

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
December 27, 2023
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.

Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.

- V. ADMINISTRATIVE BUSINESS:
- 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 December 20, 2023
 - b) Approval of the schedule for the week January 1, 2024
 - c) Approval of the check register

d) Approve and sign the OCB's

VII. FORMAL BOARD ACTION:

a) Consider a motion to appoint Commissioner Vicky Kaaz to the NEK-CAP Board of Directors for year 2024.

b) Consider a motion to approve budget amendments for the Courthouse general fund as presented by the County Clerk.

c) Consider a motion to approve budget amendments for the Special Other Funds as presented by the County Clerk.

d) Consider a motion to approve Board Order 2023-6, transferring funds from the Courthouse General Fund to the Employee Benefit Fund.

e) Consider a motion that the proposed final plat as outlined in Case DEV-23-120, Highland Meadows be approved with conditions and that the plat is compliant with the County Zoning and Subdivision regulations as set forth in the staff report as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented be accepted by this Board and that the conditions set forth in the staff report be made part of this approval.

f) Consider a motion that the proposed final plat as outlined in Case Number DEV-23-145, Garden Villa be approved with conditions and that the plat is compliant with the County Zoning and Subdivision regulations as set forth in the staff report as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented be accepted by this Board and that the conditions set forth in the staff report be made part of this approval.

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

a) Executive session to discuss the legal interests of the County.

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, December 25, 2023 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF CHRISTMAS

Tuesday, December 26, 2023

Wednesday, December 27, 2023

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

Thursday, December 28, 2023

Friday, December 29, 2023

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

*****December 20, 2023 *****

The Board of County Commissioners met in a regular session on Wednesday, December 20, 2023. Commissioner Kaaz, Commissioner Mike Smith, Commissioner Doug Smith and Commissioner Culbertson are present; Commissioner Stieben is present by phone; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Andy Dedeke, Leavenworth County Sheriff; Tom Cole, Economic Development Administrator; Bill Noll, Infrastructure and Construction Services; Aaron Yoakam, Buildings and Ground Director; Tim Vandall, City of Lansing Administrator; John Richmeier, Leavenworth Times

Residents: Louis Klemp

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

The Board viewed a video from the Kansas Association of Counties regarding LAVTR.

A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, December 20, 2023 as presented.

Motion passed, 5-0.

Andy Dedeke requested to allow reimbursement funds from the Kansas Department of Aging and Disability Services for incarcerated individuals awaiting court ordered evaluations.

A motion was made by Commissioner Culbertson and seconded by Commissioner Doug Smith to table this until we get more information and funds are available.

Motion passed, 5-0.

Aaron Yoakam requested to approve flooring replacement at the Health Department from Seifert's Flooring in an amount of \$59,000.00 through the Epidemiology and Laboratory Capacity grant.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to approve Seifert's Flooring for flooring replacement to the Health Department in an amount not to exceed \$59,000.00 through the Epidemiology and Laboratory Capacity grant.

Motion passed, 5-0.

Bill Noll requested approval of a construction contract with Reece Construction for the replacement of bridge A-60.

A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to approve the construction contract with Reece Construction for the replacement of bridge A-60 in an amount not to exceed \$325,000.00 after contingency of pile lengths.

Motion passed, 5-0.

Tom Cole requested approval of a MOU with the city of Lansing for the maintenance of the Kansas Base Grant 2.0.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Doug Smith to approve a Memorandum of Understanding, clarifying and granting all duties including but no limited to the administrative, fiscal, reporting management and maintenance relative to the award of Kansas Base Grant 2.0 to the city of Lansing.

Motion passed, 5-0.

Resolution 2023-36 was presented for approval.

A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to approve Resolution 2023-36, committing the application of all funds received by the County through the provisions of K.S.A. 79-2959, as amended, to the reduction of local ad valorem taxes.

Motion passed, 5-0.

Louis Klemp commented on non-agenda items.

Commissioner Doug Smith attended the Road and Bridge Christmas party.

Commissioner Culbertson attended the MARC meeting via Zoom. He will also be presenting LAVTR information to several different entities.

Commissioner Mike Smith wished everyone a Merry Christmas.

Commissioner Kaaz attended the LCDC meeting and will be attending the Transit Authority meeting.

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

Motion passed, 4-0.

The Board adjourned at 10:08 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, January 1, 2024 THE COURTHOUSE WILL BE CLOSED FOR NEW YEAR'S DAY

Tuesday, January 2, 2024

9:00 a.m. Swearing in of County Treasurer Caleb Gordon
• Courthouse, BOCC meeting room

Wednesday, January 3, 2024

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

Thursday, January 4, 2024

Friday, January 5, 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: 12/16/2023 END DATE: 12/22/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	338484	106247 AP	12/22/2023	3-001-5-53-215	NOX WEED UNIFORM RENTAL	82.79	
1054	ALLIANCE A	ALLIANCE AGAINST FAMILY VIOLEN	338486	106249 AP	12/22/2023	3-001-5-29-204	PER LVCO 2023 BUDGET	7,500.00	
249	AMBERWELL	ATCHISON HOSPITAL	338487	106250 AP	12/22/2023	3-001-5-07-206	LV SHERIFF NEW EMPLOYEE TESTIN	70.00	
249	AMBERWELL	ATCHISON HOSPITAL	338487	106250 AP	12/22/2023	3-001-5-28-212	HR OCTOBER EMPLOYEE TESTING (1	918.00	
249	AMBERWELL	ATCHISON HOSPITAL	338487	106250 AP	12/22/2023	3-001-5-28-212	HR EMPLOYEE TESTING NOV (12 PM	140.00	
							*** VENDOR	249 TOTAL	1,128.00
541	BAILEY JADEN	JADEN BAILEY	338489	106252 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	150.65	
22369	BAMFORD FI	BAMFORD FIRE SPRINKLER	338490	106253 AP	12/22/2023	3-001-5-07-208	LVSO QUARTERLY INSP 7 WET SYST	944.00	
22369	BAMFORD FI	BAMFORD FIRE SPRINKLER	338490	106253 AP	12/22/2023	3-001-5-31-294	JDC/COMM CORR BLDG-BIANNUAL IN	309.00	
22369	BAMFORD FI	BAMFORD FIRE SPRINKLER	338490	106253 AP	12/22/2023	3-001-5-33-209	CUSHING FIRE SPRINKLER SYSTEM	3,850.00	
							*** VENDOR	22369 TOTAL	5,103.00
338	BEAR GRAPHICS	GOVERNMENT FORMS AND SUPPLIES	338491	106254 AP	12/22/2023	3-001-5-41-306	568870 4K GREY RETURNS,9K GREE	1,380.32	
338	BEAR GRAPHICS	GOVERNMENT FORMS AND SUPPLIES	338491	106254 AP	12/22/2023	3-001-5-41-306	568870 4K GREY RETURNS,9K GREE	850.86	
338	BEAR GRAPHICS	GOVERNMENT FORMS AND SUPPLIES	338491	106254 AP	12/22/2023	3-001-5-41-306	568870 4K GREY RETURNS,9K GREE	212.72	
							*** VENDOR	338 TOTAL	2,443.90
1065	BTX	BTX KS, INC	338492	106255 AP	12/22/2023	3-001-5-07-219	INMATE X-RAYS	156.00	
36	CAHILL PAT	PATRICK J CAHILL	338495	106258 AP	12/22/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
23989	CASA	CASA	338496	106259 AP	12/22/2023	3-001-5-29-203	PER LVCO 2023 BUDGET	17,500.00	
362	CASAD BENJAMIN	BENJAMIN CASAD	338497	106260 AP	12/22/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	338499	106262 AP	12/22/2023	3-001-5-05-215	20642 317B24244 GAS SERVICE	48.98	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	338499	106262 AP	12/22/2023	3-001-5-14-220	20642-12019039952311 GAS SERVI	1,359.37	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	338499	106262 AP	12/22/2023	3-001-5-32-392	20642-12019296502311 GAS SERVI	2,345.40	
							*** VENDOR	5637 TOTAL	3,753.75
11111	CULBERTSON JEFF	JEFF CULBERTSON	338500	106263 AP	12/22/2023	3-001-5-01-205	REIM MILEAGE DEC 2022 TO 12/6/	155.61	
11111	CULBERTSON JEFF	JEFF CULBERTSON	338500	106263 AP	12/22/2023	3-001-5-01-205	REIM MILEAGE DEC 2022 TO 12/6/	4,265.37	
							*** VENDOR	11111 TOTAL	4,420.98
5362	DIAMOND DRUGS	DIAMOND DRUGS,INC	338502	106265 AP	12/22/2023	3-001-5-07-219	KSLV NOVEMBER INMATE PRESCRIPT	6,662.72	
86	EVERGY	EVERGY KANSAS CENTRAL INC	338458	106244 AP	12/18/2023	3-001-5-05-215	ELEC SVC EMS 9101	564.94	
86	EVERGY	EVERGY KANSAS CENTRAL INC	338503	106266 AP	12/22/2023	3-001-5-05-215	ELEC SVC EMS ADMIN, WIC, HEALT	695.22	
86	EVERGY	EVERGY KANSAS CENTRAL INC	338503	106266 AP	12/22/2023	3-001-5-53-219	ELEC SVC NOX WEED	313.05	
							*** VENDOR	86 TOTAL	1,573.21
656	FLOYD, JAMES	JAMES ANTWONE FLOYD	338506	106269 AP	12/22/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
81	FULLER G	GARY L FULLER ATTY	338507	106270 AP	12/22/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	375.00	
2195	GARCIA CLINICAL	GARCIA CLINICAL LABORATORY	338508	106271 AP	12/22/2023	3-001-5-07-219	NOV 2023 LABORATORY SERVICES	53.00	
709	GOTTSCHALK,WILLIAM	WILLIAM GOTTSCHALK	338510	106273 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	35.37	
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	338512	106275 AP	12/22/2023	3-001-5-09-231	COURT APOINTED ATTORNEY	3,000.00	
671	HARRIS,TERRI	TERRI L HARRIS	338514	106277 AP	12/22/2023	3-001-5-09-231	CONFLICT CONTRACT ATTORNEY	45.00	
671	HARRIS,TERRI	TERRI L HARRIS	338514	106277 AP	12/22/2023	3-001-5-09-231	CONFLICT CONTRACT ATTORNEY	60.00	
671	HARRIS,TERRI	TERRI L HARRIS	338514	106277 AP	12/22/2023	3-001-5-09-231	CONFLICT CONTRACT ATTORNEY	52.50	
671	HARRIS,TERRI	TERRI L HARRIS	338514	106277 AP	12/22/2023	3-001-5-09-231	CONFLICT CONTRACT ATTORNEY	37.50	
671	HARRIS,TERRI	TERRI L HARRIS	338514	106277 AP	12/22/2023	3-001-5-09-231	CONFLICT CONTRACT ATTORNEY	7.50	
671	HARRIS,TERRI	TERRI L HARRIS	338514	106277 AP	12/22/2023	3-001-5-09-231	CONFLICT CONTRACT ATTORNEY	7.50	
							*** VENDOR	671 TOTAL	210.00
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	338516	106279 AP	12/22/2023	3-001-5-31-296	TRANSFER STATIO SVC CALL - CON	207.73	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	338516	106279 AP	12/22/2023	3-001-5-32-209	JC T&P FOR BOILER IN MECH ROOM	512.00	
							*** VENDOR	7655 TOTAL	719.73
6636	KANSAS GAS	KANSAS GAS SERVICE	338459	106245 AP	12/18/2023	3-001-5-05-215	510614745 2015657 27 GAS TRANS	111.92	
26400	KANSAS GAS	KANSAS GAS SERVICE	338517	106280 AP	12/22/2023	3-001-5-14-220	510614745 1628631 73 GAS TRANS	951.16	
26400	KANSAS GAS	KANSAS GAS SERVICE	338517	106280 AP	12/22/2023	3-001-5-32-392	510614745 1628631 73 GAS TRANS	1,526.57	
26400	KANSAS GAS	KANSAS GAS SERVICE	338517	106280 AP	12/22/2023	3-001-5-33-392	510614745 1562996 18 GAS TRANS	546.09	
26400	KANSAS GAS	KANSAS GAS SERVICE	338517	106280 AP	12/22/2023	3-001-5-33-392	510614745 1562996 18 GAS TRANS	107.77	
							*** VENDOR	26400 TOTAL	3,131.59

