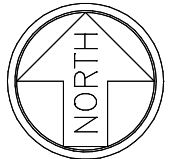
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HERRZIN ACRES 2 this _____ day of _____, 2025.

Chairman
Michael Smith
County Clerk
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Mashburn



Scale 1" = 50'

Job # K-24-831 H2Z 2
June 3, 2025 Rev. 7-31-2025 (HHBSIS)
J Herring, Inc. (dba)
HERRING
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com

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

Daniel Baumchen, PS#1363
County Surveyor

50 0 50 100 150
1" = 50'



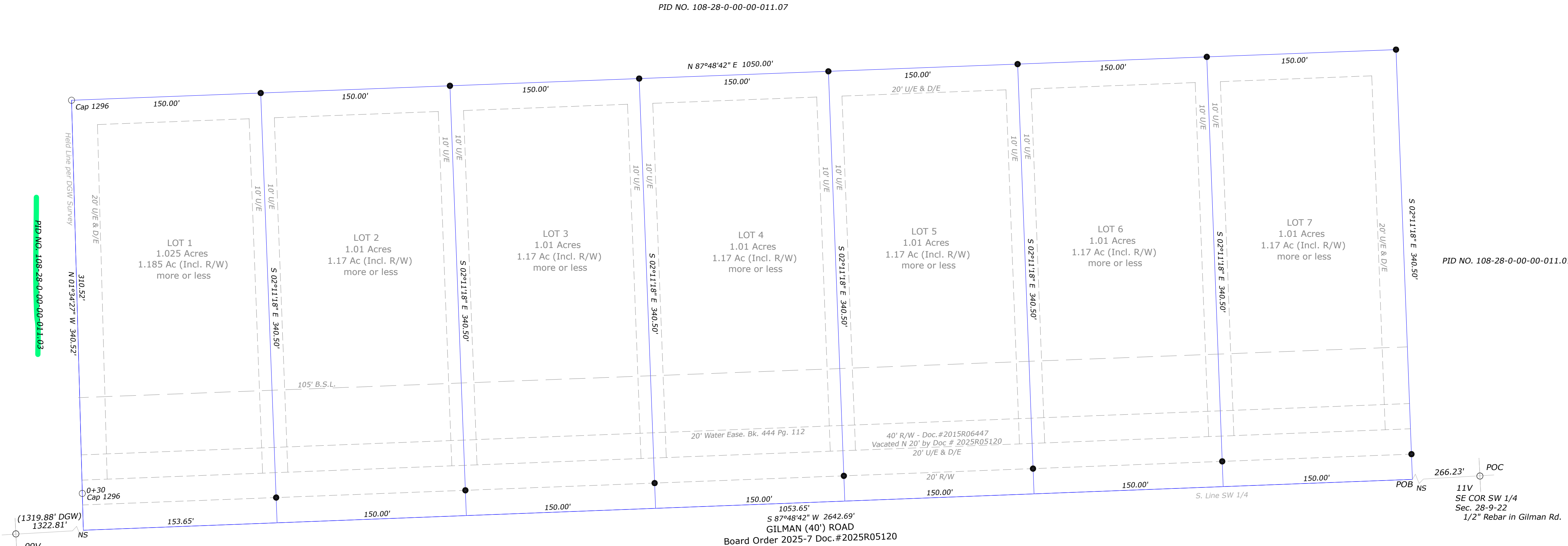
RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System will be required due to poor soil conditions.
3) Erosion and sediment control measures shall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

ZONING:
R1-43 - Residential 1 Acre
Existing Use - Agriculture - Proposed Use Agriculture & Residential

