

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 28, 2024
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting and limited to three minutes per person. Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
 - a) Approval of the minutes of the meeting of August 21, 2024
 - b) Approval of the schedule for the week September 2, 2024
 - c) Approval of the check register
 - d) Approve and sign the OCB's
 - e) Approve amendment to the budgeted but unfilled positions policy

VII. FORMAL BOARD ACTION:

a) Resolution 2024-20, a resolution to levy a property tax exceeding the revenue neutral rate.

- **OPEN PUBLIC HEARING FOR EXCEEDING THE REVENUE NEUTRAL RATE AND THE LEAVENWORTH COUNTY BUDGET**
- **CLOSE PUBLIC HEARING**
- Consider a motion to approve Resolution 2024-20, a resolution to levy a property tax exceeding the revenue neutral rate.
- Roll call
- A motion to approve the Leavenworth County Budget for 2025.

b) Resolution 2024-21, a resolution to levy a property tax exceeding the revenue neutral rate for Leavenworth County Special-Other Funds budget.

- **OPEN PUBLIC HEARING FOR EXCEEDING THE REVENUE NEUTRAL RATE FOR LEAVENWORTH COUNTY SPECIAL OTHER FUNDS AND THE LEAVENWORTH COUNTY SPECIAL OTHER FUNDS BUDGET**
- **CLOSE PUBLIC HEARING**
- Consider a motion to approve Resolution 2024-21 a resolution to levy a property tax exceeding the revenue neutral rate for Leavenworth County Special – Other Funds budget
- Roll call
- A motion to approve the Leavenworth County Special-Other Funds budget for 2025.

c) Consider a motion to approve the supplemental agreement for engineering services with Wilson and Company for the 235th St. project

- d) Consider a motion to approve the increase in compensation for the cost to cure fencing for two properties in accordance with current 2022 land acquisition policy in the amount of \$17,347.00.

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

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, August 26, 2024

Tuesday, August 27, 2024

8:00 a.m. Workforce Partnership meeting

12:00 p.m. MARC meeting

Wednesday, August 28, 2024

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

Thursday, August 29, 2024

Friday, August 30, 2024

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

*****August 21, 2024 *****

The Board of County Commissioners met in a regular session on Wednesday, August 21, 2024. Commissioner Culbertson, Commissioner Kaaz, Commissioner Mike Smith, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; John Jacobson, Planning and Zoning Director; Amy Allison, Planning and Zoning Deputy Director; John Richmeier, Leavenworth Times

Residents: Scott Noyes

PUBLIC COMMENT:

Scott Noyes and Steve Vernon commented.

ADMINISTRATIVE BUSINESS:

Mark Loughry requested the Board fill out the KAC Legislative Priorities List.

It was the consensus of the Board that they wait until the two new commissioners are on board to fill Commissioner Kaaz's vacancies on committees.

Commissioner Mike Smith reminded everyone to turn in the County Administrator's evaluation.

A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, August 21, 2024.

Motion passed, 5-0.

Amy Allison presented Resolution 2024-19 and requested the matter be tabled until such time information is received from the State Fire Marshall's office.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to approve Resolution 2024-19, Case DEV-24-030 to approve a special use permit.

Motion passed, 3-2 Commissioners Mike Smith and Kaaz voting nay

Commissioner Doug Smith amended the motion to include Resolution 2024-19 and Commissioner Stieben seconded.

Motion passed, 3-2, Commissioner Mike Smith and Kaaz voting nay.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to table the annexation resolution for the city of Basehor until September 11, 2024

Motion passed, 5-0.

Mr. Loughry briefed the Board on the amendment to the unfilled vacancies policy.

The Board discussed the Port Authority budget along with their staff.

Commissioner Kaaz attended the Port Authority meeting, the KCATA Finance Committee and the city of Leavenworth Commission meeting.

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

Motion passed, 5-0.

The Board adjourned at 10:18 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, September 2, 2024 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF LABOR DAY