START DATE: 12/16/2023 END DATE: 12/22/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	338518	106281 AP	12/22/2023	3-001-5-18-213	08-LVCKOS01 LOCATES	6.00	
697	KARPEL	KARPEL COMPUTER SYSTEMS INC	338519	106282 AP	12/22/2023	3-001-5-11-210	PBK TRAINER EXP TO 11/17/2023	688.40	
697	KARPEL	KARPEL COMPUTER SYSTEMS INC	338519	106282 AP	12/22/2023	3-001-5-11-210	PBK TRAINER EXP TO 11/17/2023	818.17	
697	KARPEL	KARPEL COMPUTER SYSTEMS INC	338519	106282 AP	12/22/2023	3-001-5-11-210	PBK TRAINER EXP TO 11/17/2023	185.85	
697	KARPEL	KARPEL COMPUTER SYSTEMS INC	338519	106282 AP	12/22/2023	3-001-5-11-210	PBK TRAINER EXP TO 11/17/2023	640.00	
							*** VENDOR	697 TOTAL	2,332.42
148	LAW LIBRARY	LEAV CO LAW LIBRARY	338522	106285 AP	12/22/2023	3-001-5-09-203	2024 LAW LIBRARY REGISTRATIONS	10.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	338522	106285 AP	12/22/2023	3-001-5-09-203	2024 LAW LIBRARY REGISTRATIONS	10.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	338522	106285 AP	12/22/2023	3-001-5-09-203	2024 LAW LIBRARY REGISTRATIONS	10.00	
							*** VENDOR	148 TOTAL	30.00
1409	LEAV CO CO	LEAV CO CONSERVATION DISTRICT	338525	106288 AP	12/22/2023	3-001-5-25-230	PER LEAV CO 2023 BUDGET	5,625.00	
537	LEAV TIMES	CHERRYROAD MEDIA INC	338527	106290 AP	12/22/2023	3-001-5-01-209	BOCC 2 YEAR SUBSCRIPTION	320.00	
537	LEAV TIMES	CHERRYROAD MEDIA INC	338527	106290 AP	12/22/2023	3-001-5-06-218	21250 PUBLICATIONS RES 2023-33	19.57	
537	LEAV TIMES	CHERRYROAD MEDIA INC	338527	106290 AP	12/22/2023	3-001-5-06-218	21250 PUBLICATIONS RES 2023-33	19.57	
537	LEAV TIMES	CHERRYROAD MEDIA INC	338527	106290 AP	12/22/2023	3-001-5-07-209	2 YEAR SUB LEAV CO SHERIFF	320.00	
							*** VENDOR	537 TOTAL	679.14
1694	LIONS CLUB	LIONS CLUB	338529	106292 AP	12/22/2023	3-001-5-11-203	TODD THOMPSON DUES	18.00	
705	MAJURE, MARCUS	MARCUS MAJURE	338530	106293 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	45.85	
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	338532	106295 AP	12/22/2023	3-001-5-07-219	4227550 MEDICAL SUPPLIES - INM	41.67	
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	338532	106295 AP	12/22/2023	3-001-5-07-219	4227550 MEDICAL SUPPLIES - INM	24.11	
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	338532	106295 AP	12/22/2023	3-001-5-07-219	4227550 MEDICAL SUPPLIES - INM	77.01	
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	338532	106295 AP	12/22/2023	3-001-5-07-219	4227550 MEDICAL SUPPLIES - INM	50.80	
							*** VENDOR	2419 TOTAL	193.59
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	338533	106296 AP	12/22/2023	3-001-5-07-208	LC00_K COPIES	40.05	
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	338535	106298 AP	12/22/2023	3-001-5-04-202	PER DIEM, KAC CONF WICHITA	15.00	
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	338535	106298 AP	12/22/2023	3-001-5-04-202	PER DIEM, KAC CONF WICHITA	52.00	
							*** VENDOR	2666 TOTAL	67.00
621	OWENS, ROBERT	ROBERT OWENS	338537	106300 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	31.44	
4124	POCKET PRESS, LLC	POCKET PRESS, LLC	338538	106301 AP	12/22/2023	3-001-5-11-307	CO ATTY:CRIMINAL AND TRAFFIC P	199.80	
4124	POCKET PRESS, LLC	POCKET PRESS, LLC	338538	106301 AP	12/22/2023	3-001-5-11-307	CO ATTY:CRIMINAL AND TRAFFIC P	29.97	
							*** VENDOR	4124 TOTAL	229.77
6579	PRIME HEALTHCARE	PRIME HEALTHCARE PHYSICIAN SER	338539	106302 AP	12/22/2023	3-001-5-07-219	INMATE HOSPITAL BILL	20.82	
512	PROFESSIONAL ASSOCIA	PROFESSIONAL ASSOCIATION	338540	106303 AP	12/22/2023	3-001-5-07-240	AG-7315 LVSO SHERIFF DIAGNOSTI	400.00	
406	PUBLIC SAFETY	PUBLIC SAFETY UPFITTERS LLC	338541	106304 AP	12/22/2023	3-001-5-07-353	SHERIFF - BULLET PROOF VESTS	948.49	
2612	QUALITY REPORTING	QUALITY REPORTING	338542	106305 AP	12/22/2023	3-001-5-11-255	TRANSCRIPT JURY TRIAL 2023CR22	64.00	
7098	QUILL CORP	QUILL CORP	338543	106306 AP	12/22/2023	3-001-5-28-301	5367908 OFFICE SUPPLIES	20.59	
7098	QUILL CORP	QUILL CORP	338543	106306 AP	12/22/2023	3-001-5-28-301	5367908 OFFICE SUPPLIES	36.38	
7098	QUILL CORP	QUILL CORP	338543	106306 AP	12/22/2023	3-001-5-28-301	5367908 OFFICE SUPPLIES	116.39	
7098	QUILL CORP	QUILL CORP	338543	106306 AP	12/22/2023	3-001-5-28-301	5367908 OFFICE SUPPLIES	.01	
							*** VENDOR	7098 TOTAL	173.37
223	RIVERSIDE	RIVERSIDE RESOURCES	338545	106308 AP	12/22/2023	3-001-5-25-210	PER LEAV CO 2023 BUDGET	28,476.00	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-07-213	LVSO VEH MAINT, GASOLINE	4,415.56	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-07-213	LVSO VEH MAINT, GASOLINE	81.38	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-11-253	NEW BATTERY (CO ATTY)	206.83	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-14-332	LVSO VEH MAINT, GASOLINE	3,064.08	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-14-332	LVSO VEH MAINT, GASOLINE	437.71	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-14-333	BG FUEL	44.59	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-14-333	BG FUEL	36.54	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-14-333	BG FUEL	18.27	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-14-336	NOX WEED	88.81	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-23-2	REIM CELL ADMIN CELL PHONE	105.53	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-23-2	REIM CELL ADMIN CELL PHONE	105.53	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-001-5-53-308	NOX WEED	71.35		
								*** VENDOR	458 TOTAL	8,676.18
21594	ROSENTHAL	STEVEN ROSENTHAL	338547	106310 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	103.20		
25224	SAFETY REM	SAFETY REMEDY	338549	106312 AP	12/22/2023	3-001-5-53-307	NOX WEED SAFETY SUPPLIES	138.57		
27867	SCHMIDT WOLF	WOLF SCHMIDT	338550	106313 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	44.80		
15427	SKEET,STEVE	STEVE SKEET	338551	106314 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	98.25		
1633	SMITH DOUG	DOUG SMITH	338552	106315 AP	12/22/2023	3-001-5-01-205	REIM MILEAGE 1/7/23 - 12/7/23	1,539.91		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	338553	106316 AP	12/22/2023	3-001-5-31-212	204513 PEST CONTROL - ALL SITE	590.00		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	338553	106316 AP	12/22/2023	3-001-5-32-211	204513 PEST CONTROL - ALL SITE	85.00		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	338553	106316 AP	12/22/2023	3-001-5-33-211	204513 PEST CONTROL - ALL SITE	125.00		
								*** VENDOR	915 TOTAL	800.00
295	SPINK JEFF	JEFF SPINK	338554	106317 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	77.81		
1793	ST JOHN 956430	ST JOHN HOSPITAL	338555	106318 AP	12/22/2023	3-001-5-07-219	INMATE MEDICAL BILL	1,640.84		
1270	ST VINCENT CLINIC	ST VINCENT CLINIC	338556	106319 AP	12/22/2023	3-001-5-29-205	PER LEAV CO 2023 BUDGET	5,000.00		
1270	ST VINCENT CLINIC	ST VINCENT CLINIC	338556	106319 AP	12/22/2023	3-001-5-29-205	PER LEAV CO 2023 BUDGET	5,000.00		
								*** VENDOR	1270 TOTAL	10,000.00
542	STORK,ALLAN	ALLAN STORK	338557	106320 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	150.13		
376	SYMMETRY	ATHENS ENERGY SERVICES HOLDING	338558	106321 AP	12/22/2023	3-001-5-33-392	413714 GAS SERVICE CUSHING BLD	886.59		
829	THOMSON REUTERS	THOMSON REUTERS - WEST	338559	106322 AP	12/22/2023	3-001-5-09-209	1005824053 ONLINE SOFTWARE SUB	216.00		
22972	TRANSFER STATION	TRANSFER STATION	338560	106323 AP	12/22/2023	3-001-5-32-297	BG ACCT 158	24.00		
20112	TYSTAD, DOUG	DOUG TYSTAD	338561	106324 AP	12/22/2023	3-001-5-06-205	REIM MILEAGE JUL-DEC PLAN COMM	45.85		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-01-302	NOVEMBER POSTAGE	29.07		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-02-302	NOVEMBER POSTAGE	18.64		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-03-302	NOVEMBER POSTAGE	97.24		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-05-302	NOVEMBER POSTAGE	594.54		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-06-302	NOVEMBER POSTAGE	82.82		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-07-302	NOVEMBER POSTAGE	476.07		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-09-232	NOVEMBER POSTAGE	94.50		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-11-302	NOVEMBER POSTAGE	438.18		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-14-302	NOVEMBER POSTAGE	39.30		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-19-302	NOVEMBER POSTAGE	1,941.53		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-28-302	NOVEMBER POSTAGE	72.33		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-41-302	NOVEMBER POSTAGE	79.17		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-49-302	NOVEMBER POSTAGE	460.35		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-49-341	NOVEMBER POSTAGE	6.30		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-001-5-53-301	NOVEMBER POSTAGE	.63		
								*** VENDOR	575 TOTAL	4,430.67
2	WATER DEPT	WATER DEPT	338460	106246 AP	12/18/2023	3-001-5-05-215	WATER SVC EMS 9103	59.88		
2	WATER DEPT	WATER DEPT	338460	106246 AP	12/18/2023	3-001-5-05-215	WATER SVC EMS 9101	74.17		
2	WATER DEPT	WATER DEPT	338564	106327 AP	12/22/2023	3-001-5-32-392	WTAER SVC 514 S 2ND ST	15.60		
								*** VENDOR	2 TOTAL	149.65
721	WEALCAN LLC	WEALCAN LLC	338565	106328 AP	12/22/2023	3-001-5-07-219	MEDICAL SUPPLIES - INMATE HEAL	156.00		
479	WERRING	FARRIS,FRESH,& WERRING LAW OFF	338566	106329 AP	12/22/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	60.00		
479	WERRING	FARRIS,FRESH,& WERRING LAW OFF	338566	106329 AP	12/22/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	168.00		
								*** VENDOR	479 TOTAL	228.00
2007	WIRENUTS	WIRENUTS	338567	106330 AP	12/22/2023	3-001-5-31-294	COMM CORR BLDG CAMERA ISSUES	110.00		
								TOTAL FUND 001		136,009.00
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	338493	106256 AP	12/22/2023	3-108-5-00-219	HEALTH DEPT /WIC NOV SVCS	774.92		
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	338493	106256 AP	12/22/2023	3-108-5-00-606	HEALTH DEPT /WIC NOV SVCS	258.30		
								*** VENDOR	4938 TOTAL	1,033.22
86	EVERGY	EVERGY KANSAS CENTRAL INC	338503	106266 AP	12/22/2023	3-108-5-00-219	ELEC SVC EMS ADMIN, WIC, HEALT	521.43		