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Record Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NW COR SW 1/4 - 1/2" Rebar - 1037.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2025R05181
12) Utility Companies -
- Water - RWD 8
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title File Number 49053 dated July 16, 2025.
14) Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 20103C0250G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 10' (Accessory - 10')
- All rear yard setbacks - 30' (Accessory - 15')
16) Existing Structures, if any, not shown hereon.
17) Easements as per referenced Title Commitment are shown hereon, if any.
- RWD 8 Easement Book 444 Page 112 falls within the platted 20' U/E & D/E.
- Caporale Energy Corp Easement Book 634 Page 646 is non-productive.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
DGW - D.G.White - S-14 #88 NKA 1992S088
JAH - J.A.Herring HERRZIN ACRES - Doc # 2022P00037
Doc # 2008S006, Survey dated 2002, Doc #2021S082
Doc # 2024S013
RBD - R.B. Dill Survey Doc # 2017S059

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

08-06-25
PW Combined
Review - No
Further Comment



Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, July 21, 2025 3:01 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-078 Final Plat Herrzin Acres 2 - Herring

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

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

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

From: Schweitzer, Joshua
Sent: Friday, July 18, 2025 12:33 PM
To: Magaha, Chuck ; Dedeke, Andrew ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; Brown, Misty ; Khalil, Jon ; San, Soma
Cc: PZ
Subject: DEV-25-078 Final Plat Herrzin Acres 2 - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat for a 7-lot subdivision located at 108-28-0-00-00-011.09.

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 August 1st.

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



Fire District No.1, County of Leavenworth

111 East Kansas Avenue, Lansing, KS. 66043

Monday June 17th, 2024

Mr. Joe Herring
C/O 831 H2Z, LLC.
16630 Gilman Road
Leavenworth, KS. 66048
PID NO. 108-28-0-00-00-011.08

Dear Mr. Herring,

Your preliminary plat plan for Herrzin Acres 2, located in the Southwest Quarter of Section 28, Township 09 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, has been reviewed. There are no noticed deficiencies per the 2006 editions of the *International Building Code (IBC)*, *International Fire Code (IFC)*, and *International Mechanical Code (IMC)* and the plans provided by Herring Surveying Company dated 06/02/2024. Any changes to the plans provided need to be reviewed by our office.

Michael L. Stackhouse,

Michael L. Stackhouse

Fire Chief
Fire District No.1, County of Leavenworth
111 E. Kansas Avenue
Lansing, Kansas 66043
Office: 913-727-5844

Rural Water District #8

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

March 11, 2024

To Whom it May Concern:

Joe Herring has requested water service to Lisisni Acres on 171st Street and Herrzin Acres 2nd Plat on Gilman Rd.

Water is available to these areas with proper application.

As of this date, proper application will include a copy of the warranty deed showing ownership. A payment of \$5,500.00 per benefit unit for the right to connect to the Rural Water District #8. The meter installation cost is approximately \$2,000.00 due prior to installation.

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

Sincerely,



Sandra Heim
Office Manager for RWD#8

"Serving our members quality water since 1967"



Schweitzer, Joshua

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, June 10, 2024 4:09 PM
To: PZ
Subject: Herrzin Acres 2 - Freestate

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.

See email chain below for possible service to Herrzin Acres 2

From: Gary Willits <gary.willits@freestate.coop>
Sent: Wednesday, March 27, 2024 12:34 PM
To: Joe Herring <herringsurveying@outlook.com>
Cc: Shauna Snyder <shauna.snyder@freestate.coop>
Subject: territory

Joe,
According to the written territory descriptions, FreeState Electric has the West ½ and the North ½ of the North/East 1/4 of section 28, in Township 9-S, Range 22-E.
So, the section of land that you are checking on along the North side of Gilman road is in FreeState's territory.

As far as cost to build a new power line along the South side of this property, some of that answer will depend on the neighbors. It will depend on where, how and if we can extend this new power line across the neighboring property at 16930 Gilman road. Will the owners of this property allow FreeState Electric to build a new power line on their property and will they agree to have some of their trees trimmed or removed to accommodate a new power line.

Or will FreeState Electric have to build the new power line from the electric service for the rural water tower at 16894 Gilman road.