Tuesday, September 3, 2024

Wednesday, September 4, 2024

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

Thursday, September 5, 2024

Friday, September 6, 2024

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

START DATE: 08/18/2024 END DATE: 08/24/2024

warrants by vendor

START DATE: 08/18/2024 END DATE: 08/24/2024

warrants by vendor

FMWARRPTR2		LEAVENWORTH COUNTY						8/22/24	16:33:45
DCOX		WARRANT REGISTER - BY FUND / VENDOR						Page	3
		START DATE: 08/18/2024 END DATE: 08/24/2024							
TYPES OF CHECKS SELECTED: * ALL TYPES									
			P.O.NUMBER	CHECK#					
46	KANSAS COR	KANSAS CORRECTIONAL INDUSTRIES	343773	110236 AP	08/23/2024	4-001-5-07-354	152001 NEIGHBORHOOD WATCH SIGN	207.00	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	343826	250	08/23/2024	4-001-5-14-220	510614745 1628631 73 GAS TRANS	628.58	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	343826	250	08/23/2024	4-001-5-32-392	510614745 1628631 73 GAS TRANS	891.83	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	343826	250	08/23/2024	4-001-5-33-392	510614745 156299618 GAS SERVIC	127.46	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	343826	250	08/23/2024	4-001-5-33-392	510614745 156299618 GAS SERVIC	104.37	
							*** VENDOR 66366 TOTAL		1,752.24
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	343774	110237 AP	08/23/2024	4-001-5-18-213	08-LVCOKS01 LOCATE SERVICE	6.00	
1842	KONE INC	KONE INC	343775	110238 AP	08/23/2024	4-001-5-31-220	N40131062 ELEVATOR MAINT JULY	129.86	
1842	KONE INC	KONE INC	343775	110238 AP	08/23/2024	4-001-5-32-262	N40131062 ELEVATOR MAINT JULY	519.46	
1842	KONE INC	KONE INC	343775	110238 AP	08/23/2024	4-001-5-33-262	N40131062 ELEVATOR MAINT JULY	1,179.86	
							*** VENDOR 1842 TOTAL		1,829.18
168	LCHS	LEAVENWORTH CO HUMANE SOCIETY	343777	110240 AP	08/23/2024	4-001-5-07-266	JULY CONTRACT - HOUSING DOGS/C	1,447.03	
975	LEAV LANSI	LEAVENWORTH/LANSING CHAMBER	343778	110241 AP	08/23/2024	4-001-5-09-202	2024-2025 LEADERSHIP CLASS	350.00	
537	LEAV TIMES	CHERRYROAD MEDIA INC	343780	110243 AP	08/23/2024	4-001-5-06-218	PUBLIC NOTICE REZONE DEV 24-07	24.76	
537	LEAV TIMES	CHERRYROAD MEDIA INC	343780	110243 AP	08/23/2024	4-001-5-19-217	24156 DIST CT LEGAL NOTICE 23J	65.50	
							*** VENDOR 537 TOTAL		90.26
710	LIPPERT MECHANICAL	LIPPERT MECHANICAL SERVICE LLC	343781	110244 AP	08/23/2024	4-001-5-31-290	6887515 CTHSE CHILLER SVC CALL	813.59	
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO	343784	110247 AP	08/23/2024	4-001-5-07-350	SHERIFF - UNFIROMS	160.94	
485	MASTER'S TOUCH	THE MASTER'S TOUCH LLC	343728	110208 AP	08/20/2024	4-001-5-02-213	2024 SB-13 MAILING LESS PPD PO	4,972.28	
485	MASTER'S TOUCH	THE MASTER'S TOUCH LLC	343728	110208 AP	08/20/2024	4-001-5-02-213	2024 SB-13 MAILING LESS PPD PO	4,699.62-	
							*** VENDOR 485 TOTAL		272.66
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	343785	110248 AP	08/23/2024	4-001-5-03-301	OPL223_K TREAS - COPIER TO 7.9	41.72	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	343785	110248 AP	08/23/2024	4-001-5-07-208	LC00_K DETECTIVES COPY CONTRAC	46.06	
							*** VENDOR 2059 TOTAL		87.78
56	MIRROR	THE TONGANOXIE MIRROR	343786	110249 AP	08/23/2024	4-001-5-07-209	SHERIFF - 1 YEAR SUBSCRIPTION	42.00	
6539	MTI SECURITY	A&M SECURITY SOLUTIONS INC	343791	110254 AP	08/23/2024	4-001-5-31-297	2363 725 LAMING - MONITORING,	349.00	
6539	MTI SECURITY	A&M SECURITY SOLUTIONS INC	343791	110254 AP	08/23/2024	4-001-5-31-297	2363 725 LAMING - MONITORING,	97.68	
							*** VENDOR 6539 TOTAL		446.68