START DATE: 12/16/2023 END DATE: 12/22/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
86	EVERGY	EVERGY KANSAS CENTRAL INC	338503	106266 AP	12/22/2023	3-108-5-00-606	ELEC SVC EMS ADMIN, WIC, HEALT	173.80	
							*** VENDOR	86 TOTAL	695.23
8466	KDHE PERMITS	KDHE BUREAU OF FAMILY HEALTH	338521	106284 AP	12/22/2023	3-108-5-00-606	WIC OVERPAYMENT	353.29	
537	LEAV TIMES	CHERRYROAD MEDIA INC	338527	106290 AP	12/22/2023	3-108-5-00-209	ANNUAL SUBSCRIPTION - HEALTH D	179.00	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-108-5-00-302	NOVEMBER POSTAGE	103.35	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-108-5-00-606	NOVEMBER POSTAGE	75.60	
							*** VENDOR	575 TOTAL	178.95
							TOTAL FUND 108		2,439.69
843	FIDLAR	FIDLAR	338505	106268 AP	12/22/2023	3-119-5-00-252	2010343 BASTION AVID HOSTING J	3,950.00	
							TOTAL FUND 119		3,950.00
9635	DASH	DASH MEDICAL GLOVES	338501	106264 AP	12/22/2023	3-126-5-00-226	533802 VINYL GLOVES	21.45	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-126-5-00-321	NOVEMBER POSTAGE	56.77	
							TOTAL FUND 126		78.22
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	338484	106247 AP	12/22/2023	3-133-5-00-215	12-46 4013-01993 UNIFORM RENTA	285.01	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	338484	106247 AP	12/22/2023	3-133-5-00-312	12-46 4013-01993 UNIFORM RENTA	209.24	
							*** VENDOR	4120 TOTAL	494.25
18634	AMERICAN E	AMERICAN EQUIPMENT CO	338488	106251 AP	12/22/2023	3-133-5-00-306	12-59 EV2959 VARITECH ANTI-ICE	24,426.97	
2509	CENTRAL SALT, LLC	CENTRAL SALT, LLC	338498	106261 AP	12/22/2023	3-133-5-00-306	12-58 2KSLEAV DEICING SALT	4,695.08	
2509	CENTRAL SALT, LLC	CENTRAL SALT, LLC	338498	106261 AP	12/22/2023	3-133-5-00-306	12-58 2KSLEAV DEICING SALT	3,102.06	
							*** VENDOR	2509 TOTAL	7,797.14
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	338499	106262 AP	12/22/2023	3-133-5-00-304	12-76 20642-5600012311 GAS SER	253.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	338503	106266 AP	12/22/2023	3-133-5-00-251	12-67 ELEC SVC CO SHOP ET AL	946.48	
86	EVERGY	EVERGY KANSAS CENTRAL INC	338503	106266 AP	12/22/2023	3-133-5-00-251	12-67 ELEC SVC CO SHOP ET AL	731.74	
86	EVERGY	EVERGY KANSAS CENTRAL INC	338503	106266 AP	12/22/2023	3-133-5-00-251	12-67 ELEC SVC CO SHOP ET AL	23.11	
86	EVERGY	EVERGY KANSAS CENTRAL INC	338503	106266 AP	12/22/2023	3-133-5-00-251	12-67 ELEC SVC CO SHOP ET AL	253.64	
							*** VENDOR	86 TOTAL	1,954.97
290	FELDMANS	FELDMANS	338504	106267 AP	12/22/2023	3-133-5-00-364	30336 SAFETY BOOTS - R ZULE	165.00	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	338515	106278 AP	12/22/2023	3-133-5-00-306	12-61 218331 IC SAND	9,655.67	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	338515	106278 AP	12/22/2023	3-133-5-00-306	12-61 218331 IC SAND	10,535.22	
							*** VENDOR	369 TOTAL	20,190.89
186	KBK INDUSTRIES,LLC	KBK INDUSTRIES,LLC	338520	106283 AP	12/22/2023	3-133-5-00-306	12-62 LEA100 10K CALCIUM CHLOR	14,385.00	
1780	LEXECO	LEXECO	338528	106291 AP	12/22/2023	3-133-5-00-362	12-68 PUBLIC WORKS ASPHALT MIL	2,738.19	
2666	MISC REIMBURSEMENTS	STEPHEN ELLIOTT	338534	106297 AP	12/22/2023	3-133-5-00-203	12-63 REIM CDL EXAM,PHOTO,CLAS	30.75	
781	NEW FRONTIER	NEW FRONTIER MATERIALS LLC	338536	106299 AP	12/22/2023	3-133-5-00-361	12-56 166713 ROCK	35,828.68	
7098	QUILL CORP	QUILL CORP	338543	106306 AP	12/22/2023	3-133-5-00-301	12-65 9988688 COFFE MAKER, CAL	50.87	
632	RWD 8	RURAL WATER DIST NO 8	338548	106311 AP	12/22/2023	3-133-5-00-214	2-69 WATER METERS AT COUNTY SH	98.92	
632	RWD 8	RURAL WATER DIST NO 8	338548	106311 AP	12/22/2023	3-133-5-00-214	2-69 WATER METERS AT COUNTY SH	205.73	
							*** VENDOR	632 TOTAL	304.65
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-133-5-00-301	12-44 NOVEMBER POSTAGE	36.25	
1241	VANCE BROS	VANCE BROS INC	338563	106326 AP	12/22/2023	3-133-5-00-362	12-66 437 COMMERCIAL SURFACE A	776.58	
2007	WIRENUTS	WIRENUTS	338567	106330 AP	12/22/2023	3-133-5-00-207	12-72 CO SHOP GATE SYSTEM SVC	77.50	
							TOTAL FUND 133		109,510.69
9635	DASH	DASH MEDICAL GLOVES	338501	106264 AP	12/22/2023	3-136-5-00-207	533802 VINYL GLOVES	7.15	
9635	DASH	DASH MEDICAL GLOVES	338501	106264 AP	12/22/2023	3-136-5-00-227	533802 VINYL GLOVES	7.15	
9635	DASH	DASH MEDICAL GLOVES	338501	106264 AP	12/22/2023	3-136-5-00-341	533802 VINYL GLOVES	7.15	
							*** VENDOR	9635 TOTAL	21.45
203	GREENFEATHER	DANNY SLUSSER AND TERRI RICKET	338511	106274 AP	12/22/2023	3-136-5-00-207	GPS MONITORING	140.00	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-136-5-00-301	NOVEMBER POSTAGE	8.96	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-136-5-00-321	NOVEMBER POSTAGE		8.96	
							*** VENDOR	575 TOTAL		17.92
							TOTAL FUND 136			179.37
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	338484	106247 AP	12/22/2023	3-137-5-00-203	12-11 4013-01993 UNIFORM RENTA		89.68	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-15 300467 ROCK		12,949.73	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-15 300467 ROCK		4,058.81	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-15 300467 ROCK		4,599.71	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-15 300467 ROCK		2,004.44	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-15 300467 ROCK		5,464.96	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-13 300467 ROCK		3,639.74	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-13 300467 ROCK		13,212.75	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-13 300467 ROCK		3,728.30	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-13 300467 ROCK		10,478.65	
434	HAMM QUARR	HAMM QUARRIES	338513	106276 AP	12/22/2023	3-137-5-00-312	12-13 300467 ROCK		3,994.60	
							*** VENDOR	434 TOTAL		64,131.69
							TOTAL FUND 137			64,221.37
755	LCPA	LEAV CO PORT AUTHORITY	338523	106286 AP	12/22/2023	3-140-5-00-202	PER LEAV CO 2023 BUDGET		37,250.00	
							TOTAL FUND 140			37,250.00
2621	CAFE	TERRY BOOKER	338494	106257 AP	12/22/2023	3-145-5-00-256	MEALS RESERVED FOR CO ON AGING		2,788.50	
2621	CAFE	TERRY BOOKER	338494	106257 AP	12/22/2023	3-145-5-00-256	MEALS RESERVED FOR CO ON AGING		14,599.00	
2621	CAFE	TERRY BOOKER	338494	106257 AP	12/22/2023	3-145-5-00-256	MEALS RESERVED FOR CO ON AGING		14,553.50	
							*** VENDOR	2621 TOTAL		31,941.00
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	338526	106289 AP	12/22/2023	3-145-5-00-301	CO ON AGING OFFICE USPPLIES		270.59	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	338526	106289 AP	12/22/2023	3-145-5-00-301	CO ON AGING MONITOR RISERS		62.72	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	338526	106289 AP	12/22/2023	3-145-5-00-301	CO ON AGING OFFICE SUPPLIES		593.41	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	338526	106289 AP	12/22/2023	3-145-5-00-301	CO ON AGING OFFICE SUPPLIES		300.00	
							*** VENDOR	4755 TOTAL		1,226.72
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-145-5-00-213	CO ON AGING		838.47	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-145-5-00-302	NOVEMBER POSTAGE		227.82	
							TOTAL FUND 145			34,234.01
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-146-5-00-302	NOVEMBER POSTAGE		1,641.85	
							TOTAL FUND 146			1,641.85
461	LEAV CO CO	LEAV CO COOP	338524	106287 AP	12/22/2023	3-160-5-00-304	NOVEMBER FUEL STMT + DECEMBER		1,665.26	
461	LEAV CO CO	LEAV CO COOP	338524	106287 AP	12/22/2023	3-160-5-00-304	NOVEMBER FUEL STMT + DECEMBER		809.24	
461	LEAV CO CO	LEAV CO COOP	338524	106287 AP	12/22/2023	3-160-5-00-304	NOVEMBER FUEL STMT + DECEMBER		726.30	
							*** VENDOR	461 TOTAL		3,200.80
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-160-5-00-213	SOLID WASTE		1,787.64	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	338546	106309 AP	12/22/2023	3-160-5-00-304	SOLID WASTE		262.41	
							*** VENDOR	458 TOTAL		2,050.05
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	338562	106325 AP	12/22/2023	3-160-5-00-201	NOVEMBER POSTAGE		31.74	
							TOTAL FUND 160			5,282.59
1991	MARC	MID-AMERICA REGIONAL COUNCIL	338531	106294 AP	12/22/2023	3-174-5-00-210	911 NOV EXP		31,291.86	
							TOTAL FUND 174			31,291.86
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	338499	106262 AP	12/22/2023	3-195-5-00-290	20642 0321A774932311 GAS SERVI		72.86	
26400	KANSAS GAS	KANSAS GAS SERVICE	338517	106280 AP	12/22/2023	3-195-5-00-290	510614745 1628631 73 GAS TRANS		128.55	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
2	WATER DEPT	WATER DEPT	338564	106327 AP	12/22/2023	3-195-5-00-290	WATER SVC 520 S 3RD ST	44.75	
2007	WIRENUTS	WIRENUTS	338567	106330 AP	12/22/2023	3-195-5-00-3	SERVICE CALLS COMM CORR BLDG	110.00	
2007	WIRENUTS	WIRENUTS	338567	106330 AP	12/22/2023	3-195-5-00-3	SERVICE CALLS COMM CORR BLDG	110.00	
							*** VENDOR	2007 TOTAL	220.00
							TOTAL FUND 195		466.16

760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	338485	106248 AP	12/22/2023	3-510-2-00-958	A5905-0001 NOVEMBER VOLUNTARY	2,463.21	
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	338485	106248 AP	12/22/2023	3-510-2-00-958	A5905-0001 NOVEMBER VOLUNTARY	3,118.83	
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	338485	106248 AP	12/22/2023	3-510-2-00-958	A5905-0001 NOVEMBER VOLUNTARY	2,090.68	
							*** VENDOR	760 TOTAL	7,672.72
268	GEN DIGITAL	GEN DIGITAL, INC.	338509	106272 AP	12/22/2023	3-510-2-00-941	1247233 DECEMBER LIFELOCK PREM	2,220.06	
1485	RELIANCE STANDARD	RELIANCE STANDARD	338544	106307 AP	12/22/2023	3-510-2-00-962	GL144512 GROUP LIFE & VOL GROU	1,579.62	
1485	RELIANCE STANDARD	RELIANCE STANDARD	338544	106307 AP	12/22/2023	3-510-2-00-965	GL144512 GROUP LIFE & VOL GROU	3,201.69	
							*** VENDOR	1485 TOTAL	4,781.31
							TOTAL FUND 510		14,674.09

							TOTAL ALL CHECKS		441,228.90

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	136,009.00
108	COUNTY HEALTH	2,439.69
119	ROD TECHNOLOGY	3,950.00
126	COMM CORR ADULT	78.22
133	ROAD & BRIDGE	109,510.69
136	COMM CORR JUVENILE	179.37
137	LOCAL SERVICE ROAD & BRIDGE	64,221.37
140	E D A C ECONOMIC DEVELOPMENT	37,250.00
145	COUNCIL ON AGING	34,234.01
146	COUNTY TREASURER SPECIAL	1,641.85
160	SOLID WASTE MANAGEMENT	5,282.59
174	911	31,291.86
195	JUVENILE DETENTION	466.16
510	PAYROLL CLEARING	14,674.09
	TOTAL ALL FUNDS	441,228.90

consent Agenda 12/29/2023
Checks 12/16 - 12/22

**Notice of Budget Hearing for Amending the
2023 Budget**

The governing body of
Leavenworth County

will meet on the day of December 27, 2023 at 9:00 AM at Leavenworth County Courthouse, Commission Meeting Room for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Leavenworth County Clerk's Office, 300 Walnut, Leavenworth and will be available at this hearing.

