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 September 10, 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:

- a) Patriot Day Proclamation
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

- a) Approval of the minutes of the meeting of September 3, 2025
- b) Approval of the schedule for the week of September 15, 2025
- c) Approval of the check register
- d) Approve and sign the OCB's
- VII. FORMAL BOARD ACTION:
- VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.
 - a) Monroe Manor RHID presentation
 - b) Executive session if needed
 - IX. ADJOURNMENT

WORK SESSION TO DISCUSS HEALTH DEPARTMENT SERVICES AND FUNDING

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, September 8, 2025

Tuesday, September 9, 2025

12:00 p.m. Mental Health Advisory Board Meeting

• The Guidance Center, 500 Limit, Leavenworth, KS

Wednesday, September 10, 2025

9:00 a.m. Leavenworth County Commission meeting

• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, September 11, 2025

12:00 p.m. LCDC meeting

Friday, September 12, 2025

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

PATRIOT DAY PROCLAMATION

WHEREAS, Tomorrow, 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 Mike Smith, as Chairperson for the Leavenworth Board of County Commissioners, do hereby proclaim September 11, 2025, 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 tenth day of September, in the year of two thousand twenty-five.

Mike Smith, Chairperson	

******September 3, 2025 ******

The Board of County Commissioners met in a regular session on Wednesday, September 3, 2025. Commissioner Culbertson; Commissioner Reid, Commissioner Smith, Commissioner Dove and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; TerriLois Mashburn, Register of Deeds; Amy Allison, Planning and Zoning Deputy Director; John Jacobson, Planning and Zoning Director

PUBLIC COMMENT:

Tom Johnson, Sarah George, John Redden and Betty Klinedeist commented.

ADMINISTRATIVE BUSINESS:

Commissioner Smith read a Suicide Prevention proclamation for the month of September.

Mark Loughry gave a brief overview of what the County does for mental health services.

Commissioner Stieben briefly spoke about property tax relief.

A motion was made by Commissioner Culbertson and seconded by Commissioner Dove to accept the consent agenda for Wednesday, September 3, 2025 as presented.

Motion passed, 5-0.

TerriLois Mashburn requested a transfer of funds from tech fund to the BOCC equipment fund.

A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to approve Board Order 2025-11, transferring funds from the Register of Deeds tech fund to the BOCC equipment fund in the amount of \$92,000.00.

Motion passed, 5-0.

Amy Allison presented Case DEV-25-074, a rezoning request from RR-5 to RR-2.5.

A motion was made by Commissioner Stieben and seconded by Commissioner to approve the rezoning request DEV-25-074 and that it complies with the Golden Factors and move for adoption of Resolution 2025-30 and approve the rezoning as outlined in Case DEV-25-074 based on the recommendation of the Planning Commission and the findings as set forth in the staff report.

Motion passed, 5-0.

Jeremy Greenamyer presented the Fairlane Townhomes RHID.

Tim Vandell, Lansing City Administrator, spoke.

A motion was made by Commissioner Smith and seconded by Commissioner Reid that the proposed reinvestment housing incentive district doe not have an adverse effect on Leavenworth County and move to allow the creation of the Fairlane Townhomes Phase II as proposed.

The Board recessed for 5 minutes.

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

Lauren Kaapcke provided a presentation for Wolf Creek Battery project.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson that the proposed reinvestment housing incentive district has an adverse effect on Leavenworth County and move to adopt Resolution 2025-31 to nullify the creation of the RHID.

Motion passed, 3-2 Commissioners Smith and Reid voting nay.

Commissioner Reid requested the Board bring forth ideas for abatement free development.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to redirect our economic development funds for fiscal year 25 and 26 and that we send a letter to the Port Authority requesting \$500,000.00 of the \$750,000.00 reserve balance to be put into a fund held by the County for the development of an industrial park in Leavenworth County and we have a work session to determine how that process will proceed.

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

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

Motion passed, 5-0.

The Board adjourned at 10:43 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, September 15, 2025