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	255.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	285.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	360.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	120.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	150.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	45.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	90.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	390.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	60.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	180.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	375.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	720.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	135.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	600.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	120.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	135.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	105.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	180.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	435.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	45.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	120.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	195.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	255.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24	120.00	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		165.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		120.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		330.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		345.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		240.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		225.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		165.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		150.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		165.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		255.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		420.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		120.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		120.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	343729	110209 AP	08/20/2024	4-001-5-09-231	COURT APPT ATTORNEY TO 4.15.24		825.00	
*** VENDOR 8801 TOTAL										9,120.00
1280	POSTMASTER	U S POSTMASTER	343793	110256 AP	08/23/2024	4-001-5-49-340	2573793 POSTAGE FOR RETURNED B		323.39	
482	PRICE, HANK	HANK PRICE	343730	110210 AP	08/20/2024	4-001-5-31-290	ENTRY WAY CLEANING - COURTHOUS		100.00	
482	PRICE, HANK	HANK PRICE	343730	110210 AP	08/20/2024	4-001-5-31-290	ENTRY WAY CLEANING - COURTHOUS		100.00	
*** VENDOR 482 TOTAL										200.00
7098	QUILL CORP	QUILL CORP	343794	110257 AP	08/23/2024	4-001-5-07-301	8333027 OFFICE SUPPLIES LVSO		32.92	
7098	QUILL CORP	QUILL CORP	343794	110257 AP	08/23/2024	4-001-5-07-301	83333027 JAIL AND OFFICE SUPPL		86.00	
7098	QUILL CORP	QUILL CORP	343794	110257 AP	08/23/2024	4-001-5-07-359	83333027 JAIL AND OFFICE SUPPL		284.60	
*** VENDOR 7098 TOTAL										403.52
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	343797	110260 AP	08/23/2024	4-001-5-31-212	204513 PEST CONTROL		601.00	
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	343797	110260 AP	08/23/2024	4-001-5-32-211	204513 PEST CONTROL		85.00	
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	343797	110260 AP	08/23/2024	4-001-5-33-211	204513 PEST CONTROL		125.00	
*** VENDOR 915 TOTAL										811.00
1003	SUPERION	CENTRALSQUARE TECHNOLOGIES,LLC	343799	110262 AP	08/23/2024	4-001-5-07-262	CUSTOMER 6790 COMMUNITY INV PA		1,135.89	
829	THOMSON REUTERS	THOMSON REUTERS - WEST	343800	110263 AP	08/23/2024	4-001-5-11-210	1000590171 WEST INFORMATION CH		946.40	
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	343801	110264 AP	08/23/2024	4-001-5-19-214	100492 FILE RETRIEVAL CHARGES		29.46	
651	USIC HOLDINGS	USIC HOLDING INC	343802	110265 AP	08/23/2024	4-001-5-18-213	LVCOKS01 KS LOCATE SERVICES		130.62	
826	WERRING LAW	WERRING LAW LLC	343803	110266 AP	08/23/2024	4-001-5-09-231	COURT APPT ATTORNEY BY INVOICE		24.00	
826	WERRING LAW	WERRING LAW LLC	343803	110266 AP	08/23/2024	4-001-5-09-231	COURT APPT ATTORNEY BY INVOICE		204.00	
826	WERRING LAW	WERRING LAW LLC	343803	110266 AP	08/23/2024	4-001-5-09-231	COURT APPT ATTORNEY BY INVOICE		120.00	
*** VENDOR 826 TOTAL										348.00
100	WITNESS LIST									