Summary of Amendments

Fund	2023 Adopted Budget			2023 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Employee Benefits	0.555	520,388	8,850,000	9,697,621
911 Tax			592,000	682,000
			0	0
			0	0
			0	0
			0	0

Leavenworth County
Official Title: Leavenworth County

Leavenworth Times Affidavit of Publication

I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 8th day of December, 2023.

WITNESS my hand this 8th day of December, 2023.

Tammy Lawson
Legal Representative

Subscribe and sworn before me, this 8 day of Dec, 2023.

Rebecca A. Broom
Notary Public
My Commission Expires: 6/7/27



State of Kansas Amendment				
2023				
Notice of Budget Hearing for Amending the 2023 Budget				
The governing body of Leavenworth County				
will meet on the day of December 27, 2023 at 9:00 AM at Leavenworth County Courthouse, Commission Meeting Room for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.				
Detailed budget information is available at Leavenworth County Clerk's Office, 300 Walnut, Leavenworth and will be available at this hearing.				
Summary of Amendments				
Fund	2023 Adopted Budget			2023 Proposed Amended
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	Expenditures
Employee Benefits	0.555	520,358	8,850,000	9,697,621
911 Tax			592,000	682,000
			0	0
			0	0
			0	0
			0	0

Leavenworth County
Official Title: Leavenworth County

Published in the Leavenworth Times, December 8, 2023.

**Notice of Budget Hearing for Amending the
2023 Budget**

The governing body of
Leavenworth County

will meet on the day of December 27, 2023 at 9:00 AM at Leavenworth County Courthouse, Commission Meeting Room for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Leavenworth County Clerk's Office, 300 Walnut, Leavenworth and will be available at this hearing.

Summary of Amendments

Fund	2023 Adopted Budget			2023 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Sewer District 2			0	79,084
			0	0
			0	0
			0	0
			0	0
			0	0

Leavenworth County

Official Title: Leavenworth County Special-Other Funds

Leavenworth Times Affidavit of Publication

I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

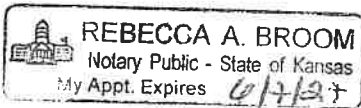
Publication was made on the 8th day of December, 2023.

WITNESS my hand this 8th day of December, 2023.

Tammy Lawson
Legal Representative

Subscribe and sworn before me, this 8 day of Dec, 2023

Rebecca A. Broom
Notary Public
My Commission Expires: 6/7/24



State of Kansas
Amendment
2023

**Notice of Budget Hearing for Amending the
2023 Budget**
The governing body of
Leavenworth County
will meet on the day of December 27, 2023 at 9:00 AM at Leavenworth County Courthouse, Commission Meeting Room for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Leavenworth County Clerk's Office, 300 Walnut, Leavenworth and will be available at this hearing.

Summary of Amendments

Fund	2023 Adopted Budget			2023 Proposed Amended
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	Expenditures
Sewer District 2			0	79,084
			0	0
			0	0
			0	0
			0	0
			0	0

Leavenworth County
Official Title: Leavenworth County Special-Other Funds
Published in the Leavenworth Times, December 8, 2023

BOARD ORDER 2023 -6

AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LEAVENWORTH, KANSAS, TRANSFERRING FUNDS FROM THE COURTHOUSE GENERAL FUND OF THE COUNTY TO THE EMPLOYEE BENEFIT FUND.

Now, on this 27th day of December 2023 the Board of County Commissioners of Leavenworth County, Kansas adopts the following Board Order:

That the Clerk of Leavenworth County, Kansas is hereby directed to cause the transfer of the sum of One Million Dollars and No Cents (\$1,000,000.00) to the Employee Benefit Fund.

Transfer Out: Courthouse General

(D) 4-001-5-14-403

(C) 4-001-1-00-001

Transfer To: Employee Benefit

(D) 3-112-4-00-9

(C) 3-112-1-00-001

Dated this _____ day of December 2023.

Board of County Commissioners
Of Leavenworth County, Kansas

Mike Smith, Member

Vicky Kaaz, Chairman

Mike Stieben, Member

Jeff Culbertson, Member

Janet Klasinski, County Clerk

Doug Smith, Member

**Leavenworth County
Request for Board Action
Case No. DEV-23-120
Final Plat Highland Meadows**

Date: December 27, 2023
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:

MADAM CHAIR, I MOVE THAT THE PROPOSED FINAL PLAT AS OUTLINED IN CASE DEV-23-120 BE APPROVED WITH CONDITIONS, THAT THE PLAT IS COMPLIANT WITH THE COUNTY ZONING & SUBDIVISION REGULATIONS, AS SET FORTH IN THE STAFF REPORT, AS ADOPTED BY THE PLANNING COMMISSION AND AS SUBSTANTIATED BY THE FACTS, TESTIMONY AND EVIDENCE PRESENTED, BE ACCEPTED BY THIS BOARD AND THAT THE CONDITIONS SET FORTH IN THE STAFF REPORT BE MADE PART OF THIS APPROVAL.

Analysis: The applicant is proposing a 35-lot subdivision to access off of Sandusky Road. The Subdivision is classified as a Class C subdivision with all lots lying within the Rural Growth Boundary of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system (see condition 3). During the Preliminary Plat phase exceptions were granted for:

1. Exception to Article 50, Section 40 – Block Length (1200 ft. maximum)

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exceptions.

Recommendation: The Planning Commission voted 8-0 to recommend approval of Case No.DEV-23-120, Final Plat for Highland Meadows subject to conditions.

Alternatives:

1. Approve Case No. DEV-23-120, Final Plat for Highland Meadows, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-120, Final Plat for Highland Meadows, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-120, Final Plat for Highland Meadows 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**

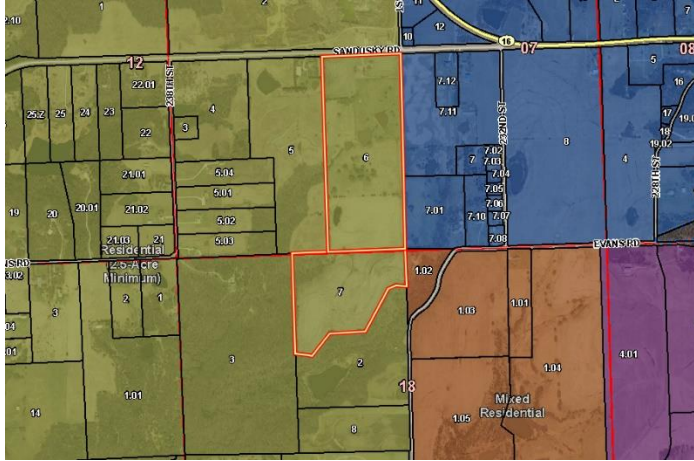
CASE NO: DEV-23-120 Final Plat Highland Meadows

December 13, 2023

REQUEST: **Consent Agenda**
 Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
 JOHN JACOBSON
 DIRECTOR

FUTURE LAND USE: Residential 2.5 Acres



APPLICANT/APPLICANT AGENT:
 JOE HERRING
 HERRING SURVEYING

PROPERTY OWNER:
 Orison LLC
 1204 State Ave.
 Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:
 NONE

LAND USE

ZONING: RR 2.5

FUTURE LAND USE DESIGNATION:
 RR 2.5

LEGAL DESCRIPTION:

Tract of land in the fractional Southwest Quarter of Section 7 and the fractional Northwest Quarter of Section 18, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Area of minimal flood hazard (Zone X)

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-120, Preliminary & Final Plat for Highland Meadows, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-120, Preliminary & Final Plat for Highland Meadows, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:
 96.26 ACRES

PARCEL ID NO:
 193-07-0-00-00-006 &
 194-18-0-00-00-007

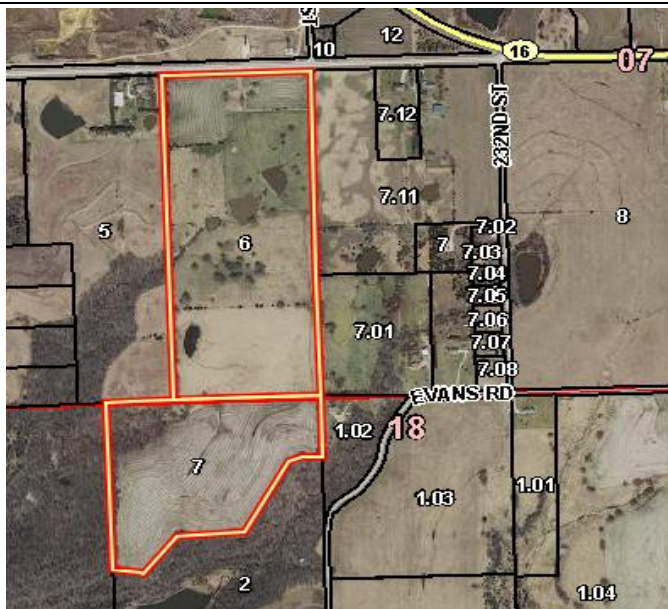
BUILDINGS:
 N/A

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 00000 Sandusky Rd. (193-07-0-00-00-006 & 194-18-0-00-00-007) as Lots 1 through 36 of Highland Meadows.

ACCESS/STREET:
 Sandusky Rd - COUNTY Collector,
 PAVED ± 24'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: Tonganoxie

WATER: RWD 6

ELECTRIC: Evergy & Freestate

NOTICE & REVIEW:

STAFF REVIEW:
 12/6/2023

NEWSPAPER NOTIFICATION:
 N/A

NOTICE TO SURROUNDING
 PROPERTY OWNERS:
 N/A

STANDARDS TO BE CONSIDERED:			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		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	
	An exception to Article 50 – Section 40 was granted during the preliminary plat phase.		
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 a 35-lot subdivision to access off of Sandusky Road. The Subdivision is classified as a Class C subdivision with all lots lying within the Rural Growth Boundary of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system (see condition 3). The subdivision will be comprised of lots ranging in size from 2.5 to 3.5 acres. The applicant is proposing a Tract A which will be non-compliant parcel and not entitled to a single-family building permit. The intention is to sell the tract with an adjacent parcel. The proposal includes develop 235th Street to the south and will culminate in a cul-de-sac towards the southern portion of the property. They have also included a connection road that will eventually hook into Evans Road once land to the east is developed. The property in question has multiple ponds that will be filled in and stormwater drainage will be re-routed using a series of engineered drainage channel. Due to the proposed pond filling, staff has recommended that a note be placed on the plat that would require engineered construction documents for Lots 5, 6, 29, 31 & 32 when a building permit application is submitted. This is a condition of approval of the Preliminary Plat. These construction documents must show the location of the structures in connection to the former pond location and that no structure will infringe on the designed stormwater system in a manner that would create issues. Additionally, Lots 6, 7, 12 and 13 will require low water crossings for any driveway that is placed over the drainage channels. Staff has also required that a note be placed on the face of the plat that states that this subdivision is being located adjacent to an active quarry. An exception to Article 50, Section 40 from the Block Length maximum was approved during the preliminary plat phase. A notation has been added to the plat. Evergy has indicated that they will provide service to this subdivision with the appropriate extensions. This property is located within RWD 6. A water study has been performed for the subdivision.

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 applicant shall place a restriction on the plat that states “Engineered Construction documents will be required for lots 5, 6, 29, 31 & 32 prior to building permit issuance.”
6. A copy of the HOA agreement shall be provided with the final plat and proper notation be made on the face of the plat.
7. All public improvements shall be installed at the time of development. No future roadways will be supported
8. The developer must comply with the following memorandums:
 - a. Email – Timothy Smith, Tonganoxie TWSP FD, July 18, 2023
 - b. Memo – Mitch Pleak, Olsson, December 4, 2023

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

Tonganoxie
464 33.80
61.40

PID: <u>193-07</u>	<u>006.00</u>	Office Use Only	<u>194-18</u>	<u>007.00</u>
Township: <u>Tonganoxie</u>				
Planning Commission				
Case No. <u>DEV-23-</u>		Date Received/Paid: <u>08.21.2023</u>		
Zoning District <u>RR 2.5</u>				
Comprehensive Plan land use designation				

APPLICANT <u>AGENT</u> INFORMATION	OWNER INFORMATION
NAME: <u>Joe Herring</u>	NAME: <u>Orison LLC</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS <u>1204 State Avenue</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>Herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: HIGHLAND MEADOWS

Address of Property: 00000 Sandusky Road

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>96 AC</u>	Number of Lots: <u>36</u>	Minimum Lot Size: <u>2.51 AC</u>
Maximum Lot Size: <u>3.2 AC</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 6</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Evergy & Freestate</u>	Natural Gas Provider: <u>Atmos/Propane</u>
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local Collector</u>	<u>Arterial - State - Federal</u>
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, <u>duly authorized agent</u> , 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 preliminary plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 7-9-2022</u>		Date: <u>7/9/22</u>

ATTACHMENT A

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I CRISON LLC / GEORGE DANIEL LYNCH and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
0000 SANDUSKY TOWNSHIP MOORE KS 66082, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this 25th day of June, 2021.