You as the developer would have to pay the infrastructure cost of the new power line extension. The portion of the new power line which you would have to pay for would be poles, primary wire, grounding, guys and anchors. You would NOT be responsible for any of the transformers, meter loops or meters, this equipment would be the responsibility of the individual lot owners.

You will be responsible for the removal of any trees, which need to be removed for the construction of a new power line.

Underground primary could also be an option to extend a power line to the new lots. Typically, a primary underground power line is about twice as expensive as a primary overhead line. Also, you would have to provide a 4' deep ditch and then back fill this ditch after FreeState personnel installed the electric cable in the ditch. You will also have to install a caution tape when back filling the ditch. FreeState Electric will provide the caution tape.

If you have any other questions please let us know.
Thanks,
Gary Willits
785-691-9297

**Leavenworth County
Request for Board Action
Planning Commission Appointment**

Date: August 27, 2025

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Requested: Appoint Mr. Andrew Gribble IV to a Planning Commission seat for the 3rd District.

Analysis: Planning Commissioner Al Stork submitted his letter of resignation on August 13, 2025. Commissioner Al Stork was re-appointed for a 3rd District seat in June of 2024. His term will end on June 30, 2027. The Planning and Zoning Department received Mr. Gribble's application on July 17, 2025. Mr. Gribble meets the qualification requirements for the Planning Commission. If appointed Mr. Gribble will serve the remainder of Mr. Stork's term before being eligible to serve his first official term.

Budgetary Impact: None

- ☒ 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: Stork Resignation, Planning Commissioner Application

Aug. 13, 2005

To whom it may concern

I Allan F. Stork do hereby
tender my resignation from
the Leavenworth County Planning
and zoning board of directors
effective immediately.

Allan Stork

2025 Evans Rd
Berkeley KS

Planning Commission Application



Submitted by:

Submitted On: 2025-07-15 15:23:24

Submission IP: 208.127.231.171 (172.31.22.244)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Amy Allison

Due Date: Open

PLANNING COMMISSION APPLICATION

Leavenworth County depends upon citizen participation, service and input. Planning Commissioners play a vital role in the shape of the County and are an important element in achieving the County's goals. Please completely, and thoughtfully fill out this application so that the Board of County Commissioners may fully evaluate your qualifications. Please attach additional pages if needed.

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

* **Full Name**

Andrew W Gribble IV

* **Email**

[REDACTED]

* **Phone**

[REDACTED]

* **Address**

[REDACTED]

* **How long have you lived in Leavenworth County?**

5

* **Are you a registered voter in Leavenworth County?**

☒ Yes ☐ No

* **Do you own or rent property in Leavenworth County?**

☒ Own ☐ Rent

* **Do you reside outside of the city limits?**

☒ Yes ☐ No

* **Are you presently employed?**

☒ Yes ☐ No

*** Employer/Position? If retired, what was your previous profession?**

Kimley-Horn and Associates - Civil Engineer

*** Have you served on a Commission or Committee before? If yes, please list:**

No

*** Why do you wish to service on the Planning Commission? Please include any special qualifications or education which you feel are particularly appropriate to the position of Planning Commissioner?**

I am seeking to serve on the PC because I care deeply about the future growth, character, and livability of our county. I believe thoughtful planning is essential to balancing development and growth with preservation of our land, and I want to be part of ensuring that our land use decisions reflect both the needs of today and the long-term vision for our community. Professionally, I bring 10+ years working in land and site development as a civil engineer. I have experience working with local jurisdictions for infrastructure improvements and permitting, which gives me insight to how zoning decisions impact neighborhoods, businesses, and future investments.

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

Not at this time.

