

At this time the Courthouse is open to the public. Anyone wishing to attend will need to call ahead at 913-684-0417 to reserve a seat as the meeting room has limited capacity. All visitors will be required to wear a mask. We are encouraging everyone to continue to view the meeting live via YouTube.

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

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
February 24, 2021
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 February 17, 2021
- b) Approval of the minutes of the work session of February 17, 2021
- c) Approval of the schedule for the week March 1, 2021
- d) Approval of the check register
- e) Approve and sign the OCB's
- f) Case Number DEV-20-150 & 151 Preliminary and Final plat for Hedgebrook Subdivision
- g) Case Number DEV-20-152 & 153 Preliminary and Final plat for Guenther and Barter Estates
- h) Case Number DEV-20-154 & 155 Preliminary and Final plat for Tiner Acres
- i) Case Number DEV-20-156 & 157 Preliminary and Final plat for Sammons Estates

VII. FORMAL BOARD ACTION:

- a) Consider a motion to award the SH-22 replacement construction inspection services to Finney and Turnipseed in an amount not to exceed \$98,500.00.
- b) Consider a motion to approve the low bid from King Construction for the SH-22 bridge replacement project in an amount not to exceed \$642,269.31.
- c) Consider a motion to approve additional funds for utilization of the Olsson Master Agreement for professional services in an amount not to exceed \$120,000.00 for 2021.

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

a) **Quarterly reports**

Register of Deeds

County Treasurer

Information Systems

Appraiser

Public Works

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

**WORK SESSION IMMEDIATELY FOLLOWING THE REGULAR SESSION TO
DISCUSS ECONOMIC DEVELOPMENT**

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, February 22, 2021

Tuesday, February 23, 2021

8:00 a.m. Workforce Partnership Board training session via Zoom

12:00 p.m. MARC meeting via GoToMeeting

Wednesday, February 24, 2021

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

Thursday, February 25, 2021

Friday, February 26, 2021

12:00 p.m. Leavenworth/Lansing Chamber of Commerce meeting via Zoom

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

*****February 17, 2021*****

The Board of County Commissioners met in a regular session on Wednesday, February 17, 2021. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Stieben, Commissioner Kaaz, and Commissioner Culbertson are present; Mark Loughry, County Administrator is present; Also present: David Van Parys, Senior County Counselor; Krystal Voth, Planning and Zoning Director; Connie Harmon, Council on Aging Director; Aaron Yoakum, Buildings and Grounds Director; Jamie VanHouten, Community Corrections Director; Bill Noll, Infrastructure and Construction Services Director; John Richmeier, Leavenworth Times

Residents: John Matthews

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry thanked the Commission for the understanding of closing the Courthouse yesterday due to weather and rolling blackouts.

Commissioner Doug Smith inquired about the local ad valorem tax statute.

David Van Parys referenced K.S.A. 79-2964 and K.S.A. 79-2959 that creates a city/county revenue fund, specifies the amount of funding and provides it should be paid annually to the cities and counties. He indicated subsection B that was approved last year states that no monies shall be transferred from the state general fund to the local ad valorem tax reduction fund.

A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to accept the consent agenda for Wednesday, February 17, 2021 as presented.

Motion passed, 5-0.

Bill Noll requested approval of the exchanging of federal funds to state funds for the E-58 bridge for a reimbursement project.

A motion was made by Commissioner Culbertson and seconded by Commissioner Doug Smith to approve the exchange of federal funds for state funds to be used for the E-58 construction reimbursement project.

Motion passed, 5-0.

Krystal Voth presented Resolution 2021-5, a traffic impact fee policy.

A motion was made by Commissioner Kaaz and seconded by Commissioner Stieben to approve Resolution 2021-5, a traffic impact fee policy.

Motion passed, 5-0.

Ms. Voth presented the quarterly report for the Planning and Zoning Department.

Aaron Yoakum presented the quarterly report for the Buildings and Grounds Department.

Connie Harmon presented the quarterly report for Council on Aging.

Jamie VanHouten presented the quarterly report for Community Corrections.

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

Motion passed, 5-0.

The Board adjourned at 10:41 a.m.