GEORGE DANIEL LYNCH

Print Name, Address, Telephone

George Daniel Lynch

Signature

STATE OF KANSAS)

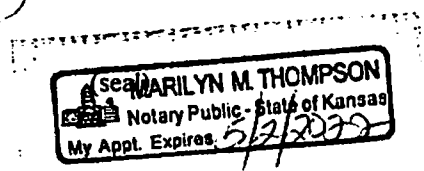
) SS

COUNTY OF LEAVENWORTH)

Be it remembered that on this 25th day of June 2021, before me, a notary public in and for said County and State came George Daniel Lynch to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Marilyn M. Thompson

My Commission Expires: May 2, 2022.



HIGHLAND MEADOWS

Tracts of land in the fractional Southwest Quarter of Section 7 and the Fractional Northwest Quarter of Section 18, Township 11 South, Range 21 East of the 6th R.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
ORISON LLC
1204 STATE AVE #STE A
Tonganoxie, KS 66886
PID NO. 193-01-00-00-005
PID NO. 194-18-00-00-007

SURVEYOR'S DESCRIPTION:

Tract of land in the fractional Southwest Quarter of Section 7 and the Fractional Northwest Quarter of Section 18, Township 11 South, Range 21 East of the 6th R.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on August 23, 2021, more fully described as follows: Beginning at the Northeast corner of said fractional Southwest Quarter of Section 7, thence South 01 degrees 43'39" East for a distance of 2633.70 feet along the East line of said fractional Southwest Quarter to the Northeast corner of said fractional Northwest Quarter of Section 18; thence South 01 degrees 30'47" East for a distance of 408.82 feet along the East line of said fractional Northwest Quarter; thence North 89 degrees 45'18" West for a distance of 132.60 feet; thence South 67 degrees 21'13" West for a distance of 103.84 feet; thence South 31 degrees 02'27" West for a distance of 642.13 feet; thence South 85 degrees 12'30" West for a distance of 455.80 feet; thence South 38 degrees 12'31" West for a distance of 377.48 feet; thence North 81 degrees 54'48" West for a distance of 232.20 feet to the West line of the East Half of said fractional Northwest Quarter of Section 18; thence North 01 degree 50'01" West for a distance of 1325.18 feet along said West line; thence North 67 degrees 55'41" East for a distance of 493.51 feet along the South line of said Southwest Quarter of Section 7; thence North 01 degree 43'39" West for a distance of 2633.32 feet to the North line of said fractional Southwest Quarter of Section 7; thence North 89 degrees 01'07" East for a distance of 1023.22 feet along said North line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 96.26 acres, more or less, including road right of way. Error of Closure: 1 - .300496

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: HIGHLAND MEADOWS. Easements shown on this plat are hereby dedicated for public use, the rights of any 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 facility or tributary connections, including similar facilities, and 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 impede the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated by easement. 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 HIGHLAND MEADOWS, have set our hands this _____ day of _____, 2023.

Gerald Daniel Lynch, Member of Orison LLC

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Gerald Daniel Lynch, Member of Orison 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 HIGHLAND MEADOWS this _____ day of _____, 2023.

Secretary: John Jacobson
Chairperson: Marcus Majure

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 HIGHLAND MEADOWS this _____ day of _____, 2023.

Chairperson: Vicky Kaaz
County Clerk: Janet Klaskinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2023 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - Terrilous G. Mashburn

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 required. This review is for survey information only.

Daniel Baunichen, PS#1363
County Surveyor

01G West Quarter Corner Sec. 7-11-21
1/2" Bar Found 2" Deep

N 88°01'07" E 3065.21'

SANDUSKY (100') ROAD
Road Plans KS 52-S-973 (2)
N 88°01'07" E 1025.22'

BM POB 48.81 S of Section Corner & 10' N of Fence Corner Post.
1/2" Bar Found 4" Deep

12-04-2023
OLSSON &
PW
COMMENTS

Provide

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 may 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 current Access Management Policy and only have access to Interior Subdivision Roads.
- 5) Off-plat restrictions per Document # _____
- 6) Low Water Driveways crossing engineered channel within platted lots for the purposes of accessing accessory structures shall be designed by a licensed engineer to not restrict storm water conveyance per the intent of the engineered channel(s). Design to be submitted to the County at the time of building permit application.
- 7) Tract "A" is not entitled to a principal structure permit, maintenance of tract and drainage area by owner.
- 8) Development is adjacent to an Active Quarry with additional uses as outlined in the approved Special Use Permit for that property.
- 9) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 10) Lots 6, 7, 12, and 13 - Accessory Building can only be built on the west side of D/E with a low-water crossing of swale area. Lot 32 - Accessory Building can only be built on the east side of D/E with a low-water crossing of swale area. Lot 31 will be required to utilize a private driveway planned with public road/storm improvements.
- 11) An exception from Article 50 - Section 40, Block Length has been granted.

PLAT NOTE:

- 1) 1/2" Rebar Cap LS-1296 set at all interior Lot Corners, set at right of way for points along roads.

ZONING:

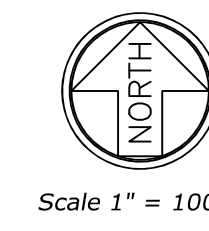
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

NOTES:

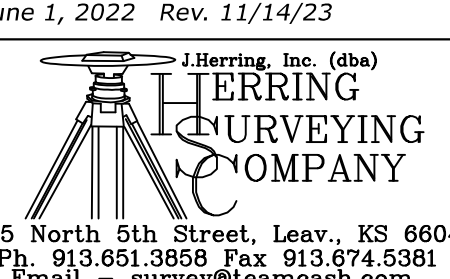
- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearings - KS State Plane NAD 83, 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) - NE Cor SW 1/4 Section 7 - 1/2" Bar - 1094.7'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2021R07794
- 12) Utility Companies
- Water - Water District 6
- Electric - Evergy
- Sewer - Static Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Commercial Title Insurance Company Commitment Number 21406820 updated June 1, 2021
- 14) Property is not in a Special Flood Hazard Area per FEMA Flood Map 2015030303C & 301C dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are: + 1'
- 17) Easements as per referenced Title Commitment are shown hereon
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys
(IAH) - Recorded Plat of GRAVENAM FARMS Doc # 2013P00007
Recorded Survey Doc # 20135025, Doc # 20215047
(DOW) - D.G. White Survey dated 1997

LEGEND:

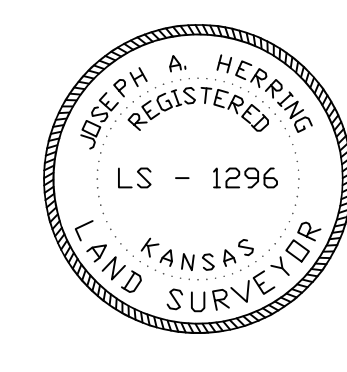
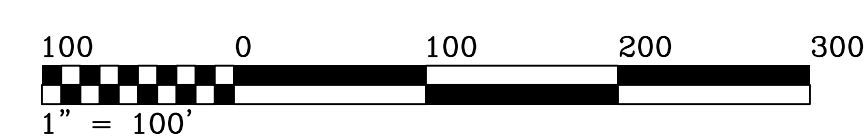
- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- () - Record / Deeded Distance
- POS - Point of Beginning
- POC - Point of Commencing
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- - Contourline
- - Section Line
- - Benchmark
- - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



Scale 1" = 100'



310 North 5th Street, Leaw, KS 66048
Ph: 913.885.3858 Fax: 913.885.3859
Email: survey@herringks.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the state of April 2022 through October 2022 and this map or plat is correct to the best of my knowledge.
Joseph A. Herring
PS # 1296

UTILITY COMPANIES

RURAL WATER DISTRICT #6
18606 MCLOUTH RD.
TONGANOXIE, KS 66086
(913) 683-5050

EVERGY
(816) 471-5275

SOUTHWESTERN BELL (AT&T)
800-288-2020 (TECH SUPPORT)

LEAVENWORTH COUNTY
PUBLIC WORKS DEPARTMENT
300 WALNUT, SUITE 007
LEAVENWORTH, KC 66048
(913) 684-0470

KANSAS 811
8100 E 22ND ST. N, BLDG 2300
WICHITA, KS 67226
CALL 811 OR 1-800-DIG-SAFE

UTILITY WARNING

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE ENGINEER/SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BEFORE EXCAVATIONS ARE BEGUN, CONTACT UTILITY COMPANIES FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.

DESIGN CRITERIA

CLASSIFICATION - LOCAL RURAL STREET
DESIGN SPEED - 30 MPH
ROADWAY WIDTH - 24'
CUL-DE-SAC RADIUS - 50' (MIN)
ROAD ROW WIDTH - 60'
CUL-DE-SAC ROW WIDTH - 60'

BENCHMARKS

PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
5188	295440.36	2128627.91	1092.88	cp 1 1/2" Rebar
5190	295223.85	2128430.08	1089.61	cp 2 1/2" Rebar
5192	293759.86	2128956.74	1084.94	cp 3 1/2" Rebar
5194	293023.24	2128493.83	1070.13	cp 4 1/2" Rebar

KS SPC North Zone 1501

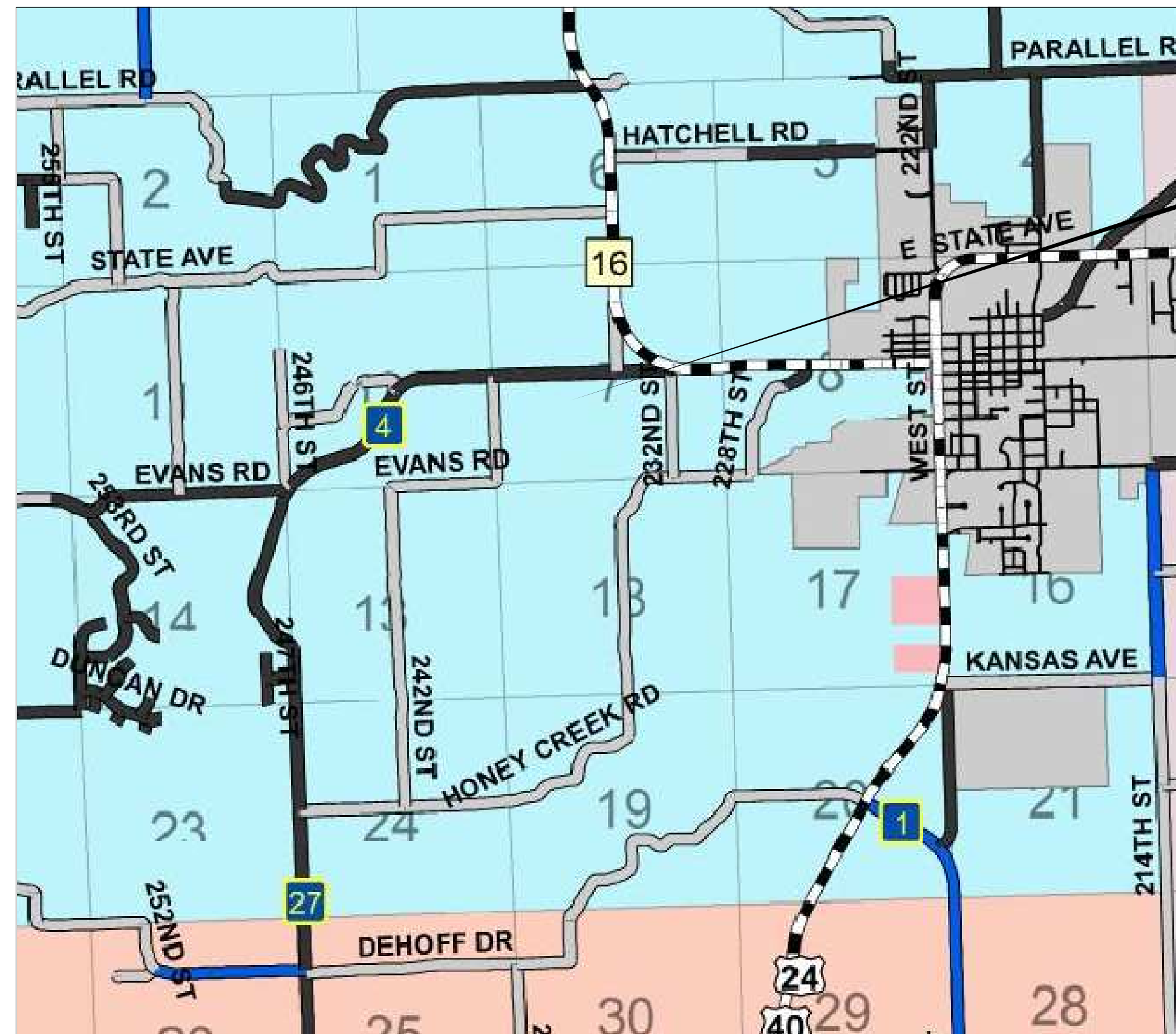
The Owner needs to provide a letter of acknowledging the following requirements:
1.Owner/Developer/Contractor shall provide the County with a stormwater pollution prevention plan (SWPPP) and NOI before construction.
2.Owner/Developer/Contractor shall acknowledge and comply with the roadway inspection policy, adopted January 18th, 2023.