*** What do you see as the objectives and goals of the commission? What do you feel are some of the key issues facing Leavenworth County in the next five to 10 years?**

The PC plays a crucial role in shaping the long-term direction of LV county. It's objective include guiding responsible growth, ensuring land use aligns with the county's comprehensive plan, protecting natural resources, supporting economic development, and preserving the unique rural and urban character of the area. Over the next five to ten years, LV County will face several key challenges in my mind. Below are a list of what I feel would be the key challenges: Growth Pressure - KC metro area continues to expand, LV County will see increased demand for housing and infrastructure. Balancing growth while maintaining our rural identity will be critical. Infrastructure & Transportation - development is inevitable in LV County and will need to be supported by roads and utilities. Planning for the future will be essential to avoid strain on existing systems. Agricultural Land Preservation - We will need to protect the farmland from overdevelopment especially as we see the influx of growth. Zoning Modernization - updating the zoning regulations to reflect current needs will help LV County stay competitive and livable. Community Engagement - as decisions increasingly impact more diverse and growing populations, maintaining transparency and involving residents in planning conversations will be key.

*** How would you help to achieve these objectives and goals?**

I would help achieve these objectives by approaching each decision with a focus on fairness, long-term impact, and alignment with the county's comprehensive plan. My goal would be to serve as a thoughtful, engaged, and collaborative commissioner—someone who listens to community input, considers the facts, and works toward balanced, sustainable outcomes.

*** The Planning Commission regularly meets on the second Wednesday of the month at 5:30 PM. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.**

Yes.

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

As a civil site development engineer, I have actively participated in local government meetings throughout the metro area as part of my work on development projects. While I have not held an appointed position, I regularly engage with planning commissions, zoning boards, and municipal staff to help guide projects through the entitlement process. Through this experience, I've gained a clear understanding of how local governments balance growth, infrastructure, and public input. I've also learned how valuable it is to bring a technical and solution-oriented perspective to the table—particularly one that considers both long-term planning and practical implementation. I believe my background allows me to offer a unique and constructive viewpoint to the Planning Commission. I understand the technical side of development, but I also recognize the importance of transparency, public trust, and strategic decision-making. I'm ready to serve with purpose, professionalism, and a commitment to supporting the county's vision for responsible growth.

*** What is your understanding of the role and responsibilities of the Planning Commission? Please explain to the best of your ability.**

The Planning Commission is an advisory body that plays a critical role in shaping the county's growth and land use decisions. Its core responsibilities include reviewing and making recommendations on rezoning requests, plat approvals, conditional use permits, and updates to the comprehensive plan. While final authority often rests with the County Commission, the Planning Commission provides guidance rooted in policy, public input, and sound planning principles. I understand that the Commission's job is not only to evaluate whether a proposal meets the technical requirements of zoning and subdivision regulations, but also to consider how it aligns with the county's long-term goals—such as protecting agricultural land, supporting economic development, maintaining infrastructure capacity, and preserving community character. Having worked closely with planning staff and commissions across the region in my role as a civil site development engineer, I've seen firsthand the importance of balancing development needs with the interests of the broader community. I believe the Planning Commission has a responsibility to make fair, transparent, and informed decisions that reflect both current land use policy and the future direction of the county.

*** How do you think you would balance residents' concerns with overall County goals and long term benefits?**

Balancing residents' concerns with broader county goals requires active listening, transparency, and a focus on the long-term vision for the community. I believe both perspectives are essential: residents offer firsthand insight into how decisions impact daily life, while the county's comprehensive plan helps guide responsible, sustainable growth. As a civil site development engineer, I often work in situations where competing priorities need to be addressed—whether it's traffic, drainage, land use compatibility, or neighborhood character. I've learned that meaningful dialogue, fact-based explanations, and a willingness to adjust when possible can go a long way in finding solutions that serve both individual and community interests. On the Planning Commission, I would aim to ensure that every voice is heard, but also that every decision aligns with the county's long-term goals for infrastructure, economic development, and land use. In short, I'd strive to be a fair, informed, and future-focused decision-maker who helps build trust while advancing the county's vision.