Draft

*****February 17, 2021 *****

The Board of County Commissioners met in a work session on Wednesday, February 17, 2021. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Stieben, Commissioner Kaaz, and Commissioner Culbertson are present; Mark Loughry, County Administrator is present; Also present: Jamie VanHouten, Community Corrections Director; John Richmeier, Leavenworth Times

A work session was held to discuss JIAC funding for Community Corrections moving funds from the Sheriff's Department to Community Corrections.

The Board ended the work session at 11:33 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, March 1, 2021

Tuesday, March 2, 2021

Wednesday, March 3, 2021

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

Thursday, March 4, 2021

Friday, March 5, 2021

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: 02/13/2021 END DATE: 02/19/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
1523	BOB BARKER	BOB BARKER CO INC	318311	91268 AP	02/17/2021	1-001-5-07-359	LEAKS4 JAIL SUPPLIES	1,282.90	
6400	BRYANT JOHN	BRYANT LAW OFFICE PA	318335	91285 AP	02/19/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
36	CAHILL PAT	PATRICK J CAHILL	318336	91286 AP	02/19/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
362	CASAD BENJAMIN	BENJAMIN CASAD	318337	91287 AP	02/19/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-001-5-19-301	3773122 PC MONITOR INSTALL EQU	141.49	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	318339	91289 AP	02/19/2021	1-001-5-05-215	342-0317B24244 GAS SERVICE	229.90	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	318312	91269 AP	02/17/2021	1-001-5-14-220	342-12094264312101 GAS TRANSP	1,462.07	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	318312	91269 AP	02/17/2021	1-001-5-32-392	342-12095329382101 GAS TRANSP	2,418.78	
							*** VENDOR 5637 TOTAL		4,110.75
5362	DIAMOND DRUGS	DIAMOND DRUGS,INC	318341	91291 AP	02/19/2021	1-001-5-07-219	KSLV JANUARY INMATE PRESCRIPTI	1,079.90	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	318342	91292 AP	02/19/2021	1-001-5-07-301	SHERIFF- 2 TONERS	138.00	
2900	EMS OVERPAYMENT	CIGNA HEALHT & LIFE INS	318344	91294 AP	02/19/2021	1-001-5-05-290	OVERPAY BY CIGNA PT COV TERM A	107.72	
2900	EMS OVERPAYMENT	CIGNA HEALHT & LIFE INS	318344	91294 AP	02/19/2021	1-001-5-05-290	OVERPAY BY CIGNA PT COV TERM A	94.23	
2900	EMS OVERPAYMENT	CIGNA HEALHT & LIFE INS	318344	91294 AP	02/19/2021	1-001-5-05-290	OVERPAY BY CIGNA PT COV TERM A	109.53	
2900	EMS OVERPAYMENT	CIGNA HEALHT & LIFE INS	318344	91294 AP	02/19/2021	1-001-5-05-290	OVERPAY BY CIGNA PT COV TERM A	106.21	
2900	EMS OVERPAYMENT	ESTATE OF	318345	91295 AP	02/19/2021	1-001-5-05-290	OVERPAY BY 2NDARY:REF TO PATIE	89.70	
2900	EMS OVERPAYMENT	HMS	318346	91296 AP	02/19/2021	1-001-5-05-290	OVERPAY BY CIGNA	86.19	
2900	EMS OVERPAYMENT	UHC	318347	91297 AP	02/19/2021	1-001-5-05-290	OVERPAY BY UHC	110.47	
							*** VENDOR 2900 TOTAL		704.05
86	EVERGY	EVERGY KANSAS CENTRAL INC	318348	91298 AP	02/19/2021	1-001-5-05-215	ELEC SVC EMS 9101	856.61	
81	FULLER G	GARY L FULLER ATTY	318349	91299 AP	02/19/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