warrants by vendor

START DATE: 08/18/2024 END DATE: 08/24/2024

warrants by vendor

warrants by vendor

FMWARRPTR2		LEAVENWORTH COUNTY						8/22/24	16:33:45
DCOX		WARRANT REGISTER - BY FUND / VENDOR						Page	7
		START DATE: 08/18/2024 END DATE: 08/24/2024							
TYPES OF CHECKS SELECTED: * ALL TYPES									
		P.O.NUMBER		CHECK#					
						*** VENDOR		8686 TOTAL	581.54
7258	L & R REFR	L & R REFRIGERATION SERVICE CO	343776	110239 AP	08/23/2024	4-160-5-00-208	SOLID WASTE - RECOVER CHARGE 4	474.50	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	343779	110242 AP	08/23/2024	4-160-5-00-301	TRANSFER STATION - DEPOSIT BAG	42.39	
						TOTAL FUND 160			1,169.48
875	BLISS ASSOCIATES	BLISS ASSOCIATES LLC	343749	1761 AP	08/22/2024	4-171-5-01-301	8-4 HRRR TONGIE 187-189 APPRAI	2,500.00	
875	BLISS ASSOCIATES	BLISS ASSOCIATES LLC	343749	1761 AP	08/22/2024	4-171-5-01-301	8-4 HRRR TONGIE 187-189 APPRAI	2,500.00	
						*** VENDOR		875 TOTAL	5,000.00
						TOTAL FUND 171			5,000.00
6557	KAAZ CONST	KAAZ CONSTRUCTION CO	343748	10268 AP	08/24/2024	4-172-5-00-301	ARPA252 3.1 CULVERTS TO 8.10	105,122.25	
						TOTAL FUND 172			105,122.25
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	343750	110213 AP	08/23/2024	4-174-5-00-210	I-70 TOWER GENERATOR	245.00	
8020	APCO INT'L	APCO INTERNATIONAL	343754	110217 AP	08/23/2024	4-174-5-00-202	000444719I PUBLIC SAFETY ONLIN	35.00	
70	FREESTATE ELECTRIC	FREESTATE ELECTRIC COOPERATIVE	343821	245	08/23/2024	4-174-5-00-210	ELEC SVC EISENHOWER TOWER	1,069.73	
1991	MARC	MID-AMERICA REGIONAL COUNCIL	343783	110246 AP	08/23/2024	4-174-5-00-210	JULY 911 EQUIP SHARED	32,395.11	
2622	POLICE LEGAL SERVICE	POLICE LEGAL SCIENCE, INC	343792	110255 AP	08/23/2024	4-174-5-00-202	DISPATCHER TRAINING SUB(X12)	1,680.00	
						TOTAL FUND 174			35,424.84
383	LYON CHRISTOPHER	CHRISTOPHER LYON	343782	110245 AP	08/23/2024	4-176-5-00-211	ALLRISE TRAINING OKLAHOMA CITY	542.16	
383	LYON CHRISTOPHER	CHRISTOPHER LYON	343782	110245 AP	08/23/2024	4-176-5-00-211	ALLRISE TRAINING OKLAHOMA CITY	452.92	
383	LYON CHRISTOPHER	CHRISTOPHER LYON	343782	110245 AP	08/23/2024	4-176-5-00-211	ALLRISE TRAINING OKLAHOMA CITY	134.00	
						*** VENDOR		383 TOTAL	1,129.08
27574	ROBINSON G	LAW OFFICE OF GREGORY C ROBINS	343796	110259 AP	08/23/2024	4-176-5-00-206	VTC-001 LIMITED SCOPE SVC 24CR	250.00	
						TOTAL FUND 176			1,379.08
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	343727	110207 AP	08/20/2024	4-195-5-00-290	GAS SERVICE COMM CORR 20642-	3.09	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	343826	250	08/23/2024	4-195-5-00-290	510614745 1628631 73 GAS TRANS	92.83	
						TOTAL FUND 195			95.92
1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	343731	110211 AP	08/20/2024	4-196-5-00-201	112368 DRUG TESTING PANELS	1,134.09	
1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	343795	110258 AP	08/23/2024	4-196-5-00-201	112368 CONFIRMATION TESTS	293.95	
						*** VENDOR		1867 TOTAL	1,428.04
						TOTAL FUND 196			1,428.04
18885	HAYNES EQU	HAYNES EQUIPMENT CO	343768	110231 AP	08/23/2024	4-210-5-00-2	SD#1 SVC CALLS GILMAN, 163RD(2	1,749.75	
18885	HAYNES EQU	HAYNES EQUIPMENT CO	343768	110231 AP	08/23/2024	4-210-5-00-2	SD#1 SVC CALLS GILMAN, 163RD(2	1,306.59	
18885	HAYNES EQU	HAYNES EQUIPMENT CO	343768	110231 AP	08/23/2024	4-210-5-00-2	SD#1 SVC CALLS GILMAN, 163RD(2	3,855.00	
						*** VENDOR		18885 TOTAL	6,911.34
						TOTAL FUND 210			6,911.34
890	TREANORHL	TREANORHL, INC	343732	110212 AP	08/20/2024	4-215-5-12-201	HP17703.2401.00 CTHSE EXT TO7.	10,245.00-	
890	TREANORHL	TREANORHL, INC	343732	110212 AP	08/20/2024	4-215-5-12-201	HP17703.2401.00 CTHSE EXT TO7.	23,905.00-	
890	TREANORHL	TREANORHL, INC	343732	110212 AP	08/20/2024	4-215-5-14-401	HP17703.2401.00 CTHSE EXT TO7.	6,830.00	
890	TREANORHL	TREANORHL, INC	343732	110212 AP	08/20/2024	4-215-5-14-401	HP17703.2401.00 CTHSE EXT TO7.	6,830.00	
890	TREANORHL	TREANORHL, INC	343732	110212 AP	08/20/2024	4-215-5-14-401	HP17703.2401.00 CTHSE EXT TO7.	6,830.00	
890	TREANORHL	TREANORHL, INC	343732	110212 AP	08/20/2024	4-215-5-14-401	HP17703.2401.00 CTHSE EXT TO7.	10,245.00	
890	TREANORHL	TREANORHL, INC	343732	110212 AP	08/20/2024	4-215-5-14-401	HP17703.2401.00 CTHSE EXT TO7.	23,905.00	
						*** VENDOR		890 TOTAL	20,490.00
						TOTAL FUND 215			20,490.00

FMWARRPTR2		LEAVENWORTH COUNTY							8/22/24	16:33:45
DCOX		WARRANT REGISTER - BY FUND / VENDOR							Page	8
		START DATE: 08/18/2024 END DATE: 08/24/2024								
TYPES OF CHECKS SELECTED: * ALL TYPES										
		P.O.NUMBER		CHECK#						
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	343752	110215 AP	08/23/2024	4-510-2-00-958	A5905-0001	AUGUST VOLUNTARY PR	2,202.80	
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	343752	110215 AP	08/23/2024	4-510-2-00-958	A5905-0001	AUGUST VOLUNTARY PR	3,251.82	
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	343752	110215 AP	08/23/2024	4-510-2-00-958	A5905-0001	AUGUST VOLUNTARY PR	2,036.94	
*** VENDOR									760 TOTAL	7,491.56
268	GEN DIGITAL-LIFELOCK	GEN DIGITAL, INC.	343767	110230 AP	08/23/2024	4-510-2-00-941	1247233	AUGUST PREMIUMS LIFELO	2,132.66	
TOTAL FUND 510										9,624.22