Tuesday, September 16, 2025

12:00 p.m. LCPA meeting

1:30 p.m. Adult Corrections Advisory Board meeting

· Community Corrections building

Wednesday, September 17, 2025

9:00 a.m. Leavenworth County Commission meeting

• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, September 18, 2025

9:00 a.m. Leavenworth County Career & Tech Ed Symposium

Lansing High School, 1412 147th St., Lansing, KS

3:00 p.m. Juvenile Corrections Advisory Board meeting

• Justice Center Basement training room

Friday, September 19, 2025

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

9/04/25 8:18:29 LEAVENWORTH COUNTY JSCHERMBEC WARRANT REGISTER Page 1

START DATE: 08/29/2025 END DATE: 09/04/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/				
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION		AMOUNT	TOTAL
589	(08/29/2025	8103	CHARTER COMMUNICATION	NS .			
			134871	5-001-5-18-213	COMMUNICATIONS F	FOR 152154701	169.98	
						WARRANT TOTAL		169.98
115530	AP (08/29/2025	20588	ADVANTAGE PRINTING				
			134870	5-001-5-49-341	ADVANCED BALLET	ENVELOPES	567.00	
						WARRANT TOTAL		567.00
115531	AP (08/29/2025	282	AITKENS CONTRACTING I	LLC			
			134864	5-001-5-31-290	CH IRRIGATION RE	EPAIRS	410.50	
						WARRANT TOTAL		410.50
115532	AP (08/29/2025	956	TEST SMARTLY LABS				
			135081	5-176-5-00-212	ETGHAIR		199.00	
445500			4.40			WARRANT TOTAL		199.00
115533	AP (08/29/2025	442	CARAWAY PRINTING	00100 00000		550.00	
			135089	5-160-5-00-301	2PART DEPOSIT SI		550.00	FF0 00
115524	7 D. (00/20/2025	24545	CDW GOVERNMENT INC		WARRANT TOTAL		550.00
115534	AP (08/29/2025	24545 135077	5-115-5-00-3	BELKIN CATSE AND	A MOTOD CMACIEC	59.25	
			135077	5-115-5-00-3	BELKIN CATSE AND		1,210.80	
			135077	5-115-5-00-409	TITAN HQ ARCTITA		8,441.32	
			133076	3-113-3-00-409		WARRANT TOTAL	0,111.32	9,711.37
115535	AP (08/29/2025	2395	CMH PROFESSIONAL GROU		WARGANT TOTAL		5,711.57
113033		00, 20, 2020	134868	5-001-5-14-321	EVIDENCE COLLECT	TION	725.00	
			134868	5-001-5-14-321	EVIDENCE COLLECT		725.00	
			134868	5-001-5-14-321	EVIDENCE COLLECT		725.00	
			134868	5-001-5-14-321	EVIDENCE COLLECT	TION	725.00	
						WARRANT TOTAL		2,900.00
115536	AP (08/29/2025	559	CLAY E COBURN III				
			135085	5-145-5-00-213	VEHICLE FLEET		13.00	
						WARRANT TOTAL		13.00
115537	AP (08/29/2025	8686	EVERGY KANSAS CENTRAL	LINC			
			134865	5-001-5-14-220	COURTHOUSE 75702	295641 METER 4	13,096.47	
			134866	5-001-5-32-392	498 S 2ND ST	25084078 32618	33.00	
			135087	5-195-5-00-290	520 S 3RD ST	54584222 1655	1,577.26	
						WARRANT TOTAL		14,706.73
115538	AP (08/29/2025		DANNY SLUSSER AND TER				
			135092	5-176-5-00-212	1461 SCRAM CHRIS		49.50	
			135093	5-176-5-00-212	1487 CHRISTOPHER		126.50	
445500						WARRANT TOTAL		176.00
115539	AP (08/29/2025		INTERPRETERS INC			522.00	
			134872	5-001-5-19-221	INTERPRETER	HADDANIII IIIOMAT	523.00	F02 00
115540	7D (08/29/2025	1400	MICHAEL C TONEC		WARRANT TOTAL		523.00
115540	AP (36/29/2025	134869	MICHAEL G JONES 5-001-5-09-231	CONFLICT ATTORNE	v	470.00	
			134009	5-001-5-09-231		WARRANT TOTAL	470.00	470.00
115541	AD (08/29/2025	99			WARGANT TOTAL		170.00
113311	711	00,29,2023	134878	5-001-5-19-205	FEE AND MILEAGE		41.80	
						WARRANT TOTAL	11.00	41.80
115542	AP (08/29/2025	99	L				
			134879	5-001-5-19-205	FEE AND MILEAGE		64.20	
						WARRANT TOTAL		64.20

9/04/25 8:18:29 JSCHERMBEC WARRANT REGISTER Page 13 START DATE: 08/29/2025 END DATE: 09/04/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