**Leavenworth County
Request for Board Action**

Date: August 22, 2025

To: Board of County Commissioners

Cc: Mark Loughry, County Administrator, Misty Brown, County Counselor

From: Jon Khalil, Deputy County Counselor

Department Head Approval: N/A

Additional Reviews as needed:

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

Action Requested: Consideration of a policy establishing a process for future County right-of-way-vacation requests.

Recommendation: Adoption of the attached draft policy regarding requests to vacation right of way.

Analysis: The purpose of this policy is to standardize the process used by the County to process right-of-way vacation requests. Under this proposed policy, vacation requests would be processed by the Leavenworth County Planning and Zoning Department, and the statutorily required public hearing would be conducted by the Board of County Commissioners. The following is proposed in the vacation policy:

- Applicants are advised to have a pre-application meeting with planning and zoning to determine the public and private entities which have interest in the proposed vacation.
- Applicants would be required to fill out an application for the proposed vacation.
- A \$250 application fee, the legal description of the proposed vacation, a certificate of survey, a list of owners abutting the area being vacated, signature of the abutting owners, and verification from all applicable utility companies are required.
- A public hearing would be scheduled with the Board of County Commissions when the application is complete and after appropriate notification to all parties.
- Upon making the statutorily required findings, the Board could vacate the right-of-way.

Alternatives: 1) Decline to adopt a vacation policy; 2) Table the matter for further study.

Budgetary Impact:

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

Total Amount Requested:

Additional Attachments:

Draft Policy

SUBJECT	ISSUED BY	EFFECTIVE DATE	REVISION
Request to Vacate Right-of-Way	BOCC	8/27/2025	

STATEMENT:

The Leavenworth County Board of County Commissioners wishes to adopt a policy to address applications to vacate the County right-of-way. The Policy is intended to standardize the process for vacation requests and ensure all stakeholders to have the opportunity to be heard before a right-of-way vacation request is considered and acted on by the Board of County Commissioners.

POLICY:

1. Prior to submitting an application for a vacation, a pre-application meeting with the Planning and Zoning Department is advised to determine the public and private entities that have an interest in the proposed vacation.
2. A current certificate of survey, specifically outlining the vacation request, must be prepared by a licensed surveyor in accordance with the Kansas Minimum Standards for Surveying that indicates the specific area proposed to be vacated.
3. An application must be completed and submitted to the Leavenworth County Planning and Zoning department that includes the following:
 - a. Application for vacation of right-of-way;
 - b. Application fee in the amount of \$250;
 - c. Legal description of proposed vacation in word document format;
 - d. Map illustrating the proposed vacation;
 - e. Certificate of Survey; reviewed and approved by the County Surveyor for recording;
 - f. An ownership list prepared by a licensed title company or from the tax records of Leavenworth County that lists the names and addresses, with zip codes, of property owners abutting the area proposed for vacation and the signatures of all abutting property owners or their agent; and
 - g. Verification from all applicable utilities that the vacation does not interfere with the delivery of utility services.

4. Upon receipt of a completed application, the vacation request will be scheduled for a public hearing by the Leavenworth County Board of County Commission and notifications will be made as required by applicable law.
5. The Board of County commissioners may vacate any right-of-way in the County whenever it is determined that such right-of-way is not a public utility by reason of neglect, nonuse, or inconvenience or from other cause or causes such road has become practically impassable and the necessity for such road as a public utility does not justify the expenditure of the necessary funds to repair such road or put the same in condition for public travel.
6. No vacation request is final until acted upon by the Board of County Commissioners. Any person aggrieved by the decision of the Board of County Commissioners may appeal the Board's decision to the District Court of Leavenworth County within thirty day of the Board's decision pursuant to K.S.A. 19-233.
7. The right-of-way vacation order and certificate of survey shall be recorded together with the Register of Deeds upon approval by the Board of County Commissioners.