TOTAL ALL CHECKS										330,092.76

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	74,375.81
108	COUNTY HEALTH	7,612.73
115	EQUIPMENT RESERVE	12,238.80-
119	ROD TECHNOLOGY	16.99
126	COMM CORR ADULT	32.78
133	ROAD & BRIDGE	21,273.59
136	COMM CORR JUVENILE	57.77
145	COUNCIL ON AGING	53,318.25
146	COUNTY TREASURER SPECIAL	1,337.43
160	SOLID WASTE MANAGEMENT	1,169.48-
171	S TAX CAP RD PROJ: BONDS	5,000.00
172	AMERICAN RECOVERY PLAN	105,122.25
174	911	35,424.84
176	VETERANS TREATMENT COURT (16.753)	1,379.08
195	JUVENILE DETENTION	95.92
196	DRUG TEST & SUPERVISION FEES	1,428.04
210	SEWER DISTRICT 1: HIGH CREST	6,911.34
215	CAPITAL IMPROVEMENTS	20,490.00
510	PAYROLL CLEARING	9,624.22
TOTAL ALL FUNDS		330,092.76

Consent Agenda 8/28/2024
Cks 08/18 - 08/24

CONSENT AGENDA

Leavenworth County Request for Board Action

Date: August 28, 2024

To: Board of County Commissioners

From: Mark Loughry

Additional Reviews as needed: ☒ ☒ ☐

Budget Review	Administrator Review	Legal Review
----------------------	-----------------------------	---------------------

Action Requested: Approve the amendment to the budgeted but unfilled positions policy.

Recommendation: Approval.

Analysis: Commissioners, the updated policy places a threshold \$50,000 before the amount of unspent funds will be reclaimed by budget amendment. It will also place the semiannual adjustment to the budgets on your agenda, if the threshold is reached, automatically.

Alternatives: Leave the policy as is.

Budgetary Impact:

☒ No negative impact to the budget

Leavenworth County

POLICY MANUAL

SUBJECT	ISSUED BY	EFFECTIVE DATE	REVISION
Budgeted unfilled positions	Board of County Commissioners	10-01-2018	8-28-2024

POLICY:

No funds budgeted for wages may be used for other expenditures without prior approval by the Board of County Commissioners.

Twice a year, in June and November, the County Administrator will prepare a report that shows budgeted but unused wages due to vacancies for each department. The County Administrator will present the report and a Board Order reducing budgetary authority for any Department with unspent funds in excess of \$50,000.00, due to open positions, to the County Commission. This will not affect the funding of those positions going forward.

This policy will apply to the Salaries line item only.

BOCC Chairmen

8-28-2024
Date of Adoption

A RESOLUTION OF THE COUNTY OF LEAVENWORTH, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE FOR THE TAX YEAR OF 2024 TO FUND BUDGET EXPENDITURES FOR FISCAL YEAR 2025

WHEREAS, on or before the 1st day of July 2024, the Leavenworth County Clerk calculated the revenue neutral rate for each taxing subdivision and included such revenue rate on the notice of estimated assessed valuation provided to each taxing subdivision for budget purposes; and

WHEREAS, the Revenue Neutral Rate for the County of Leavenworth was calculated as 34.350 mills by the Leavenworth County Clerk; and

WHEREAS, the Leavenworth County Board of County Commissioners (hereinafter “Governing Body”) notified the Leavenworth County Clerk by July 17, 2024 of its proposed intent to exceed the revenue neutral rate and provided the date, time and location of the public hearing and its proposed tax rate; and

WHEREAS, at least 10 days in advance of the public hearing, the Governing Body published its notice of its proposed intent to exceed the revenue neutral rate by publishing notice on the website of the Governing Body and in a weekly newspaper of the county having a general circulation therein; and

WHEREAS, the budget proposed by the Governing Body for fiscal year 2025 will require the levy of property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body held a hearing on August 28, 2024 allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony; and

WHEREAS, the Governing Body, having heard testimony, has determined that it is necessary to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE COUNTY OF LEAVENWORTH:

Section 1. The Governing Body of Leavenworth County hereby approves exceeding the revenue neutral rate and shall levy a property tax rate of 37.779 mills for Tax Year 2024 which exceeds the Revenue Neutral Rate.

Section 2. The County Administrator, and the Leavenworth County’s other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of the resolution.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

ADOPTED this 28th day of August, 2024 and **SIGNED** by the Board of Leavenworth County Commissioners.

Vicky Kaaz, Member
2nd District

Jeff Culbertson, Chairperson
1st District

Mike Smith, Member
4th District

Doug Smith, Member
3rd District

Mike Stieben, Member
5th District

ATTEST:

Janet Klasinski, Leavenworth County Clerk

Estimated Tax Rate is subject to change depending on the final assessed valuation.

Page No.