WARRANT NUMBER	CHK WARRANT TYPE DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION		AMOUNT	TOTAL
		135067	5-001-5-19-205	FEE AND MILEAGE	WARRANT TOTAL	48.80	48.80
115727	AP 08/29/2025						
		135068	5-001-5-19-205	FEE AND MILEAGE	WARRANT TOTAL	50.00	50.00
115728	AP 08/29/2025	99			WARRANI TOTAL		30.00
		135069	5-001-5-19-205	FEE AND MILEAGE		47.40	
					WARRANT TOTAL		47.40
115729	AP 08/29/2025		5 004 5 40 005			40.00	
		135070	5-001-5-19-205	FEE AND MILEAGE	WARRANT TOTAL	48.80	48.80
115730	AP 08/29/2025	99			WARRANI IOIAL		40.00
113,30	111 00, 23, 2023	135071	5-001-5-19-205	FEE AND MILEAGE		25.00	
					WARRANT TOTAL		25.00
115731	AP 08/29/2025	99					
		135072	5-001-5-19-205	FEE AND MILEAGE		73.80	
115732	AP 08/29/2025	0.0			WARRANT TOTAL		73.80
113732	AP 00/29/2025	135073	5-001-5-19-205	FEE AND MILEAGE		30.60	
					WARRANT TOTAL		30.60
115733	AP 08/29/2025	99					
		135074	5-001-5-19-205	FEE AND MILEAGE		34.80	
					WARRANT TOTAL		34.80
115734	AP 08/29/2025	99 135075	5-001-5-19-205	FEE AND MILEAGE		62.60	
		133073	3-001-3-19-203	FEE AND MILEAGE	WARRANT TOTAL	02.00	62.60
115735	AP 08/29/2025	99					
		135076	5-001-5-19-205	FEE AND MILEAGE		57.20	
					WARRANT TOTAL		57.20
115736	AP 08/29/2025		KADCCA				
		134873	5-001-5-19-213	REGISTRATION FE	ES FOR 2025 KAS WARRANT TOTAL	400.00	400.00
115737	AP 08/29/2025	4755	LEAVENWORTH PAPER AND	OFFICE S	WARRANT TOTAL		400.00
		135079	5-145-5-00-303	INK CARTRIDGE		128.19	
					WARRANT TOTAL		128.19
115738	AP 08/29/2025	537	CHERRYROAD MEDIA INC				
		135091	5-160-5-00-212	NOTICE OF BID T		10.19	
		135086	5-210-5-00-2	RESOLUTION AND		28.80	20.00
115739	AP 08/29/2025	2059	MIDWEST OFFICE TECHNO	LOCY INC	WARRANT TOTAL		38.99
113739	AP 00/29/2025	134862	5-001-5-11-303	COPIER COST		65.80	
		135082	5-145-5-00-208	COLOR COPIER		1,066.97	
		135082	5-145-5-00-208	COLOR COPIER		32.29	
					WARRANT TOTAL		1,165.06
115740	AP 08/29/2025	2666	CYNTHIA GRIPPIN				
		134863	5-001-5-11-205	MILEAGE FOR MDT		67.20	
115741	AP 08/29/2025	770	BASEHOR UNITED METHOD	TOT CHIDC	WARRANT TOTAL		67.20
117/11	AL 00/23/2025	135084	5-145-5-00-246	BASEHOR		142.00	
		135084	5-145-5-05-202	BASEHOR		52.00	
1							

START DATE: 08/29/2025 END DATE: 09/04/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

WARRANT	CHK WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
		135084	5-145-5-07-202	BASEHOR	6.00	
				WARRANT TOTAL		200.00
115742	AP 08/29/2025	865	WEST HAVEN BAPTIST CH	URCH		
		135083	5-145-5-00-202	SEPTEMBER UTILIES	52.00	
		135083	5-145-5-00-246	SEPTEMBER UTILIES	142.00	
		135083	5-145-5-07-202	SEPTEMBER UTILIES	6.00	
				WARRANT TOTAL		200.00
115743	AP 08/29/2025		SAINT LUKES NORTH HOS			
		134867	5-001-5-14-321	EVIDENCE COLLECTION 40019668	725.00	
		134867	5-001-5-14-321	EVIDENCE COLLECTION 40019668	725.00	
				WARRANT TOTAL		1,450.00
115744	AP 08/29/2025		SCHWINN ELECTRIC			
		135088	5-215-5-03-214	LABOR 601 S 3RD ST	4,725.00	
				WARRANT TOTAL		4,725.00
115745	AP 08/29/2025		KATHRYN KAY LUNA			
		135080	5-176-5-00-205	VTC MENTOR COORDINATE JUNE 202	1,300.00	
445546	00/00/005			WARRANT TOTAL		1,300.00
115746	AP 08/29/2025		UNIFIED GOVERNMENT OF		45.00	
		134861	5-001-5-11-213	FOR CIVIL PROCESS SERVICES	15.00	15.00
115747	3D 00/04/000F	6040	3 TH C TH	WARRANT TOTAL		15.00
115747	AP 09/04/2025		AT&T	CHERTER MONEYLY GERLITCH	000 00	
		135101	5-001-5-07-210	SHERIFF MONTHLY SERVICE	277.73	277.73
115748	AP 09/04/2025	10252	AT&T MOBILITY	WARRANT TOTAL		211.13
113740	AF 05/04/2025	135095	5-133-5-00-210	DATA CONNECTS UNLIMITED FOR LA	55.73	
		135095	5-133-5-00-210	DATA CONNECTS UNLIMITED FOR LA	55.73	
		135095	5-133-5-00-210	DATA CONNECTS UNLIMITED FOR LA	23.24	
		135095	5-133-5-00-210	DATA CONNECTS UNLIMITED FOR LA	23.24	
		135095	5-133-5-00-210	DATA CONNECTS UNLIMITED FOR LA	73.24	
		135095	5-133-5-00-210	DATA CONNECTS UNLIMITED FOR LA	43.23	
		135095	5-133-5-00-210	DATA CONNECTS UNLIMITED FOR LA	43.23	
		135095	5-133-5-00-210	DATA CONNECTS UNLIMITED FOR LA	43.23	
				WARRANT TOTAL		360.87
115749	AP 09/04/2025	917	WILLIAM BECK			
		135111	5-001-5-31-290	711 MARSHALL AND 300 WALNUT	555.00	
		135111	5-001-5-33-209	711 MARSHALL AND 300 WALNUT	3,199.80	
				WARRANT TOTAL		3,754.80
115750	AP 09/04/2025	2489	HONORABLE ROBERT BEDN	'AR		
		135123	5-001-5-19-252	DOMERSTIC COURT PRO TEM	3,750.00	
				WARRANT TOTAL		3,750.00
115751	AP 09/04/2025	2570	TOM CARR			
		135117	5-503-5-00-2	REFUND OF ENTRANCE AT 182ND ST	100.00	
				WARRANT TOTAL		100.00
115752	AP 09/04/2025	283	ROBERT BUSETTI			
		135107	5-001-5-07-219	MONTHLY FEE DOR DENTIST	350.00	
				WARRANT TOTAL		350.00
115753	AP 09/04/2025	2621	TERRY BOOKER			
		135112	5-145-5-00-256	MEALS FROM 8/18-8/29	15,470.00	
		135112	5-145-5-00-256	MEALS FROM 8/18-8/29	15,405.00	
				WARRANT TOTAL		30,875.00
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START DATE: 08/29/2025 END DATE: 09/04/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