The Owner needs to submit a detailed estimate of the total cost of the improvements, which includes all quantities and individual costs.

ROAD & STORM CONSTRUCTION DRAWINGS

FOR HIGHLAND MEADOWS

LEAVENWORTH COUNTY KANSAS
SEC 7 & 18, T11S, R21E



SHEET INDEX

1. TITLE SHEET
2. TYPICAL SECTION
- 3-6. ROAD PLAN & PROFILE
- 6A. DRAINAGE PLAN
- 7-11. CULVERT & SWALE PLAN & PROFILE
12. PRIVATE DRIVEWAY PLAN & PROFILE
13. INTERSECTIONS PLAN
14. CUL-DE-SAC PLAN
- 15-18. GRADING & EROSION CONTROL PLAN
- 19-20. TYPICAL DETAILS
- 21-30. CROSS-SECTIONS

ENGINEER:

David Lutgen, P.E.
15554 Elm Street
Basehor, KS 66007
913-683-2864

OWNER:

Orison LLC, Dan Lynch
1204 St. Ave., STE A
Tonganoxie, KS 66086
913-481-6847

SURVEYOR:

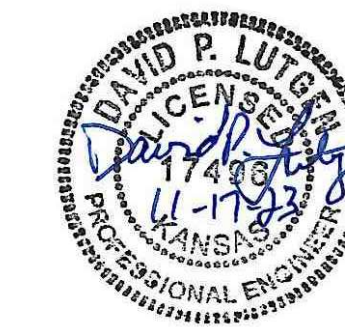
Herring Survey
Joe Herring, PLS
Leavenworth, KS 66048
913-651-3858

These plans have been prepared in accordance with Leavenworth County's Road and Storm Water Drainage Standards, 2003 Edition. I hereby hold harmless Leavenworth County for errors or omissions in these plans.

November 17, 2023

David P. Lutgen, P.E.

Date



These plans are approved for one year, after which they automatically become void. The County Engineer's review is only for general conformance with road and storm water drainage standards adopted by Leavenworth County. The County did not check, and is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer

Date

NO.	DATE	REVISIONS	BY	APPD
5				
4				
3				
2				
1				

Designed By _____
Drawn By _____
Checked By _____
Issue Date: _____
Job No. _____

HIGHLAND MEADOWS
LEAVENWORTH COUNTY KS

TITLE SHEET

SHEET NO.
1

AUTOCAD VER.13 INFORMATION BLOCK
DRAWING: _____ BY: _____ DATE: _____
XREF DWG1: NONE XREF DWG2: NONE
XREF DWG3: NONE XREF DWG4: NONE

Voth, Krystal

From: Timothy Smith <chief1860@ttrfd.com>
Sent: Monday, July 18, 2022 9:53 AM
To: Voth, Krystal; Magaha, Chuck
Subject: Re: DEV-22-100 Highland Meadows 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.

Krystal,

I have reviewed this subdivision application for the Tonganoxie Township Fire Department. The fire department will require the following for approval of this request.

1. The current water line serving this area is a 6" main located on the north side of Sandusky RD. This 6" size shall be maintained as the main line for the subdivision.
2. Depending upon which side of the new street this main line is placed we will require fire hydrants at the following locations,
 - i. At the intersection of Sandusky RD and the new street to be built.
 - ii. Between lots 5 & 6 or lots 31 & 32
 - iii. Between lots 10 & 11 or lots 26 & 27
 - iv. Between lots 15 & 16 or lots 20 & 21
3. These hydrants shall have two 2.5" outlets and one 4.5" outlet.

Please keep me informed of when any hearings are scheduled for this application and results of said hearings when completed.

**It is our understanding that there is some confusion on the part of Water District 6 as to whether or not the line on the north side of Sandusky is a 6" or an 8" line. If it is determined to be an 8" line then that is the size we will require to be used for the main line in this addition.

Thank you,

On Mon, Jul 11, 2022 at 4:33 PM Voth, Krystal <KVoth@leavenworthcounty.gov> wrote:

Good afternoon. Leavenworth County has received an application for a 36-lot subdivision in your territory. I have attached the preliminary plat for your review and consideration. Your written input is greatly appreciated by Wednesday, July 20. If you have any questions, or need additional info, please let me know! Thanks and have a great afternoon.

Respectfully,

Krystal A. Voth, CFM

Director

Allison, Amy

From: Anderson, Kyle
Sent: Wednesday, August 30, 2023 8:07 AM
To: Allison, Amy
Subject: RE: RE: DEV-23-120 Final Plat – Highland Meadows

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

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: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, August 23, 2023 9:28 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-120 Final Plat – Highland Meadows

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat for property located at 00000 Sandusky Road (PID 193-07-0-00-00-006.00).

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 Tuesday, September 5, 2023.

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

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

Disclaimer

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Highland meadows
Date: September 1, 2023

Amy, I have reviewed the preliminary plat of the Highland Meadows Subdivision presented by Orison LLC. The subdivision meets the requirements for a fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed fire hydrants need to be placed along the road right-a-way at along proposed 235th Street the fire hydrants placed every 500 feet South to lots 3 and 33, 500 feet South to Lots 6 and 30, 500 feet south to lots 9 and 27, South to the intersection of Evans and 235th, then one placed at the cul-de-sac. There is presently three ponds on the parcel that may serve as dry hydrants if good road ways are provided for fire apparatus.

I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

Schweitzer, Joshua

From: McAfee, Joe
Sent: Monday, December 4, 2023 3:52 PM
To: Anderson, Kyle; PZ; Noll, Bill; 'Mitch Pleak'; Allison, Amy
Subject: RE: Highland Meadows Road Construction Plans
Attachments: 2023.11.17 Highland Meadows Drainage Report revised Eng_Approved.pdf; Highland Meadows Road Construction Plans 11-17-23_PW Olsson Combined Review.pdf; K-21-1457 HIGHLAND MEADOWS FINAL rev 11-14-23_Olsson review.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

All,

The review comments for the FP and PIP are attached. The DR is attached and stamped approved, no further comments. Let me know if you have any questions.

From: Anderson, Kyle <KAnderson@leavenworthcounty.gov>
Sent: Tuesday, November 21, 2023 4:17 PM
To: PZ <PZ@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>
Subject: Highland Meadows Road Construction Plans

The road construction plans for Highland Meadows were dropped off today. I have attached the file.

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.

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Highland meadows
Date: September 1, 2023

Amy, I have reviewed the preliminary plat of the Highland Meadows Subdivision presented by Orison LLC. The subdivision meets the requirements for a fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed fire hydrants need to be placed along the road right-a-way at along proposed 235th Street the fire hydrants placed every 500 feet South to lots 3 and 33, 500 feet South to Lots 6 and 30, 500 feet south to lots 9 and 27, South to the intersection of Evans and 235th, then one placed at the cul-de-sac. There is presently three ponds on the parcel that may serve as dry hydrants if good road ways are provided for fire apparatus.

I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

**BEFORE THE STATE CORPORATION COMMISSION
OF THE STATE OF KANSAS**

IN THE MATTER OF THE APPLICATION OF)
EVERGY KANSAS CENTRAL, INC. FOR)
AUTHORITY TO TRANSACT THE BUSINESS)
OF AN ELECTRIC PUBLIC UTILITY)
SPECIFICALLY, IN A PORTION OF SECTION)
18, TOWNSHIP 11 SOUTH, RANGE 21 EAST)
IN LEAVENWORTH COUNTY, KANSAS)

Docket No. _____

**APPLICATION FOR A CERTIFICATE OF PUBLIC CONVENIENCE AND
AUTHORITY TO TRANSACT THE BUSINESS OF AN ELECTRIC PUBLIC UTILITY**

COMES NOW Evergy Kansas Central Inc. d/b/a Evergy Kansas Central (“Evergy Kansas Central”), and in support of its Application for a Certificate of Public Convenience and Authority, states:

1. Evergy Kansas Central is a Kansas corporation authorized by the Commission to conduct the business of a public utility under the provisions of K.S.A. 66-104, and as such holds a Certificate of Convenience and Authority from this Commission to engage in the business of an electric public utility in the State of Kansas, thereby promoting the public convenience. Evergy Kansas Central seeks to serve, subject to the Commission’s approval, in FreeState Electric Cooperative, Inc (“FreeState Electric”) certified territory described below:

LEAVENWORTH COUNTY, KANSAS

The tract of land is in the NE ¼ of NW ¼ Sec 18 T11S R21E, Lots 13-24 Highland Meadows Subdivision, located in Leavenworth County, Kansas. See Map Exhibit A.

2. Evergy Kansas Central’s certified territory is adjacent to the territory described in paragraph 1. Evergy Kansas Central has easy access to provide power from its territorial side of the tract of land. Evergy and FreeState Electric have agreed on a swap of territory.

3. Evergy Kansas Central and FreeState Electric have mutually agreed, subject to the Commission's approval, that Evergy Kansas Central should serve as an electric public utility in the territory described in paragraph 1.

4. A copy of this application is being served on FreeState Electric by delivery of United States Mail, postage prepaid, addressed as follows:

Gary Willits
East District Staking Engineer
FreeState Electric Cooperative Inc.
507 N. Union
McLouth, KS 66054

There is no other person or entity, corporate, municipal, or otherwise that requires notice of this Application.

THEREFORE, Evergy Kansas Central requests that an Order be issued, granting Evergy Kansas Central the authority to serve as an electric public utility in the territory described in paragraph 1 above.

EVERGY KANSAS CENTRAL, INC.

BY: 

Cathryn J. Dinges, S.Ct. #20848

Senior Director and Regulatory Affairs Counsel

818 S. Kansas Avenue

P.O. Box 889

Topeka, Kansas 66601-0889

PHONE: (785) 575-8344

FAX: (785) 575-8136

ITS ATTORNEY

STATE OF KANSAS)
)
COUNTY OF SHAWNEE) ss

Cathryn J. Dinges, of lawful age, being first duly sworn upon oath, deposes and states:

That she is the attorney for the within named applicant, that she has read the above and foregoing Application and that the statements therein contained are true according to her knowledge and belief.

Cathryn Dinges
Cathryn J. Dinges

Subscribed and sworn to before me this 15 day of March 2023.

Leslie R. Wines
Notary Public

My Appointment Expires: May 30, 2026



**Leavenworth County
Request for Board Action
Case No. DEV-23-145
Final Plat Garden Villa**

**Date: December 27, 2023
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:

MADAM CHAIR, I MOVE THAT THE PROPOSED FINAL PLAT AS OUTLINED IN CASE DEV-23-145 BE APPROVED WITH CONDITIONS, THAT THE PLAT IS COMPLIANT WITH THE COUNTY ZONING & SUBDIVISION REGULATIONS, AS SET FORTH IN THE STAFF REPORT, AS ADOPTED BY THE PLANNING COMMISSION AND AS SUBSTANTIATED BY THE FACTS, TESTIMONY AND EVIDENCE PRESENTED, BE ACCEPTED BY THIS BOARD AND THAT THE CONDITIONS SET FORTH IN THE STAFF REPORT BE MADE PART OF THIS APPROVAL.

Analysis: The applicant is proposing to replat lots 9a and 9b of Deer Mound Subdivision into 42 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. During the Preliminary Plat phase, exceptions were granted for:

1. Exception to Article 27 Section 2 D (ii) Road Connectivity
2. Exception to Article 40 Section 1 A Block Length
3. Exception to Article 50 Section 20 Adequate Public Utilities

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations. As well as the approved exceptions.