A RESOLUTION OF THE COUNTY OF LEAVENWORTH, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE FOR LEAVENWORTH COUNTY SPECIAL-OTHER FUNDS FOR TAX YEAR 2024 TO FUND BUDGET EXPENDITURES FOR FISCAL YEAR 2025

WHEREAS, the Revenue Neutral Rate for tax year 2024 for Leavenworth County Special-Other Funds was calculated as 8.724 mills by the Leavenworth County Clerk; and

WHEREAS, the budget proposed by the Governing Body of Leavenworth County for fiscal year 2025 will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body will hold a hearing on August 28, 2024 allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE COUNTY OF LEAVENWORTH:

Section 1. Leavenworth County hereby approves exceeding the revenue neutral rate and shall levy a property tax rate of 9.003 mills for Leavenworth County Special-Other Funds for tax year 2024 which exceeds the revenue neutral rate.

Section 2. The County Administrator, and Leavenworth County's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this resolution.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

ADOPTED this 28th day of August 2024 and **SIGNED** by the Board of Leavenworth County Commissioners.

Vicky Kaaz, Member
2nd District

Jeff Culbertson, Chairperson
1st District

Mike Smith, Member
4th District

Doug Smith, Member
3rd District

Mike Stieben, Member
5th District

ATTEST:

Janet Klasinski, Leavenworth County Clerk

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

The governing body of

Leavenworth County Special- Other Funds

will meet on August 28, 2024 at 9:00 AM at Leavenworth County Commission Room, 300 Walnut for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax and Revenue Neutral Rate. Detailed budget information is available at Leavenworth County Commission Office and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2025 Expenditures and Amount of 2024 Ad Valorem Tax establish the maximum limits of the 2025 budget

Estimated Tax Rate is subject to change depending on the final assessed valuation

Outstanding Indebtedness.

January 1,

*Tax rates are expressed in mills

****Revenue Neutral Rate as defined by KSA 79-2988**

Leavenworth County

Leavenworth County

Leavenworth County Request for Board Action

Date: August 22, 2024

To: Board of County Commissioners

From: Public Works

Department Head Approval: WLN

Additional Reviews as needed:

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

Action Requested: Approve the supplemental agreement for engineering services with Wilson and Company for the 235th Street Project.

Analysis: The 235th Street Project was originally part of a 2018 four roadway design project to upgrade various gravel roadways to chip and seal with designed ditches and culverts. Three of those projects were canceled and Wilson agreed to accept this change without a fee or cost change for the remaining project. In 2020, Wilson agreed to update the plans to an asphalt roadway cross section without charging the county an additional fee.

With the receipt of Congressionally Directed Spending for the project the scope changed a third time. The attached supplemental is required to update the plans to meet federal funding requirements and bidding procedures. The attached sheet highlights the seventeen changes that need addressed and timeline in which Wilson will complete the work. The cost appears reasonable and it's comparable to the cost incurred by Public Work's to update the 158th Street Plans in order for them to meet the standards set forth by KDOT for the Cost Share Program.

Alternatives: Deny and rebid

Budgetary Impact: \$47,600

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

Additional Attachments: Supplemental Document

Memorandum

To: Leavenworth County Commission

From: Nicholas Thomas

CC: Bill Noll, Joe McAfee

Date: 8/16/2024

Re: 235th Project Supplemental Agreement

Dear Mr. Jeff Culbertson, Chairman

As directed by Leavenworth County, additional scope of work has been identified for the 235th Street Project. Wilson & Company is pleased to submit this proposal to the County for engineering services required to modify the plans for the Kansas Department of Transportation (KDOT) letting process. The required changes include updating the plans, submitting one additional environmental permit, and attending additional meetings.

Supplemental scope items:

1. Additional Meetings (3 virtual meetings w/ County, 2 virtual internal meetings, 1 field check meeting)
2. Update Title Sheet
3. Update Summary of quantities based on KDOT Comments on title sheet
4. Update and add project numbering
5. Contour Map & Construction Layout for 2-10x10 Box Culvert
6. Construction Layout for 12x10 Box Culvert
7. Request Box Culvert Numbering
8. Non-design related plan sheet comment cleanup (Index, Earthwork Table) and does NOT include any effort to create new plan sheets unless specifically mentioned otherwise in this supplement.
9. Update current standard plans in our plan set based on KDOT latest plans
10. Create a section corner & alignment sheet (1 sheet)
11. Create a general notes sheet (1 sheet)
12. Address erosion control (temporary and permanent) KDOT comments
13. Re-evaluate passing zones and update striping plans as necessary based on analysis
14. Quality Control/Assurance of new work from this supplement (does not include Quality control of existing plans as is)
15. Prepare and resubmit final plans
16. Prepare DWR permit (does not include any mitigation effort or fees necessary based on the permit application)
17. Address PS&E Comments

Schedule:

- Revised Final Plans & DWR Permit- September 15, 2024
- Plans Complete – September 30, 2024

Wilson & Company will complete the above additional scope of work for the total not to exceed amount of **\$47,600.00**. The scope of additional work will not exceed that which is listed and shall not be construed to exceed what is listed. All work will be billed on a Lump Sum basis and adhere to the County Chip Seal Improvement Project agreement dated February 13, 2018. The proposed work will be completed as a supplemental task order, but in accordance with the contract Terms and Conditions currently in effect.