83	GRAFIX SHOPPE	M J DONOVAN ENTERPRISES, INC	318314	91271 AP	02/17/2021	1-001-5-07-213	VEHICLE GRAPHICS SHF UNIT 101	94.44	
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	318350	91300 AP	02/19/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
22605	HINCKLEY S	HINCKLEY SPRINGS	318315	91272 AP	02/17/2021	1-001-5-11-208	17137512660768 FILTRATION SYST	39.50	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	318316	91273 AP	02/17/2021	1-001-5-11-208	RSVP8 CO ATTY ONSITE SHREDDING	20.00	
6636	KANSAS GAS	KANSAS GAS SERVICE	318351	91301 AP	02/19/2021	1-001-5-05-215	5106147452015657 27 GAS TRANSP	215.57	
6636	KANSAS GAS	KANSAS GAS SERVICE	318317	91274 AP	02/17/2021	1-001-5-14-220	510614745 1562996 18 GAS TRANS	1,569.73	
							*** VENDOR 6636 TOTAL		1,785.30
26400	KANSAS GAS	KANSAS GAS SERVICE	318318	91275 AP	02/17/2021	1-001-5-14-220	510614745 1628631 73 GAS TRANS	1,025.30	
26400	KANSAS GAS	KANSAS GAS SERVICE	318318	91275 AP	02/17/2021	1-001-5-32-392	510614745 1628631 73 GAS TRANS	1,599.05	
							*** VENDOR 26400 TOTAL		2,624.35
30	KOHL FRANK	FRANK E KOHL	318352	91302 AP	02/19/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
19903	LANGUAGE L	LANGUAGE LINE SERVICES INC	318353	91303 AP	02/19/2021	1-001-5-19-221	9020533027 INTERPRETER (PHONE)	248.76	
1659	MIDWEST CARD & ID	MIDWEST CARD & ID	318321	91278 AP	02/17/2021	1-001-5-14-312	LEAVENWORTH - 1 MILL LAMINATEX	190.11	
4049	NIJO	NATL INSTITUTE FOR JAIL OPERAT	318356	91306 AP	02/19/2021	1-001-5-07-208	ANNUAL SVC FEE NIJO/AARMS	2,100.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	318323	91280 AP	02/17/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	982.50	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	318323	91280 AP	02/17/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	1,590.00	
							*** VENDOR 8801 TOTAL		2,572.50
1246	PTS OF AMERICA LLC	PTS OF AMERICA LLC	318357	91307 AP	02/19/2021	1-001-5-07-218	CUST 1391 INMATE TRANSPORT	2,267.00	
378	RED LINE AUTO	BOBBY KNOWLES	318324	91281 AP	02/17/2021	1-001-5-07-213	DETAIL FOR SHF UNIT 127	100.00	
316	SMART	PACIFIC SATELLITE SYSTEMS INC	318359	91309 AP	02/19/2021	1-001-5-07-208	ANNUAL SERVICE FEE	348.00	
2	WATER DEPT	WATER DEPT	318362	91312 AP	02/19/2021	1-001-5-05-215	WATER SVC EMS 9103	46.61	
							TOTAL FUND 001		38,750.27
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-115-5-00-409	3773122 PRINTER	275.08	
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-115-5-00-409	3773122:CABLES,HARD DRIVES,DIS	14.94	
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-115-5-00-409	3773122:CABLES,HARD DRIVES,DIS	81.50	
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-115-5-00-409	3773122:CABLES,HARD DRIVES,DIS	1,016.12	
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-115-5-00-409	3773122:CABLES,HARD DRIVES,DIS	159.78	
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-115-5-00-409	3773122:CABLES,HARD DRIVES,DIS	669.50	
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-115-5-00-409	3773122:CABLES,HARD DRIVES,DIS	669.50	
							*** VENDOR 24545 TOTAL		2,886.42