Recommendation: The Planning Commission voted 8-0 to recommend approval of Case No.DEV-23-145, Final Plat for Garden Villa subject to conditions.

Alternatives:

1. Approve Case No. DEV-23-145, Final Plat for Garden Villa, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-23- DEV-23-145, Final Plat for Garden Villa, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-23- DEV-23-145, Final Plat for Garden Villa, 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-23-145 Garden Villa

December 13, 2023

REQUEST: **Consent Agenda**
 Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
 JOHN JACOBSON
 DIRECTOR

SUBJECT PROPERTY: 00000 254th St.
FUTURE LAND USE DESIGNATION: Residential (2.5 Minimum)

APPLICANT/APPLICANT AGENT:
 JOE HERRING
 HERRING SURVEYING

PROPERTY OWNER:
 Warren Capital LLC
 2207 E 26TH St.
 Lawrence, KS 66046

CONCURRENT APPLICATIONS:
 NONE



LAND USE

ZONING: RR 2.5

FUTURE LAND USE DESIGNATION:
 RR 2.5

LEGAL DESCRIPTION:

A replat of lots 9A and 9B, Deer Mound Subdivision., in Leavenworth County Kansas.

SUBDIVISION: Deer Mound

FLOODPLAIN: Area of minimal flood hazard (Zone X)

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-145, Final Plat for Garden Villa, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-145, Final Plat for Garden Villa, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

110 ACRES

PARCEL ID NO:

211-02-0-00-001.10 & 001.14

BUILDINGS:

N/A

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 00000 254th Street (211-02-0-00-00-001.10 & 001.14) as Lots 1 through 42 of Garden Villa

ACCESS/STREET:

254th St. - COUNTY Local, Gravel ± 24';

Location Map:

UTILITIES



SEWER: PRIVATE SEPTIC SYSTEM

FIRE: Reno

WATER: RWD 13

ELECTRIC: Freestate

NOTICE & REVIEW:

STAFF REVIEW:

12/7/2023

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING
 PROPERTY OWNERS:

N/A

STANDARDS TO BE CONSIDERED:

Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	N/A	
40-20	Final Plat Content Exceptions were granted with the Preliminary Plat.	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 Exceptions were granted with the Preliminary Plat.	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 replat lots 9a and 9b of Deer Mound Subdivision into 42 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. During the Preliminary Plat phase, exceptions were granted for:

- 1) Exception to Article 27 Section 2 D (ii) Road Connectivity
- 2) Exception to Article 40 Section 1 A Block Length
- 3) Exception to Article 50 Section 20 Adequate Public Utilities

The final plat was prepared in compliance with the regulations and the approved exceptions.

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. All outlined regulatory exceptions granted.
6. All public improvements shall be installed at the time of development. No future roadways will be supported
7. The developer must comply with the following memorandums:
 - a. Memo – Mitch Pleak, Olsson, dated December 5, 2023

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Maps
- C: Memorandums

*new owner auth

DEV 22-020

RWD 13

497

FINAL PLAT APPLICATION

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

pd. 9543
@985.00

OCT 27 2023

Office Use Only
Township: Reno
Case No. DEV-23-
Zoning District RR 2.5
Planning Commission Meeting Date:
Date Received/Paid: 10.27.2023
Comprehensive Plan Land Use Designation: RR 2.5

APPLICANT/ INFORMATION OWNER INFORMATION
NAME: Herring Surveying Company NAME: Warren Capital LLC
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 2207 E 26th Street
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Lawrence KS 66046
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: GARDEN GAREN-VILLAS
Address of Property: 00000 254th Street
PID: PID # 211-02-0-00-00-001.10 & 001.14 Urban Growth Management Area: N/A

Table with 3 columns: Subdivision Information. Rows include Gross Acreage (110 Ac), Number of Lots (42), Minimum Lot Size (2.5 AC), Maximum Lot Size (3 AC), Proposed Zoning (RR 2.5), Density (N/A), Open Space Acreage (N/A), Water District (RWD 13), Proposed Sewage (Septic), Fire District (Reno), Electric Provider (Freestate), Natural Gas Provider (Atmos/Propane), Covenants (Yes/No), Road Classification (Local - Collector - Arterial - State - Federal), Cross-Access Easement Requested (Yes/No).

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 10/26/2023 Date: 10-26-23

ATTACHMENT A

Schweitzer, Joshua

From: Lynn Hui <huifinancial@yahoo.com>
Sent: Tuesday, October 31, 2023 4:38 PM
To: Johnson, Melissa; Joe Herring
Subject: Re: Authorization Affidavit

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.

I authorize Joe Herring to continue to be my agent.

Thanks,
Lynn

Lynn Hui
Warren Capital, LLC
2027 E. 26th St. Lawrence, KS 66046
Tel: (785) 865-0878 or (785) 218-3283
Fax: (785) 865-0878

On Monday, October 30, 2023 at 09:46:51 AM CDT, Joe Herring <herringsurveying@outlook.com> wrote:

Please respond to all in this email and state that you authorize me (Joe Herring) to continue to be your agent in the platting of Garden Villa.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

GARDEN VILLAS

A Replat of Lots 9A and 9B, DEER MOUND SUBDIVISION,
Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Warren Capital LLC
2027 E 26th Street
Leavenworth, KS 66046
PID # 211-02-00-001.10 & 001.14

SURVEYOR'S DESCRIPTION:
Tract of land being all of Lot 9, DEER MOUND SUBDIVISION, Leavenworth County, Kansas, more fully described as follows: Beginning at the Northwest corner of said Lot 9; thence North 88 degrees 20'00" East for a distance of 2032.29 feet along the North line of said Lot 9; thence South 02 degrees 09'51" East for a distance of 1575.06 feet along the East line of said Lot 9; thence South 87 degrees 51'20" West for a distance of 98.94 feet along a Southerly line of said Lot 9; thence South 02 degrees 09'50" East for a distance of 263.86 feet along an Easterly line of said Lot 9; thence South 88 degrees 44'24" West for a distance of 2536.32 feet along the South line of said Lot 9; thence North 02 degrees 04'21" West for a distance of 1226.42 feet along the West line of said Lot 9 to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.

PARENT DESCRIPTION:
Tract 1: A part of Lot 9, DEER MOUND SUBDIVISION, Leavenworth County, Kansas, more fully described as follows: Beginning at the Northwest corner of said Lot 9; thence North 89°31'49" East for a distance of 2532.29 feet along the North line of said Lot 9; thence South 01°01'11" East for a distance of 622.55 feet along the East line of said Lot 9; thence South 89°31'49" West for a distance of 1865.85 feet; thence South 00°28'11" East for a distance of 140.00 feet; thence South 89°31'49" West for a distance of 106.17 feet to the West line of said Lot 9; thence North 00°58'50" West for a distance of 762.56 feet along said West line to the Point of Beginning. Shown as Lot 9A per recorded survey by Herring Surveying as Document No. 201905023.
Tract 2: A part of Lot 9, DEER MOUND SUBDIVISION, Leavenworth County, Kansas, more fully described as follows: Commencing at the Northwest corner of said Lot 9; thence South 00°58'49" East for a distance of 762.56 feet along the West line of said Lot 9 to the TRUE POINT OF BEGINNING; thence North 89°31'49" East for a distance of 140.00 feet; thence North 00°28'11" West for a distance of 140.00 feet; thence North 89°31'49" East for a distance of 1865.85 feet to the East line of said Lot 9; thence South 00°28'11" East for a distance of 106.17 feet along said East line; thence South 88°57'10" West for a distance of 98.94 feet along the East line of said Lot 9; thence South 01°03'25" East for a distance of 263.86 feet to the South line of said Lot 9; thence South 89°50'04" West for a distance of 2536.32 feet along said South line to the West line of said Lot 9; thence North 00°58'49" West for a distance of 106.17 feet along said West line to the Point of Beginning. Shown as Lot 9B per recorded survey by Herring Surveying as Document No. 201905023.

- 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 may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Revegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are limited to a single entrance to Lynn or Warren Streets.
 - 5) An exception to Article 27, Section 2.0(a), Connectivity has been granted for this plat.
 - 6) An exception to Article 40, Section 1.A, Back length has been granted for this plat.
 - 7) An exception to Article 50, Section 2.0, Adequate water service for this plat.
 - 8) No off-plot restrictions.

PLAT NOTE:
- 1/2" Rebar Cap LS-1296 set at all interior Lot Corners, set at right of way for points along roads.

ZONING:
RR 2.5 - Rural Residential 2.5

- 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 - Plat Boundary 1 - 232266 - 110.25 Acres, more or less
 - 5) Basis of Bearing - K/S KSP North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmarks - NAD83
Project Benchmark (BM) - 1/2" Rebar in Concrete - Elev - 933'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2019050269
 - 12) Utility Companies -
 - Water - Water District 13
 - Electric - Freestate
 - Sewer - Suptex / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference McCallister Short Title File Number L21-29115 undated February 7, 2022
 - 14) Property is not in a Special Flood Hazard Area per FEMA FEMA Map 20120C0300C dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below:
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are +/- 1'
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - DEER MOUND SUBDIVISION Bl. 15 Pg. 48 NKA 2004P00048
 - DEER MOUND REPLAT Doc 2017P00020
 - PERRY SUBDIVISION Bl. 14 Pg. 3 NKA 2000P00003
 - J.A. Herring Survey Doc. 201905023
 - 20) Primary structures on Lots 28-30 that are not constructed as shown in the final approved Drainage Report dated 8/22/23 shall require a plot grading plan and further drainage runoff review at the time of building permit application

12-5-2023
Olsson & PW
Approved

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: GARDEN VILLAS.

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 tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

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

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 GARDEN VILLAS, have set our hands this _____ day of _____, 2023.

Lynn Hui, Member of Warren Capital, LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Lynn Hui, Member of Warren Capital, 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 GARDEN VILLAS this _____ day of _____, 2023.

Secretary: John Jacobsson
Chairperson: Marcus Kojure

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plot 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 GARDEN VILLAS this _____ day of _____, 2023.

Chairperson: Vicky Kaz
County Clerk: Janet Klasinski

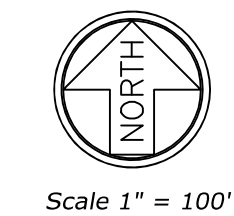
WILEY, DONNA R
PID # 212-03...001

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2023 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - Terril G. Masbourn

I hereby certify that this survey plot meets the requirements of K.S.A. 58-2005. The base of this survey plot 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#1303
State Surveyor



Scale 1" = 100'

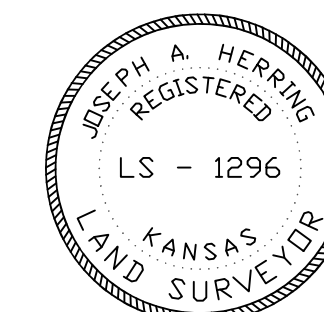
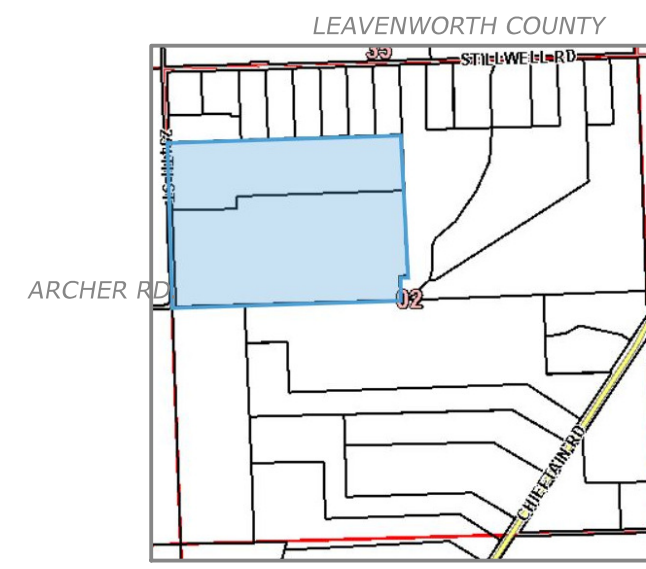


Job # K-19-1339
October 25, 2023 Rev. 11/20/23



315 South 9th Street, Leavenworth, KS 66048
Ph: 913.651.3858 Fax: 913.674.5360
Email: survey@herring.com

- LEGEND:**
- 1/2" Rebar Set with Cap No. 1296
 - 1/2" Rebar Found Cap No. 356 in Concrete, unless otherwise noted.
 - Concrete Base around Point
 - N 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
 - K/S - Not Set this survey per agreement with client
 - A - Arc Distance
 - B - Chord Bearing
 - C - Chord Distance
 - //// - No Vehicle Entrance Access
 - POB - Point of Beginning