If the above proposal is acceptable, please sign below and return a copy for our records.

Jeff Culbertson, Chairman – Leavenworth County
Board of County Commissioners

Date

We appreciate the opportunity to assist you with this project. Should you have any questions, please do not hesitate to contact us.

Sincerely,

WILSON & COMPANY

A handwritten signature in black ink that reads "Nicholas Thomas". The signature is written in a cursive, slightly stylized font.

Nicholas Thomas, PE, DBIA

Senior Vice President

Leavenworth County Request for Board Action

Date: August 22nd, 2024

To: Board of County Commissioners

From: Public Works

Department Head Approval: WLN

Additional Reviews as needed:

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

Action Requested: Approval of the increase in compensation for the cost to cure for fencing for two properties that were appraised by Bliss and Associates in order for compensation to be in accordance with the most current land acquisition policy from August of 2022.

Analysis: Leavenworth County Public Works desires to be consistent in its easement acquisition processes. The approved policy regulating this process was adopted by the Board of County Commissioners in August of 2022. The two projects that are in development and that are scheduled to be bid by KDOT in February of 2025 are 90/10 cost share projects. During phase one of this project several properties went to condemnation. At condemnation the county was required to pay for fencing that was inside of the right of way and inside of drainage easement despite the laws that are in place that do not require or allow for this compensation. To stay consistent for this two phase project, the following changes are requested.

Robert S. Oxley and Deanna Lynn Crouse Property: There is 1165 feet of four-strand barbed wire fencing that has to be removed along the right of way during construction on this property. This fence is located between 6" and 2' inside of the county right of way. Bliss provide zero value for this improvement. Base on previous acquisition on this property and the county policy, this amount will be increased, if approved, from \$0 to \$13,980 or \$12 per lineal foot. This property does not currently have any livestock in the field and the property owner has indicated that a temporary fence will not be required for this property during construction. Total compensation is currently set at \$570 for the property.

Jerry A. and Nancy C. Thomas Property: This property has 700 feet of fence impacted by the project. Bliss and Associates appraised the fence value at \$7.19 per lineal foot. This is less than we have offered all other property owners on the project by \$4.81 per foot. In 2022 when the policy was written we had received pricing from local contractors to set the compensation amount. Increasing this compensation to be consistent with all other properties would increase the total compensation for fencing from \$5,033 to \$8,400 which is an increase of \$3,367.

Alternatives: Deny and most likely go to condemnations for reappraisal

Budgetary Impact: \$17,347

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

Additional Attachments: Land Acquisition Policy and Short Form Appraisal Summary

Leavenworth County

POLICY MANUAL

SUBJECT	ISSUED BY	EFFECTIVE DATE	REVISION
Public Works Easement Acquisition Policy	Board of County Commissioners	August 10, 2022	2.0

A. OVERVIEW

The Public Works Department facilitates the acquisition of permanent right-of-way, drainage easements, and temporary construction easements for Leavenworth County roadway infrastructure projects. The intent of this policy is to produce a fair and equal process for making financial offers for the value of the real property and improvements thereon while also completing the process in a timeframe that allows for infrastructure projects to be completed on schedule.

B. MISSION

The Public Works Department will utilize the process outlined by the KDOT Acquisition – Real Property Acquisition for Kansas Highways, Roads, Streets, and Bridges (current edition) and in accordance with revised rules for the Uniform Act are reprinted each year in the Code of Federal Regulations (CFR), Title 49, Part 24. All Federal, State and local government agencies, as well as others receiving Federal financial assistance for public programs and projects, that require the acquisition of real property, must comply with the policies and provisions set forth in the Uniform Act and the regulation.

C. EXECUTION

All property values will be based upon residential values or highest possible use values, with certain minimum levels of compensation. Property owners will be allowed 45 days from the date of certified mailing to consider and accept the just compensation monetary offer for the acquisition of required easements, after which time Leavenworth County may proceed with eminent domain proceedings. In those proceedings the court will appoint three qualified appraisers and instruct them on how to calculate the amount of fair compensation.

Property owners requesting adjustments to the compensation offer of the county, based upon the determination of just compensation for mature trees, gates, landscaping, or other statutory criteria for fair value, may submit that request, in writing, during the 45 day period to the county for review by a committee composed of the Infrastructure and Construction Services Director, County Surveyor, County Project Engineer, County Administrator, and County Counselor. The committee will consider the request for adjustment and may negotiate with the property owner in order to arrive at the amount of fair compensation.

Permanent Right-of-Way – Just compensation or a minimum of \$750 whichever is greater.

Drainage Easement - Just compensation or a minimum of \$750 whichever is greater.

Temporary Construction Easement - Just compensation or a minimum of \$250 whichever is greater.