Mike Smith, Chairman

Date of Adoption

LCDC & LCPA 3rd Quarter Update

August 27, 2025



LEAVENWORTH COUNTY
DEVELOPMENT CORPORATION



- Est. 1969
- Guided by state statute
- One of 2 active in Kansas
- 5 board of directors
- Appointed by County and cities
- No staff
- Open meetings
- Contracts with LCDC for staff work and marketing



- Est. 1981
- Public-Private, non-profit
- Guided by by-laws 18-27 elected board of directors
- 5 executive committee members
- Staff of 3
- Open meetings
- Mission
- Successes

Reasoning: A solid primary industrial base for the local economy has a ripple effect that benefits the entire community.



Kansas Economic Development Organizations

- KEDA 2024 study
 - 150 members representing 100 communities
 - Kansas EDO structures
 - How Kansas EDOs are funded
 - Funding change over last 3 years



Gary Carlson Business Center

Est. 1989



- Fastenal
- VA CMOP
- CII Foods (2 bldg.)
- Roverwood Ranch
- Garrison Properties
- MAPS, Inc.
- One Gas
- 87 Capital
- Mather Offices

= property
taxes generated
by **105+**
average valued
homes.

**2025 Property
Taxes \$466,763.12**

- State portion
\$5,603.82
- County portion
\$140,323.31
- City portion
\$100,726.74
- USD 469 portion
\$217,383.27

570+ Jobs



Urban Hess Business Center

Est. 2000

**100+
jobs**

- HMC Performance Coatings
- Mid Star Lab
- IST (3 buildings)
- County Road Brewing Co.
- Wilson Glass
- DL Granite & Design
- Smith Veterinarian Clinic

**2025
Property
Taxes
\$252,362.36**

State portion \$1,257.64

**County portion
\$31,492.18**

City portion \$34,182.70

USD 464 portion \$54,143.15



Tonganoxie Business Park

Est. 2018

**2025 Property
Tax Revenue
\$33,730.54**

**135
Jobs**

- Unilock
- Hill's Pet Nutrition
- DSM-Firmenich



Leavenworth Business & Tech Park

Est. 2018

2024 Projects

- Project Superior
- Project Bio Pharm
- Project Hedron
- Project Atlas
- Project Upcycle
- Project Eco Track
- Project Curl
- Project Frost
- Project Cloud
- Project Gold Rush
- Project Ironman
- Project Apollo
- 3 Real Estate Inquiries



2025 Projects

- Project Nebula
- Project Gold Rush (revised)
- Project Jaguar
- Project Mighty

Reasons for Not Submitting for Projects

2024-2025 to date



- No existing building-22 (avg. 200K SF)
- No rail-served site-10
- No greenfield site large enough-10 (150-1,000 acres)
- Not enough power-3
- Not in SW Kansas
- No sea port
- No existing building near sports arena
- No site with an aviation runway
- No site w/in 20 miles of address in KC
- No site near abandoned rail track
- No Class A office space

Leavenworth County's Current Property Ratio



10% Commercial Property



90% Residential Property

Healthy Property Ratio



30% Commercial Property



70% Residential Property



LEAVENWORTH COUNTY

DEVELOPMENT CORPORATION

Lisa Haack
Executive Director
Lhaack@LVcountyED.org
913-727-6111 (O)
785-375-3737 (M)