START DATE: 02/13/2021 END DATE: 02/19/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
156	CONVERGEONE	CONVERGEONE INC	318340	91290 AP	02/19/2021	1-115-5-00-409	AOSLVCOO0001 RACKMOUNT KIT	241.44	
								TOTAL FUND 115	3,127.86
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	318339	91289 AP	02/19/2021	1-133-5-00-304	2-28 342-5600012101 GAS SERVIC	322.14	
461	LEAV CO CO	LEAV CO COOP	318354	91304 AP	02/19/2021	1-133-5-00-304	2-26 FUEL, FLUIDS/LUBES, SHOP	26,824.27	
461	LEAV CO CO	LEAV CO COOP	318354	91304 AP	02/19/2021	1-133-5-00-310	2-26 FUEL, FLUIDS/LUBES, SHOP	1,655.11	
461	LEAV CO CO	LEAV CO COOP	318354	91304 AP	02/19/2021	1-133-5-00-312	2-26 FUEL, FLUIDS/LUBES, SHOP	300.00	
								*** VENDOR 461 TOTAL	28,779.38
1675	SPRINT	SPRINT	318360	91310 AP	02/19/2021	1-133-5-00-210	2-29 143250300 GPS TELEMETRY	39.99	
375	TUFTE, STEPHAN	STEPHAN TUFTE	318361	91311 AP	02/19/2021	1-133-5-00-213	2-31 PROF SURVEY SERVICES	2,100.00	
								TOTAL FUND 133	31,241.51
461	LEAV CO CO	LEAV CO COOP	318354	91304 AP	02/19/2021	1-137-5-00-304	2-6 DYED DIESEL	7,735.11	
								TOTAL FUND 137	7,735.11
20588	ADVANTAGE	ADVANTAGE PRINTING	318310	91267 AP	02/17/2021	1-145-5-00-303	CO ON AGING BUSINESS CARDS	78.00	
20588	ADVANTAGE	ADVANTAGE PRINTING	318310	91267 AP	02/17/2021	1-145-5-00-303	CO ON AGING BUSINESS CARDS	55.00	
								*** VENDOR 20588 TOTAL	133.00
27570	ALL SEASON	ALL SEASONS CAR WASH	318333	91283 AP	02/19/2021	1-145-5-00-213	COA CUST 2011 FLEET WASH CHARG	22.00	
2621	BOOKER TERRY	TERRY BOOKER	318334	91284 AP	02/19/2021	1-145-5-00-256	MEALS RESERVED (SENIORS)	9,868.50	
2621	BOOKER TERRY	TERRY BOOKER	318334	91284 AP	02/19/2021	1-145-5-00-256	MEALS RESERVED (SENIORS)	11,791.20	
								*** VENDOR 2621 TOTAL	21,659.70
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-00-301	COA PHONE REST/MAIL SEALS, INK	99.99	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-00-303	COA PHONE REST/MAIL SEALS, INK	207.99	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-00-345	CO ON AGING C1 & C2 DELIVERY B	39.41	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-00-345	CO ON AGING C1 & C2 DELIVERY B	140.39	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-05-301	CO ON AGING C1 & C2 DELIVERY B	19.09	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-06-301	CO ON AGING C1 & C2 DELIVERY B	18.47	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-06-321	CO ON AGING C1 & C2 DELIVERY B	12.93	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-07-302	CO ON AGING C1 & C2 DELIVERY B	3.08	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318355	91305 AP	02/19/2021	1-145-5-07-321	CO ON AGING C1 & C2 DELIVERY B	12.93	
								*** VENDOR 4755 TOTAL	554.28
								TOTAL FUND 145	22,368.98
8466	KDHE PERMITS	KDHE STORMWATER COORDINATOR	318319	91276 AP	02/17/2021	1-160-5-00-263	INDUSTRIAL STORMWATER PERMIT T	60.00	
7258	L & R REFR	L & R REFRIGERATION SERVICE CO	318320	91277 AP	02/17/2021	1-160-5-00-208	FREON REMOVAL 37 UNITS	390.00	
2007	WIRENUTS	WIRENUTS	318325	91282 AP	02/17/2021	1-160-5-00-263	SOLID WASTE - SVC CALLS-HARD D	493.00	
								TOTAL FUND 160	943.00
379	DRONE ON DEMAND	PATRICK JAMES MCBRIDE	318363	1545 AP	02/18/2021	1-171-5-05-303	DRONE SERVICES:VIDEOGRAPHERS/E	2,000.00	
								TOTAL FUND 171	2,000.00
6636	KANSAS GAS	KANSAS GAS SERVICE	318317	91274 AP	02/17/2021	1-174-5-00-210	510614745 2007004-82 GAS SVC L	60.61	
1962	MOTOROLA	MOTOROLA	318322	91279 AP	02/17/2021	1-174-5-00-261	1000301747 MAINT/MONITORING 91	37,428.44	
								TOTAL FUND 174	37,489.05
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	318312	91269 AP	02/17/2021	1-195-5-00-290	342-0305A864302101 GAS SERVICE	137.75	
26400	KANSAS GAS	KANSAS GAS SERVICE	318318	91275 AP	02/17/2021	1-195-5-00-290	510614745 1628631 73 GAS TRANS	158.27	
2	WATER DEPT	WATER DEPT	318362	91312 AP	02/19/2021	1-195-5-00-290	JDC WATER SVC	109.09	
								TOTAL FUND 195	405.11
1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	318358	91308 AP	02/19/2021	1-196-5-00-201	ACCT 112368 CONFIRMATION TESTS	17.00	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 196	17.00
24545	CDW GOVERN	CDW GOVERNMENT INC	318338	91288 AP	02/19/2021	1-197-5-00-201	3773122 LOGITECH CONFERENCE SY	1,291.67	
								TOTAL FUND 197	1,291.67
86	EVERGY	EVERGY KANSAS CENTRAL INC	318313	91270 AP	02/17/2021	1-212-5-00-2	SEWER DIST 2 ELECTRIC SVC	216.84	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318313	91270 AP	02/17/2021	1-212-5-00-2	SEWER DIST 2 ELECTRIC SVC	37.08	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318313	91270 AP	02/17/2021	1-212-5-00-2	SEWER DIST 2 ELECTRIC SVC	29.15	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318313	91270 AP	02/17/2021	1-212-5-00-2	SEWER DIST 2 ELECTRIC SVC	72.86	
								*** VENDOR 86 TOTAL	355.93
								TOTAL FUND 212	355.93
86	EVERGY	EVERGY KANSAS CENTRAL INC	318313	91270 AP	02/17/2021	1-218-5-00-2	SEWER DIST 5 ELEC SVC	173.77	
								TOTAL FUND 218	173.77
3998	DREXEL TEC	DREXEL TECHNOLOGIES INC	318343	91293 AP	02/19/2021	1-220-5-02-400	28984 SH-30 BRIDGE REPL PLANS/	107.92	
								TOTAL FUND 220	107.92
								TOTAL ALL CHECKS	146,007.18