WARRANT	CHK WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
					<u> </u>	
115754	AP 09/04/2025	24545	CDW GOVERNMENT INC			
		135121	5-001-5-02-301	FOX IT EDITOR	181.92	
		135131	5-001-5-07-362	CISCO HEADSET 532 WIRED DUAL W	122.08	
		135132	5-198-5-18-301	TRIPP 15 VGA	53.39	
				WARRANT TOTAL		357.39
115755	AP 09/04/2025	902	DEBS RIVERVIEW LLC			
		135108	5-001-5-07-266	SHELTERINF SERVICE SEPTEMBER	1,447.03	
				WARRANT TOTAL		1,447.03
115756	AP 09/04/2025	8686	EVERGY KANSAS CENTRAL	INC		
		135100	5-001-5-32-392	JUCTICE CENTER	27,366.97	
		135097	5-001-5-53-219	NOX WEED	336.33	
		135097	5-001-5-53-219	NOX WEED	6.22	
		135097	5-001-5-53-219	NOX WEED	5.91	
		135097	5-001-5-53-219	NOX WEED	6.80	
		135096	5-133-5-00-251	NORTH END SALT DOME	33.07	
		135098	5-160-5-00-210	UTILITIES	26.61	
		135098	5-160-5-00-210	UTILITIES	191.04	
		135098	5-160-5-00-210	UTILITIES	493.85	
		135105	5-174-5-00-210	ELECTIC SERVICE	565.55	
		135105	5-174-5-00-210	ELECTIC SERVICE	438.26	
		135105	5-174-5-00-210	ELECTIC SERVICE	324.49	
				WARRANT TOTAL		29,795.10
115757	AP 09/04/2025	1011	FEDEX			
		135115	5-001-5-19-302	POSTAGE	32.94	
				WARRANT TOTAL		32.94
115758	AP 09/04/2025	13467	FIRST STATE BANK & TR	UST		
		135122	5-001-5-07-251	RESEARCH TIME FOR SUBPEONA	25.00	
				WARRANT TOTAL		25.00
115759	AP 09/04/2025	2588	FOLEY EQUIPMENT			
		135119	5-153-5-00-3	CAT ASPHALT PAVER AP655-07 14-	533,688.00	
				WARRANT TOTAL		533,688.00
115760	AP 09/04/2025	971	GALLS			
		135125	5-001-5-07-350	UNIFORMS	775.70	
		135129	5-001-5-07-350	UNIFORMS	174.55	
				WARRANT TOTAL		950.25
115761	AP 09/04/2025	4465	GRONIS HARDWARE INC			
		135130	5-001-5-07-357	JAIL MAINTENANCE	19.99	
		135130	5-001-5-07-357	JAIL MAINTENANCE	4.36	
				WARRANT TOTAL		24.35
115762	AP 09/04/2025	754	JANA HARRIS			
		135109	5-001-5-07-219	MONTHLY MEDICAL SERVICES	6,250.00	
				WARRANT TOTAL		6,250.00
115763	AP 09/04/2025	4473	HART'S COOK PAINT & D	ECORATING		
		135128	5-194-5-00-3	QUART OF PAINT	28.89	
				WARRANT TOTAL		28.89
115764	AP 09/04/2025	66366	KANSAS GAS SERVICE			
		135102	5-174-5-00-210	GAS SERVICE	62.26	
				WARRANT TOTAL		62.26
115765	AP 09/04/2025		KANSAS LIQUOR DRINK T	AX		
		135116	5-145-5-00-746	LIQUOR SALES TAX FROM FUND RAI	130.01	

START DATE: 08/29/2025 END DATE: 09/04/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