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of September through October 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

STATE OF KANSAS LEAVENWORTH COUNTY GARDEN VILLA DEVELOPMENT PUBLIC ROAD PLANS

12-5-2023
Olsson & PW No
Comments other
than Required
Submittals

Sheet Index

- 1. Title Sheet
- 2. Typical Section and General Notes
- 3-6 Plan & Profile Sheets
- 7-9 Drainage Plans
- 10-13 Grading and Erosion Control Plan
- 14. Intersection & Cul-De-Sac Details
- 15-16 Details
- 17-31 Cross Sections

UTILITY COMPANIES

FreeState Electric Cooperative 800-794-1989
 Rural Water District #13 785-842-1502
 Kansas Dig Safe 800-344-7233
 Evergy 816-471-5275

Design Speed 30 MPH
 Posted Speed 30 MPH

Benchmarks & Control Points

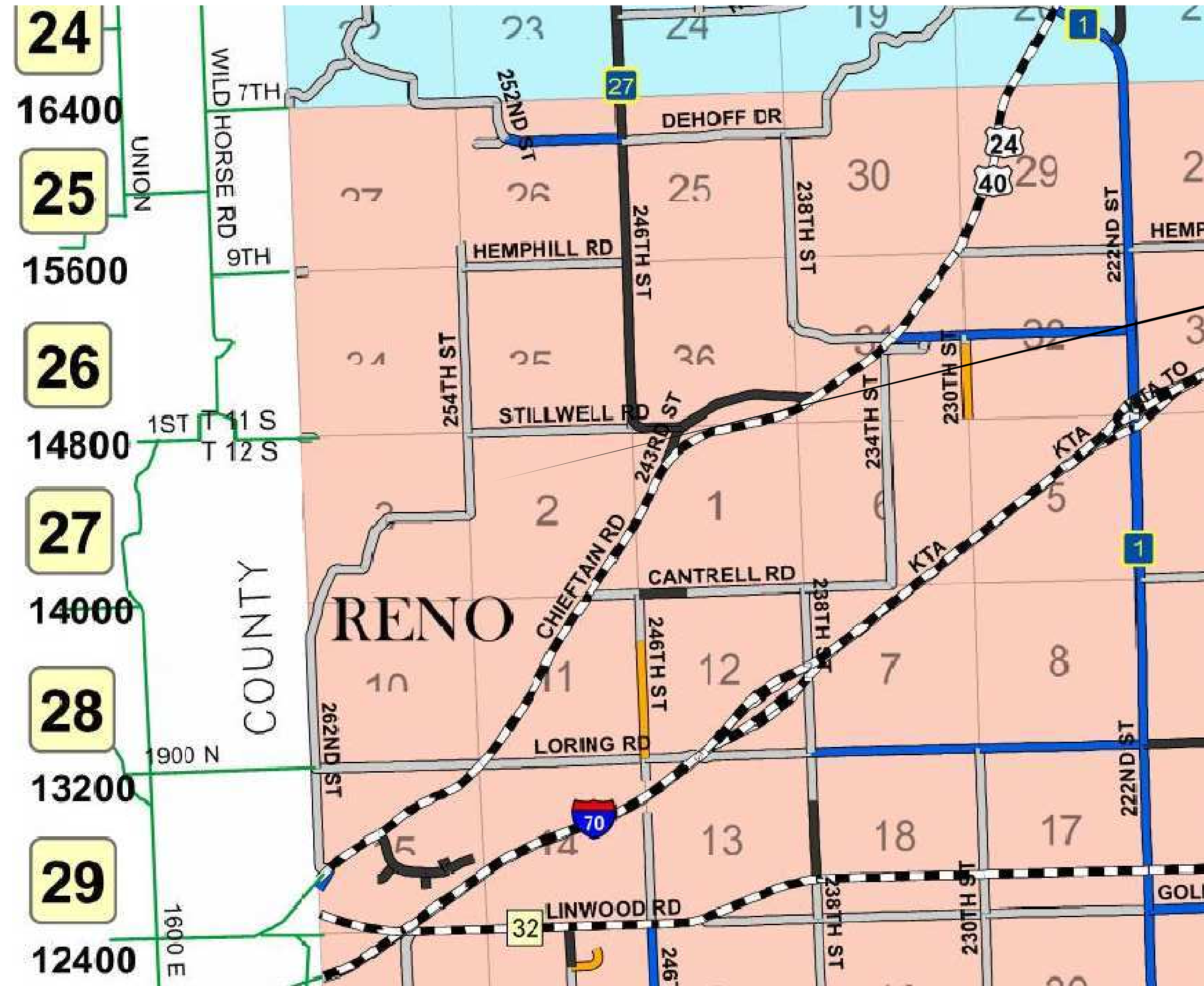
	Northing	Easting	Elevation
BM #1 Iron Bar	269831.33	2116471.71	937.01
BM #2 Iron Bar	270457.75	2117136.67	960.16
BM #3 Iron Bar	269620.50	2118553.11	926.15
BM #4 Iron Bar	269038.88	2117782.30	922.68

KS SPC North Zone 1501

Provide ISD memo for new streets abutting 254th Street.

The Owner needs to provide a letter of acknowledging the following requirements:
 1. Owner/Developer/Contractor shall provide the County with a stormwater pollution prevention plan (SWPPP) and NOI before construction.
 2. Owner/Developer/Contractor shall acknowledge and comply with the roadway inspection policy, adopted January 18th, 2023.

The Owner needs to submit a detailed estimate of the total cost of the improvements, which includes all quantities and individual costs.



Owner: Warren Capital LLC
 2027 E 26th Street
 Lawrence, KS 66046
 785-865-0878

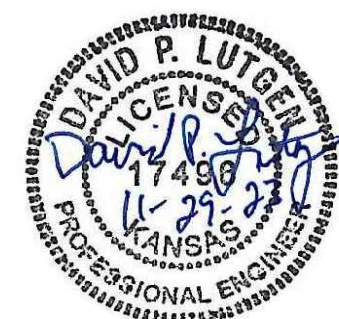
Surveyor: Herring Surveying
 315 N. 5th Street
 Leavenworth, KS 66048
 913-651-3858

Engineer: David Lutgen
 15554 Elm Street
 Basehor, KS 66007
 913-683-2864

These plans have been prepared in accordance with Leavenworth County's Road and Storm Water Drainage Standards, 2003 Edition. I hereby hold harmless Leavenworth County for errors or omissions in these plans.

November 29, 2023

David P. Lutgen, P.E. Date



These plans are approved for one year, after which they automatically become void. The County Engineer's review is only for general conformance with road and storm water drainage standards adopted by Leavenworth County. The County did not check, and is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer Date

NO.	DATE	REVISIONS	BY	APPD
5				
4				
3				
2				
1				

Designed By _____
 Drawn By _____
 Checked By _____
 Issue Date: _____
 Job No. _____

GARDEN VILLA DEVELOPMENT
 LEAVENWORTH COUNTY KS

TITLE SHEET

SHEET NO.
1

AUTOCAD VER.13 INFORMATION BLOCK
 DRAWING: _____ BY: _____ DATE: _____
 XREF DWG1: NONE XREF DWG2: NONE
 XREF DWG3: NONE XREF DWG4: NONE

From: [Amanda Tarwater](#)
Sent: Friday, October 20, 2023 2:49 PM
To: [Johnson, Melissa](#)
Subject: RE: DEV-23-144, Goodness and Mercy Farm Replat of Valley View Lot 2&3

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.

FreeState has no objection to this request.

Side note: Ms. Tann has reached out a few months ago to establish service to a home they plan/or are building here. We gave her estimates and haven't heard anything back.

Amanda Tarwater
Member Accounts Coordinator



1-800-794-1989 | www.freestate.coop

From: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Sent: Tuesday, October 17, 2023 11:51 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'Chief1860@ttrfd.com' <Chief1860@ttrfd.com>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'niki@jfrwd13.com' <niki@jfrwd13.com>; 'jeffrwd13@hughes.net' <jeffrwd13@hughes.net>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-23-144, Goodness and Mercy Farm Replat of Valley View Lot 2&3

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

The Department of Planning & Zoning has received an application regarding Goodness and Mercy Farms a Replat of Valley View Sub., Lot 2 & 3.

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 October 25, 2023.

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

Thank you,

From: [Anderson, Kyle](#)
Sent: Tuesday, October 31, 2023 9:44 AM
To: [Johnson, Melissa](#)
Subject: RE: DEV-23-145, FINAL PLAT - GARDEN VILLA, A Re-plat of Lots 9A and 9B Deer Mound Subdivision Herring

We have not received any complaints on these properties and we are not aware of any septic systems currently installed on them.

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: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Sent: Monday, October 30, 2023 10:25 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>
Cc: 'dritter@rtfd21.com' <dritter@rtfd21.com>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'niki@jfrwd13.com' <niki@jfrwd13.com>; 'jeffrwd13@hughes.net' <jeffrwd13@hughes.net>; PZ <PZ@leavenworthcounty.gov>
Subject: DEV-23-145, FINAL PLAT - GARDEN VILLA, A Re-plat of Lots 9A and 9B Deer Mound Subdivision Herring

The Leavenworth County Department of Planning & Zoning has received a request for a Final Plat for Garden Villa.

The Planning Staff would appreciate your written input in consideration of the above listed request. Please review the attached information and forward any comments to us by **November 6, 2023**.

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

Thank you,

Melissa Johnson

Planner I
Leavenworth County
Planning & Zoning Department
Leavenworth County Courthouse

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Garden Villa Subdivision
Date: November 6, 2023

Amy, I have reviewed the preliminary plat of the Garden Villa Subdivision presented by Warren Capital LLC. The subdivision meets the requirements for fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed along 254th Street a fire hydrant placed on the corner of Lynn Street (proposed) and 254th Street then East every 500' to Lot 11. Then at 254th street and Warren Street (proposed) a fire hydrant placed at Lot 42 then East every 500 feet to Lot 32. I have real concern with the length to the Cul-de-sac being approximately 2300 feet long, most cul-de-sacs are 1000 feet or less from the main entrance. This length would be a public safety concern to citizens that would build homes towards the Far East end and get cut off escaping the route from damage of severe storms and of any other major emergencies that would limit egress and ingress to the residents. If the end of the proposed roads had a loop into each other might lessen this impact. If I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.



JEFFERSON COUNTY RURAL WATER DISTRICT #13

**1951 Wellman Road
Lawrence, KS 66044**

**(785) 842-1502
www.jfrwd13.com**

28 February 2023

To: Lynn Hui, Member – Warren Capital, LLC

Re: Garden Villa Subdivision

Dear Ms. Hui,

Two water line upgrade projects will have to be completed before all 42 benefit units/meters can be added to our system to accommodate the proposed 42 lot Garden Villa Subdivision. With our current hydraulics we could only add approximately 15 benefit units/meters.

The first project is an 8” water line upgrade on Dehoff Dr. This is one of eight major water line upgrades that are being considered under a USDA loan project proposed to begin late 2023 and extend through 2025. This project is of high priority for the water district; however, the district cannot commit to any of the projects until a bid is accepted and signed by the district. We anticipate the bidding process to begin in late 2023 or early 2024.

The second project is a water line upgrade that will have to be completed on 254th St. from Stillwell Rd. to the Garden Villa Subdivision including all water lines inside the subdivision. The size and scope of these improvements will depend on fire flow requirements (it would require further study to see what it would take to meet the minimum 250 GPM) and would be determined by the engineer when the project moves forward. All costs for the second project will be the developer’s responsibility.

Once both projects are completed, we would then review each benefit unit/meter application on a first come first serve basis as we do with all applications. The only way to guarantee water service (once approved) is to pay for the benefit unit/meter and any other additional costs necessary for water service.

This letter does not guarantee any water service or commit the district to any water line projects.

Respectfully,

Joe Osborn, Plant & Distribution Operations Mgr.

Schweitzer, Joshua

From: Dylan Ritter <dritter@rtfd21.com>
Sent: Wednesday, October 11, 2023 6:04 PM
To: Johnson, Melissa
Subject: Re: FW: DEV-22-022 Preliminary Plat for Garden Villas

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.

I approve of the development contingent on the water districts plan being met by the developer. However I would recommend and prefer that a hydrant be located every 500'.

- Deputy Chief Dylan Ritter
Reno Township Fire Department

On Tue, Oct 10, 2023 at 09:41 Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

Chief,

This is what we received from the water dept. They cannot supply to all lots right off the bat.

If you have any questions, please let me know.

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

[300 Walnut St, Suite 212](#)

[Leavenworth County, Kansas 66048](#)

(913) 684-0465