Standard Barbed Wire Fence - \$12/linear foot if the county is not going to replace it as part of the infrastructure project

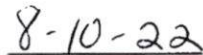
Standard Woven Wire Fence - \$14/linear foot if the county is not going to replace it as part of the infrastructure project

CONTACT INFORMATION

Public Works - (913) 684-0470



BOCC Chairman



Date of Adoption

SHORT FORM APPRAISAL

The purpose of the short form appraisal is to estimate the just compensation due to the owner for, or as a result of, the acquisition of a part or all of his/her real property, or interest therein, for KDOT Project # 052 C-5242-01

Location/address:	18711 Hollingsworth Rd	Project tract:	Not specified
Legal description:	Bittetsweet Ranch, lot 1	LV CO parcel:	QR 19168
Owner:	Robert S Oxley and Deanna Lynn Clouse		
Inspection date:	July 30, 2024		
Inspected with:	No one		

Present use: Rural residential

Sales record (past 5 yrs.): The subject property has been owned by Robert Oxley and Deanna Clouse for the past 10 years (+).
No sales, listings, or offers to purchase the property are known to have occurred over the past 5 years.

The subject property is located at the southeast corner of Hollingsworth Rd and Tonganoxie Rd in rural Tonganoxie, Ks. The site is 14.40 acres and is improved with a single family residence and two farm utility buildings. The project will improve Tonganoxie Rd with shoulders, proper sloping, and enhanced drainage. The project will require one 462 SF permanent drainage easement and one 716 SF temporary construction easement. The residence and farm utility buildings are not affected by the project, the Leavenworth County Appraiser's estimate of value for the improvements is constant in the before and the after condition. The appraisal problem is a question of land value plus estimations of cost to cure and damages to the remainder (if applicable).

CALCULATION OF JUST COMPENSATION

Land value is estimated in the following pages at \$16,500/acre. The duration of the temporary easement is 2 years.

VALUATION SUMMARY

Land Area:	14.40 acres				
Areas to be Acquired		<u>Area (SF)</u>	<u>Unit value</u>	<u>Factor</u>	<u>Value</u>
	Permanent drainage easement	462	\$0.38	100%	\$175
Other Acquisition Items					
	Temporary easement	716	\$0.38	10%	\$54
Cost to Cure					
	Fencing (estimate from MVS, S66/P5))	47 lf	\$7.19	100%	\$338
Damage to the Remainder					
	None				\$0
					\$567
ESTIMATED TOTAL COMPENSATION: (rounded)					\$570

SHORT FORM APPRAISAL

The purpose of the short form appraisal is to estimate the just compensation due to the owner for, or as a result of, the acquisition of a part or all of his/her real property, or interest therein, for KDOT Project # 052 C-5242-01

Location/address: 21588 Tonganoxie Rd
Legal description: Part of S24, T10, R21, Leavenworth County, KS
Owner: Jerry A. and Nancy C. Thomas
Inspection date: July 30, 2024
Inspected with: No one

Project tract: Not specified
LV CO parcel: QR 19178

Present use: Rural residential, agricultural

Sales record (past 5 yrs.): The subject property has been owned by Jerry A. and Nancy C. Thomas for the past 10 years (+). No sales, listings, or offers to purchase the property are known to have occurred over the past 5 years.

The subject property is located along the east side of Tonganoxie Rd in rural Tonganoxie, Ks. The site is 136.7 acres and is improved with a single family residence and three farm utility buildings. The project will improve Tonganoxie Rd with shoulders, proper sloping, and enhanced drainage. The project will require two permanent easements (11,971 SF), one permanent drainage easement (702 SF), four temporary construction easements (12,893 SF), and 700 linear feet of four strand barbed wire. The residence and farm utility buildings are not affected by the project, the Leavenworth County Appraiser's estimate of value for the improvements is constant in the before and the after condition. The appraisal problem is a question of land value plus estimations of cost to cure and damages to the remainder (if applicable).

CALCULATION OF JUST COMPENSATION

Land value is estimated in the following pages at \$6,000/acre, or \$0.1377/SF. The duration of the temporary easement is 2 years.

VALUATION SUMMARY

Land Area:	136.7 acres				
Areas to be Acquired		<u>Area (SF)</u>	<u>Unit value</u>	<u>Factor</u>	<u>Value</u>
	Permanent easement 1	4,179	\$0.1377	100%	\$575
	Permanent easement 2	6,792	\$0.1377	100%	\$935
	Permanent drainage easement	702	\$0.1377	100%	\$97
Other Acquisition Items					
	Temporary easement 1	4,329	\$0.1377	10%	\$119
	Temporary easement 2	2,422	\$0.1377	10%	\$67
	Temporary easement 3	5,262	\$0.1377	10%	\$145
	Temporary easement 4	880	\$0.1377	10%	\$24
Cost to Cure					
	Fencing (estimate from MVS, S66/P5))	700 lf	\$7.19	100%	\$5,033
Damage to the Remainder					
	None				\$0
					\$6,995
ESTIMATED TOTAL COMPENSATION: (rounded)					\$7,000