WARRANT	CHK WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
				WARRANT TOTAL		130.01
115766	AP 09/04/2025		LEAVENWORTH PAPER AND			
		135113	5-145-5-00-303	INK CARTRIDGE	143.21	
		135114	5-145-5-00-345	CONSUMABLES	158.34	
		135114	5-145-5-00-345	CONSUMABLES	343.70	
		135114	5-145-5-05-301	CONSUMABLES	57.99	
		135114	5-145-5-06-301	CONSUMABLES	60.30	
		135114	5-145-5-06-321	CONSUMABLES	168.83	
		135114	5-145-5-07-302	CONSUMABLES	6.69	
		135114	5-145-5-07-321	CONSUMABLES	30.15	
445565	00/04/0005			WARRANT TOTAL		969.21
115767	AP 09/04/2025		CHERRYROAD MEDIA INC	DVD-16 V00000 DD- V00000	2.564.00	
		135120	5-001-5-03-218	PUBLIC NOTICE DEL NOTICE	3,564.00	2.564.00
445560	00/04/0005			WARRANT TOTAL		3,564.00
115768	AP 09/04/2025	105	MIDWEST MOBILE RADIO			
		135103	5-001-5-07-208	SHERIFF RADIOS	20.00	
		135103	5-001-5-07-208	SHERIFF RADIOS	175.00	
		135103	5-001-5-07-208	SHERIFF RADIOS	230.00	
		135103	5-001-5-07-208	SHERIFF RADIOS	535.00	
		135103	5-001-5-07-208	SHERIFF RADIOS	146.00	
		135099	5-133-5-00-207	RADIO MAINTENANCE	375.00	
		135099	5-133-5-00-207	RADIO MAINTENANCE	10.00	
		135099	5-133-5-00-207	RADIO MAINTENANCE	10.00	
		135099	5-133-5-00-209	RADIO MAINTENANCE	108.00	
		135104	5-174-5-00-261	PROGRAMMING OF RADIO FOR BACK	150.00	
				WARRANT TOTAL		1,759.00
115769	AP 09/04/2025	2666	JORDAN ROBBINS			
		135106	5-001-5-11-205	MILEAGE REIMBURSEMENT	133.00	
				WARRANT TOTAL		133.00
115770	AP 09/04/2025		POLICE LEGAL SCIENCE,			
		135127	5-174-5-00-202	DISPATCH	1,708.00	
				WARRANT TOTAL		1,708.00
115771	AP 09/04/2025	9759	BALL'S FOOD STORES			
		135124	5-001-5-19-213	JUDICIAL NOMINATIONG COMM 8/28	58.21	
				WARRANT TOTAL		58.21
115772	AP 09/04/2025	25081	STERICYCLE, INC			
		135126	5-001-5-07-208	TOTE LARGE 96G	133.75	
		135126	5-001-5-07-208	TOTE LARGE 96G	16.05	
		135126	5-001-5-07-208	TOTE LARGE 96G	21.40	
		135126	5-001-5-07-208	TOTE LARGE 96G	23.79	
				WARRANT TOTAL		194.99
115773	AP 09/04/2025	433	TONGANOXIE CITY			
		135110	5-001-5-14-220	725 LAIMING RD	52.48	
				WARRANT TOTAL		52.48
				GD 337D GOGS -		CE1 140 00
				GRAND TOTAL		671,148.33

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JSCHERMBEC WARRANT REGISTER Page 17

START DATE: 08/29/2025 END DATE: 09/04/2025

671,148.33

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

FUND SUMMARY

001	GENERAL	80,528.76
115	EQUIPMENT RESERVE	9,711.37
133	ROAD & BRIDGE	896.94
145	COUNCIL ON AGING	33,614.67
153	PUBLIC WORKS, EQUIP. RESERVE FUND	533,688.00
160	SOLID WASTE MANAGEMENT	1,271.69
174	911	3,248.56
176	VETERANS TREATMENT COURT (16.753)	1,675.00
194	VIOLENT OFFENDERS	28.89
195	JUVENILE DETENTION	1,577.26
198	SPECIAL GRANTS	53.39
210	SEWER DISTRICT 1: HIGH CREST	28.80
215	CAPITAL IMPROVEMENTS	4,725.00
503	ROAD & BRIDGE BOND ESCROW	100.00

TOTAL ALL FUNDS

MONROE MANOR RHID

LEAVENWORTH COUNTY





CIRCLE H | CORE COMPETENCIES



Leadership and Project Management: Circle H's principals have over two decades of executive leadership experience, Circle H has garnered a reputation for excellence in leadership and project management. Our team brings unparalleled expertise to every project, ensuring efficient execution and exceptional results.

Strategic Relationships with Builders: Circle H has cultivated long-standing relationships with local and national home builders and municipalities. These partnerships enable us to collaborate effectively, delivering high-quality developments that meet the needs and exceed the expectations of our clients and communities.

Engineering and Consulting Expertise: By offering comprehensive engineering, consulting, and real estate services, our multi-disciplinary approach combines technical proficiency with strategic insight, allowing us to navigate complex challenges and deliver innovative solutions.

Collaboration with Economic Development Teams: Circle H has forged strong and emerging relationships with Economic Development Teams of multiple cities. By collaborating closely with local government stakeholders, we facilitate sustainable growth and development that benefits both communities and potential investors.