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	38,750.27
115	EQUIPMENT RESERVE	3,127.86
133	ROAD & BRIDGE	31,241.51
137	LOCAL SERVICE ROAD & BRIDGE	7,735.11
145	COUNCIL ON AGING	22,368.98
160	SOLID WASTE MANAGEMENT	943.00
171	S TAX CAP RD PROJ: 2015 SERIES	2,000.00
174	911	37,489.05
195	JUVENILE DETENTION	405.11
196	DRUG TEST & SUPERVISION FEES	17.00
197	INK FEE FUND	1,291.67
212	SEWER DISTRICT 2: TIMBERLAKES	355.93
218	SEWER DIST #5	173.77
220	CAP IMPR: RD & BRIDGE	107.92
	TOTAL ALL FUNDS	146,007.18

Consent Agenda 2-24-2021
Checks 02/12 - 02/19

*****Consent Agenda*****
Leavenworth County
Request for Board Action
Case No. DEV-20-150/151
Preliminary & Final Plat Hedgebrook Subdivision

Date: February 24, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **Krystal Voth, Reviewed**

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Preliminary and Final Plat for a three-lot subdivision, Hedgebrook Subdivision.

Analysis: The applicant is requesting a three-lot subdivision located north of 147th and Hollingsworth Road. The proposed lots are each approximately 6.5 acres and meet the current zoning district requirements. The City of Basehor is located approximately ¼ mile to the southeast of the property. The City indicates that this area is located within their future development area. However, gravity sewer is 2,800 feet away. Under current County policy, parcels which lie outside of 660 feet of the incorporated boundary of a city are not required to obtain city services. The three-lot plat, as presented, meets the zoning district regulations and will not hinder future growth of the City of Basehor. Staff recommends that if future development of this parcel were to occur that careful consideration be given to requiring the developer work with city staff to extend sanitary sewer. Staff recommends approval of the plat as presented.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-20-150/151 Preliminary & Final Plat for Hedgebrook Subdivision subject to conditions.