County of Leavenworth, Kansas



Proclamation

- WHEREAS,** September was first declared as National Suicide Prevention Awareness Month in 2008. In the years since then, September has been a time to acknowledge those affected by suicide, raise awareness, and connect individuals with suicide ideation to treatment and support services as needed and
- WHEREAS,** according to the CDC, each year more than 41,000 individuals die by suicide leaving behind family, friends, colleagues and community members to navigate the traumatic impacts of their loss and
- WHEREAS,** researchers found that between 2008 and 2018, the suicide rate among young adults nationwide more than doubled. Youth suicide is a preventable public health concern and requires a public behavioral health approach to prevention efforts.
- WHEREAS,** suicide is the second leading cause of death among people age 15-24 in the U.S. Nearly 20% of high school students report serious thoughts of suicide and 9% have made an attempt to take their lives, according to the National Alliance on Mental Illness.
- WHEREAS,** mental illness often goes untreated in rural parts of the country and suicide rates among agriculture producers tend to be higher. Senator Roger Marshall supported the passage of the Farm and Ranch Stress Assistance Network in the 2018 Farm Bill to continue to discuss what can be done to improve connections to mental health resources in the ag communities declaring the week of September 18-22 to focus on the mental health needs of Kansas farmers and ranchers.
- WHEREAS,** according to the National Veterans Suicide Prevention Annual report in 2020, suicide was the 13th leading cause of death among Veterans overall, and it was the second leading cause of death amount veterans under the age of 45.

WHEREAS, the County of Leavenworth supports suicide prevention awareness as an important social movement to help people with mental health disabilities understand that they are not alone in their experience. Raising suicide prevention awareness can help create understanding, create access to resources, promote awareness, and it is essential to intervening and potentially saving lives.

NOW, THEREFORE, I Jeff Culbertson, Chairperson for the Leavenworth County Commission, hereby proclaim and recognize the month of September as:

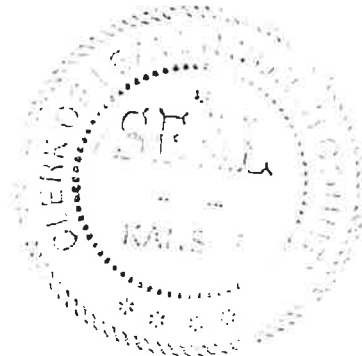
National Suicide Prevention Awareness Month

And encourage all people to join us in increasing our knowledge and providing support to those in need to save lives not just in September, but every day.

IN WITNESS WHEREOF, I set my hand and have affixed the seal of Leavenworth County, Kansas this 20th day of September, 2023.



Jeff Culbertson, Chairperson



ATTEST:



Janet Klasinski, County Clerk

PATRIOT DAY PROCLAMATION

WHEREAS, Today, we honor the brave Americans who met the terror of September 11 with extraordinary acts of courage and sacrifice. In our darkest hour — when terrorists believed they could bring our country to its knees — those Americans proved that our Nation's unbreakable spirit would prevail.

WHEREAS, In the moments, days, and years after the attacks on September 11, heroes were forged. Firefighters, police officers, and first responders ran into the inferno of jet fuel and debris at Ground Zero, risking their own lives to save the lives of others. Service members and civilians rushed into the fiery breach at the Pentagon again and again to rescue their colleagues. The patriotic passengers of Flight 93 made the ultimate sacrifice to prevent their plane from being used to take more innocent souls. And in big cities, rural towns, suburbs, and Tribal communities, hundreds of thousands of American hands went up — ready to serve our Nation in uniform. We owe these patriots of the 9/11 Generation a debt of gratitude that we can never fully repay.

WHEREAS, By a joint resolution approved December 18, 2001 (Public Law 107-89), the Congress has designated September 11 of each year as "Patriot Day," and by Public Law 111-13, approved April 21, 2009, the Congress has requested the observance of September 11 as an annually recognized "National Day of Service and Remembrance."

NOW, THEREFORE, I Jeff Culbertson, as Chairperson for the Leavenworth Board of County Commissioners, do hereby proclaim September 11, 2024, as Patriot Day and National Day of Service and Remembrance. I call upon all departments, agencies, and instrumentalities of the United States to display the flag of the United States at half-staff on Patriot Day and National Day of Service and Remembrance in honor of the individuals who lost their lives on September 11, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand this eleventh day of September, in the year of two thousand twenty-four.


Chairperson, Leavenworth County Commissioner