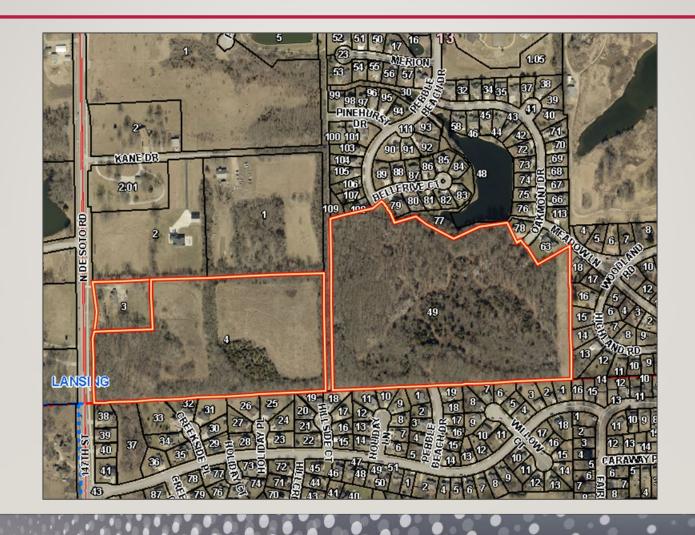
CIRCLE H | COMPANY OWNERSHIP



- Owner, Roman Haehn grew up his entire childhood in Western Kansas prior to relocating to Lawrence to attend the University of Kansas
- 1996 graduate from the University of Kansas, followed by two of his children graduating from KU
- Three of his four kids, along with his only grandchild, reside in the Kansas City area
- Current residence in Lawrence, KS; splitting time with remaining family in Texas
- Formed Circle H Land Development, LLC in 2022 specifically to do horizontal development projects with Romans' two sons in the Kansas City area

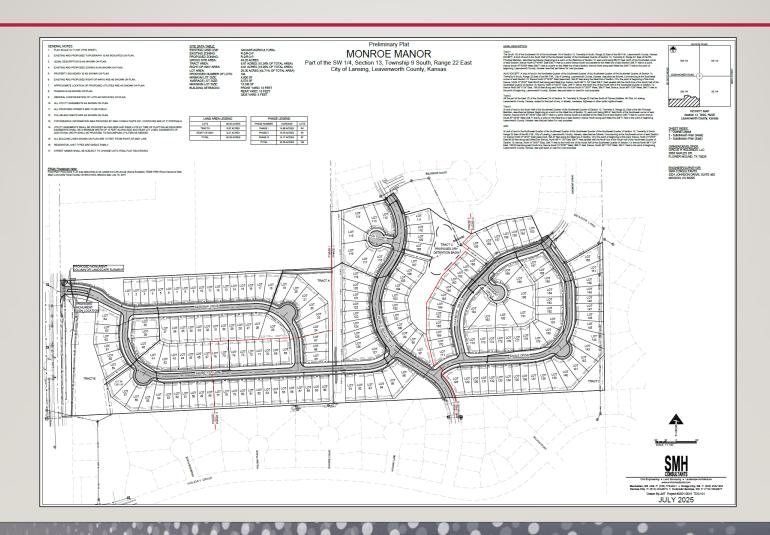
MONROE MANOR | PROJECT LOCATION





MONROE MANOR | PROJECT OVERVIEW





MONROE MANOR | PROJECT COSTS & RHID



Item	Project Budget	RHID Eligible	RHID Utilized
Land Acquisition	\$745,000	\$745,000	\$0
Infrastructure Improvements - Hard Costs	\$8,484,238	\$8,484,238	\$2,352,630
Excavation/Embankment/Clearing	\$2,255,375	\$2,255,375	\$625,403
Internal Sanitary Sewer	\$1,982,805	\$1,982,805	\$549,820
Water Main & Service	\$1,090,730	\$1,090,730	\$302,453
Street & Storm Sewer	\$3,155,328	\$3,155,328	\$874,954
Contingency - Hard Costs	\$848,424	\$848,424	\$235,263
Soft Costs - Engineering/Inspections/Permits/Etc.	\$1,583,333	\$1,583,333	\$439,049
TOTAL	\$11,660,995	\$11,660,995	\$3,026,943
	% RHID Eligib	le Utilization*	26%

^{*}Circle H to fund 74% of total cost of Monroe Manor project

EXECUTIVE SUMMARY | RHID OVERVIEW



 Senate Bill 17 (RHID Law) enacted in 2023; passed with bipartisan endorsements from the following legislators serving Leavenworth County:

•	Senator Pittman (D)	Yes
•	Senator Holland (D)	Yes
•	Representative Buehler (R)	Yes
•	Representative Proctor (R)	Yes
•	Representative Neely (R)	Yes

- Original focus of RHID in 1998 was to incentivize development in "rural" areas of Kansas
- Upon enactment of Senate Bill 17 in 2023, the bill was converted to a "reinvestment" incentive for more broad application throughout Kansas

EXECUTIVE SUMMARY | LANSING HOUSING STUDY



- Lansing will need 560 housing units between 2023-2030 (RDG Study pages 41-46)
 - 364 (65%) will need to be for single-family home ownership
 - 218 (60%) to address conventional & small lot single-family
 - 194 homes in Monroe Manor focused on conventional/small lot single-family segments

	AVAILABLE FOR DEBT SERVICE	AVAILABLE SER\		CORRESPONDING PURCHASE PRICE		
Current Income Range	% OF LANSING HOUSEHOLDS	LOW	HIGH	LOW	HIGH	
UNDER 25,000	4.60%	\$-	\$469	\$-	\$78,058	
25,000- 50,000	15.90%	\$469	\$938	\$78,058	\$156,000	
50,000- 75,000	13.80%	\$938	\$1,406	\$156,000	\$234,000	
75,000- 100,000	18.0%	\$1,406	\$1,875	\$234,000	\$312,734	
100,000- 150,000	23.80%	\$1,875	\$2,813	\$312,734	\$470,000	
150,000- 200,000	15.80%	\$2,813	\$3,750	\$470,000	\$625,468	
200,000+	8.20%	\$3,750	\$5,625	\$625,468		