Alternatives:

1. Approve Case No.DEV-20-150/151 Preliminary & Final Plat for Hedgebrook Subdivision, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-20-150/151 Preliminary & Final Plat for Hedgebrook Subdivision, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-20-150/151 Preliminary & Final Plat for Hedgebrook Subdivision, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

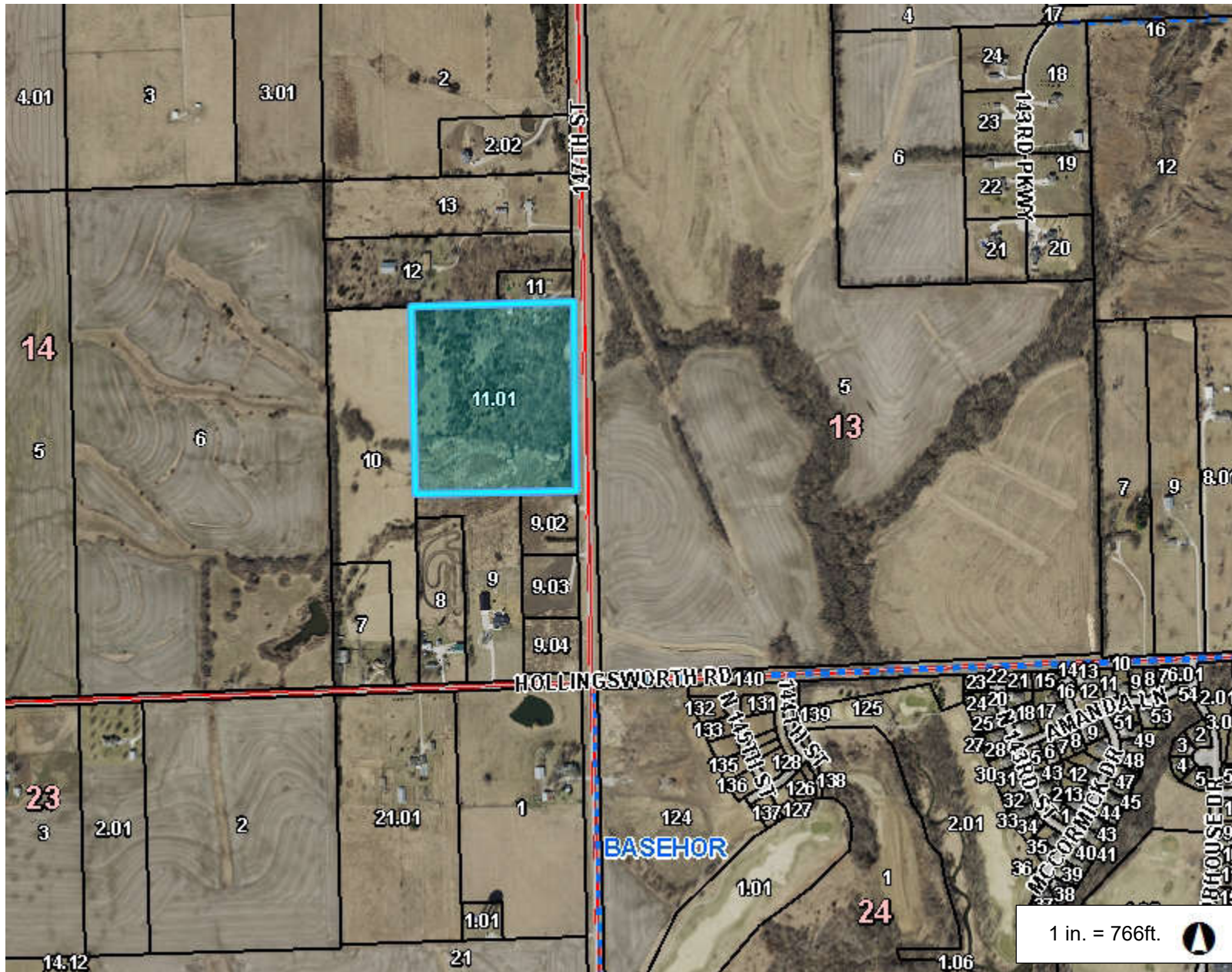
- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested:

\$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

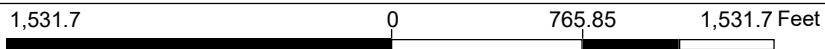
Hedgebrook Subdivision



Legend

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

Notes



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

*****Consent Agenda*****
Case No. DEV-20-150/151
Hedgebrook Subdivision
Preliminary and Final Plat

Staff Report – Board of County Commissioners

February 24, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Joyce Haas
22303 147th Street
Basehor, KS 66007

Agent: Hann Surveyor

Legal Description: A tract of land in the southeast ¼ of Section 14, Township 10South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 22111 147th Street, located ¼ mile north of Hollingsworth Road.