EXECUTIVE SUMMARY | LANSING HOUSING STUDY



- Future Direction Guidance (RDG Study pages 39-40)
 - Consider housing development to be a key policy priority for Lansing
 - Promote better connectivity among neighborhoods...Ensure new subdivisions link to street and trail/greenway systems
 - Catalyze development vacant, undeveloped areas between existing neighborhoods...
 - The approved Preliminary Plat for Monroe Manor will effectively connect existing neighborhoods and expand access to the current trail/greenway system

Figure 3.6: Suggeste HOUSING TYPE	% OF NEW DEVELOPMENT	NUMBER OF PROJECTED UNITS	OWNER/ RENTER SPLIT FOR CATEGORY	OWNER UNITS FOR CATEGORY	RENTER UNITS FOR CATEGORY
Conventional 1-family	30%	168	100%/0%	168	0
Small lot 1-family	30%	168	80%/20%	134	34
Middle-density residential	20%	112	55%/45%	62	50
Multifamily residential	20%	112	0%/100%	0	112
TOTAL				364	196
Source: RDG Planning & De	sign				

EXECUTIVE SUMMARY | MONROE MANOR RHID



- Single-family development producing 194 affordable homes, resulting in incremental market value of >\$60M
- Total development cost for Monroe Manor is \$11.66M
 - \$3.02M RHID request providing 26% total project costs
 - Circle H to provide additional \$8.64M investment (74%)
- External drivers leading to the RHID request for Monroe Manor
 - Increased development and construction costs with all trades
 - Rise in interest rates for financing of land acquisition and development costs
 - Higher Monroe Manor project costs resulting from shallow rock depth & dense timber

EXECUTIVE SUMMARY | MONROE MANOR RHID



- Term of requested RHID for Monroe Manor is six (6) years
 - 84.5% RHID reimbursement from annual tax increment for Years I 5
 - RHID reimbursement completion in Year 6
- RHID District to generate \$IM incremental annual taxes upon completion in 2031/2032, indefinitely
- Contracted builder for Monroe Manor homes is Hakes Brothers Kansas headquarters in Lansing, KS

MONROE MANOR | RHID TAX INCREMENT



Executive Summary:

Six (6) year RHID proposal - \$3,026,943

\$3.2M Incremental Tax Revenue generated during Six (6) year RHID period

Creates ~\$1.0M Tax Revenue annually, indefinitely

>\$60M Market Value Created

RHID focused soley on public improvements

Not included in RHID - Land cost & home construction costs

Key Assumptions:

Monroe Manor to include 194 homes

~40 homes to be built annually until complete

Appraised value \$310K per Finished Home

Home appreciation of +4.2% annually (per Raymond James report)

Property class assessed value = 11.50%

Constant Mill Levy based on 2024 levy information



		Incremental Market Value & Tax Summary						RHID S	ummary		
	<u>Year</u>	Collection Year	<u>Cumulative</u> <u>Finished Homes</u>	Cumulative Market Value Created	Property Tax Per Unit	Annual Tax Increment*	Cumulative Tax Increment	Annual RHID Contribution	Leavenworth RHID Contribution	City of Lansing RHID Contribution	USD 469 RHID Contribution
	1	2026/2027	16	\$4,960,000	\$4,195	\$55,182	\$55,182	\$46,656	\$14,895	\$16,619	\$15,143
	2	2027/2028	56	\$17,360,000	\$4,371	\$232,828	\$288,010	\$196,856	\$62,844	\$70,119	\$63,893
	3	2028/2029	96	\$29,760,000	\$4,554	\$425,278	\$713,288	\$359,572	\$114,789	\$128,077	\$116,705
	4	2029/2030	136	\$42,160,000	\$4,746	\$633,461	\$1,346,749	\$535,591	\$170,981	\$190,774	\$173,836
	5	2030/2031	176	\$54,560,000	\$4,945	\$858,361	\$2,205,110	\$725,744	\$231,686	\$258,505	\$235,553
	6	2031/2032	194	\$60,140,000	\$5,153	\$987,659	\$3,192,769	\$1,162,524	\$371,123	\$414,083	\$377,318
TOTAL								\$3,026,943	\$966,318	\$1,078,177	\$982,448





Taxing Units	2024 Mill Levy	Levy Contribution	Agg	gregate Fiscal Impact	Notes
State	1.500	0.000	\$	-	Excludes 1.50 mill levy for State of Kansas
County	37.561	37.561	\$	966,318	
Lansing City	41.909	41.909	\$	1,078,177	
Fire District #1	0.000	0.000	\$	-	
USD 469	58.188	38.188	\$	982,448	Excludes 20.00 mill levy for General Fund
Total	139.158	117.658	\$	3,026,943	Developer to provide \$8.6M project contribution

MONROE MANOR | MARKET VALUE INCREASE



Project Overview						
Project Item	Homes	Appraisal Value/Home	Total Appraised Value	Assessed Value/Home	Total Assessed Value	Total Taxes @ Completion
Single Family Homes	194	\$310,000	\$60,140,000	\$35,650	\$6,916,100	\$962,431
TOTAL	194		\$60,140,000		\$6,916,100	\$962,431

		Bas	se Assessed Value			
Tax ID	Address	Parcel Number	Acres	Appraised Value	Assessed Value	Base Property Taxes
12574	724 N DESOTO RD	106-13-0-30-03-003.00-0	2.93	\$76,180	\$35,742	\$4,801
12575	N DESOTO RD	106-13-0-30-03-004.00-0	16.89	\$439,140	\$21,161	\$2,945
28237	PEBBLEBEACH DR	106-13-0-30-01-049.00-0	25.46	\$661,960	\$30,065	\$4,184
TOTAL			45.28	\$1,177,280	\$86,968	\$11,930

Tax & Financial Assumptions					
Assessment Rate	11.50%				
Base Assessed Value	\$86,968				
Total Assessed @ Completion	\$6,916,100				
Total Appraised Value @ Completion	\$60,140,000				
Total Levy Rate (2024)	139.158				
Total RHID Levy Rate*	117.658				
Annual Assumed Growth Rate	4.20%				

^{*}Excludes 20.00 USD General Fund & 1.50 State of Kansas

MONROE MANOR | LEAVENWORTH COUNTY



Year	Households	Population	Total County Cost Per Capita (\$340.26)	RHID Revenue to County	Projected Increased MV Tax	Projected Increased Sales Tax	Net Direct Impact on County	Net Direct Impact on County (Cumulative)
2025	0	0	\$0	\$0	\$0	\$0	\$0	\$0
2026	16	40	\$13,610	\$2,722	\$0	\$1,315	(\$9,573)	(\$9,573)
2027	56	140	\$47,636	\$11,484	\$6,962	\$12,010	(\$17,181)	(\$26,754)
2028	96	240	\$81,662	\$20,976	\$11,935	\$18,240	(\$30,511)	(\$57,265)
2029	136	340	\$115,688	\$31,244	\$16,908	\$24,470	(\$43,066)	(\$100,332)
2030	176	440	\$149,714	\$42,337	\$21,881	\$30,700	(\$54,797)	(\$155,128)
2031	194	485	\$165,026	(\$55,824)	\$24,119	\$31,695	(\$165,036)	(\$320,164)
RHID - 6 Ye	ars		\$573,338	\$52,938	\$81,806	\$118,430	(\$320,164)	(\$320,164)
2032	194	485	\$165,026	\$228,865	\$24,119	\$30,216	\$118,173	(\$201,990)
2033	194	485	\$165,026	\$238,477	\$24,119	\$30,216	\$127,786	(\$74,205)
2034	194	485	\$165,026	\$248,493	\$24,119	\$30,216	\$137,802	\$63,597
2035	194	485	\$165,026	\$258,930	\$24,119	\$30,216	\$148,239	\$211,836
2036	194	485	\$165,026	\$269,805	\$24,119	\$30,216	\$159,114	\$370,949
2037	194	485	\$165,026	\$281,137	\$24,119	\$30,216	\$170,445	\$541,395
2038	194	485	\$165,026	\$292,945	\$24,119	\$30,216	\$182,253	\$723,648
2039	194	485	\$165,026	\$305,248	\$24,119	\$30,216	\$194,557	\$918,205
2040	194	485	\$165,026	\$318,069	\$24,119	\$30,216	\$207,377	\$1,125,582
2041	194	485	\$165,026	\$331,428	\$24,119	\$30,216	\$220,736	\$1,346,319
2042	194	485	\$165,026	\$345,348	\$24,119	\$30,216	\$234,656	\$1,580,975
2043	194	485	\$165,026	\$359,852	\$24,119	\$30,216	\$249,161	\$1,830,135
2044	194	485	\$165,026	\$374,966	\$24,119	\$30,216	\$264,275	\$2,094,410
No RHID - Y	ears 7 thru 20		\$2,145,339	\$3,853,564	\$313,548	\$392,802	\$2,414,574	\$2,094,410
					<u> </u>			
Total Coun	ty Fiscal Impa	ct - 20 Years	\$2,718,677	\$3,906,502	\$395,354	\$511,232	\$2,094,410	\$2,094,410

Assumptions:					
Annual Home Completions (average)	40				
Persons per Household	2.50				
County Services Cost per Capita	\$340.26				
RHID Tax Revenue	2024 Mill Levy				
Motor Vehicle Tax per Capita	\$49.73				
County Sales Tax	44.5% of 1% County				
Annual Home Value Increase	4.20%				

KEY TAKEAWAYS | MONROE MANOR RHID



Monroe Manor RHID is fiscally responsible for Leavenworth County

RHID is to aid developers by assisting in the financing of public infrastructure improvements

Monroe Manor RHID includes 26% of the costs of infrastructure improvements – maximizing private developer investment (per Leavenworth County RHID policy)

Average total cost to develop each single-family lot in the KC market is ~\$60K/lot

Monroe Manor RHID proposal responsibly includes ~\$15K/lot

Term of RHID to be less than 15 years to prevent the potential for 'adverse effects' to the community

(per Leavenworth County RHID policy)

Monroe Manor RHID has proposed a six (6) year term – minimizing 'adverse effect' exposure

Housing development to be located near current neighborhoods, streets, and trailways (per RDG Housing Study)

Monroe Manor is strategically located in the urban core of Lansing with surrounding neighborhoods and existing trailways