Parcel Size: ± 19

Zoning/Land Use: RR-2.5, Rural Residential 2.5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential 3 units/acre land use category.

Parcel ID No.: 156-14-0-00-00-011.01

Planner: Krystal A. Voth

REPORT:

Planning Commission Recommendation

The Planning Commission voted 9-0 to recommend approval of Case No.DEV-20-150/151, Preliminary and Final Plat for Hedgebrook Subdivision, with the following 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. The applicant shall adhere to the following memorandums:
 - a. Olsson – Public Works, January 27, 2021
 - b. Mike Fulkerson- Rural Water District 1, January 8, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. Fire hydrants shall be installed at the time of development if adequate infrastructure exists.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Preliminary and Final Plat for a three-lot lot subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size. Falcon Lakes Subdivision is approximately ¼ mile to the southeast of the parcel.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0241G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Fairmount

Water: RWD 1

Electric: Evergy

Access/Streets

The property is accessed by 147th street. This road is a County arterial with a hard surface ± 36' wide.

Agency Comments

See attached comments – Memo – Olsson – Public Works, January 27, 2021

See attached comments – Memo – Mike Fulkerson – Rural Water District 1, January 8, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 2.5; Rural Residential Zoning 2.5-acre minimum size parcels
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. The water district currently has adequate infrastructure to supply water to the lots within this subdivision and also can provide fire protection.
4. The proposed subdivision is in conformance with the comprehensive plan since sanitary sewer is not available at this time. This area has been identified by the City of Basehor as being serviceable by gravity sewer, however, the closest sewer connection is 2,800 from the property.

Subdivision Classification

This is classified as a Class “C” Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class “C” Subdivision is any subdivision in which all the lots lie within the Rural Growth Area of Leavenworth County.

Staff Comments

The applicant is requesting a three-lot subdivision located north of 147th and Hollingsworth Road. The proposed lots are each approximately 6.5 acres and meet the current zoning district requirements. The City of Basehor is located approximately ¼ mile to the southeast of the property. The City indicates that this area is located within their future development area. However, gravity sewer is 2,800 feet away. Under current County policy, parcels which lie outside of 660 feet of the incorporated boundary of a city are not required to obtain city services. The three-lot plat, as presented, meets the zoning district regulations and will not hinder future growth of the City of Basehor. Staff recommends that if future development of this parcel were to occur that careful consideration be given to requiring the developer work with city staff to extend sanitary sewer. Staff recommends approval of the plat as presented.

ACTION OPTIONS:

1. Approve Case No.DEV-20-150/151 Preliminary & Final Plat for Hedgebrook Subdivision, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-20-150/151 Preliminary & Final Plat for Hedgebrook Subdivision, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-20-150/151 Preliminary & Final Plat for Hedgebrook Subdivision, with Findings of Fact; or

4. Remand the case back to the Planning Commission.

ATTACHMENTS:

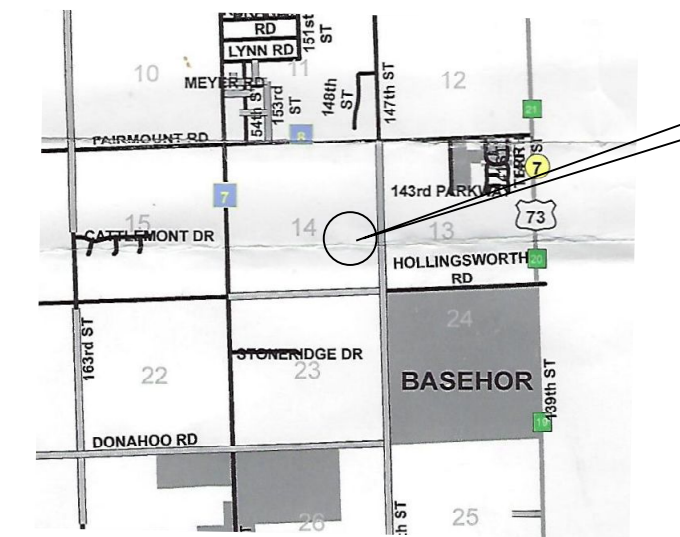
Aerial Map
Memorandums
Preliminary and Final Plat

HEDGEBROOK SUBDIVISION

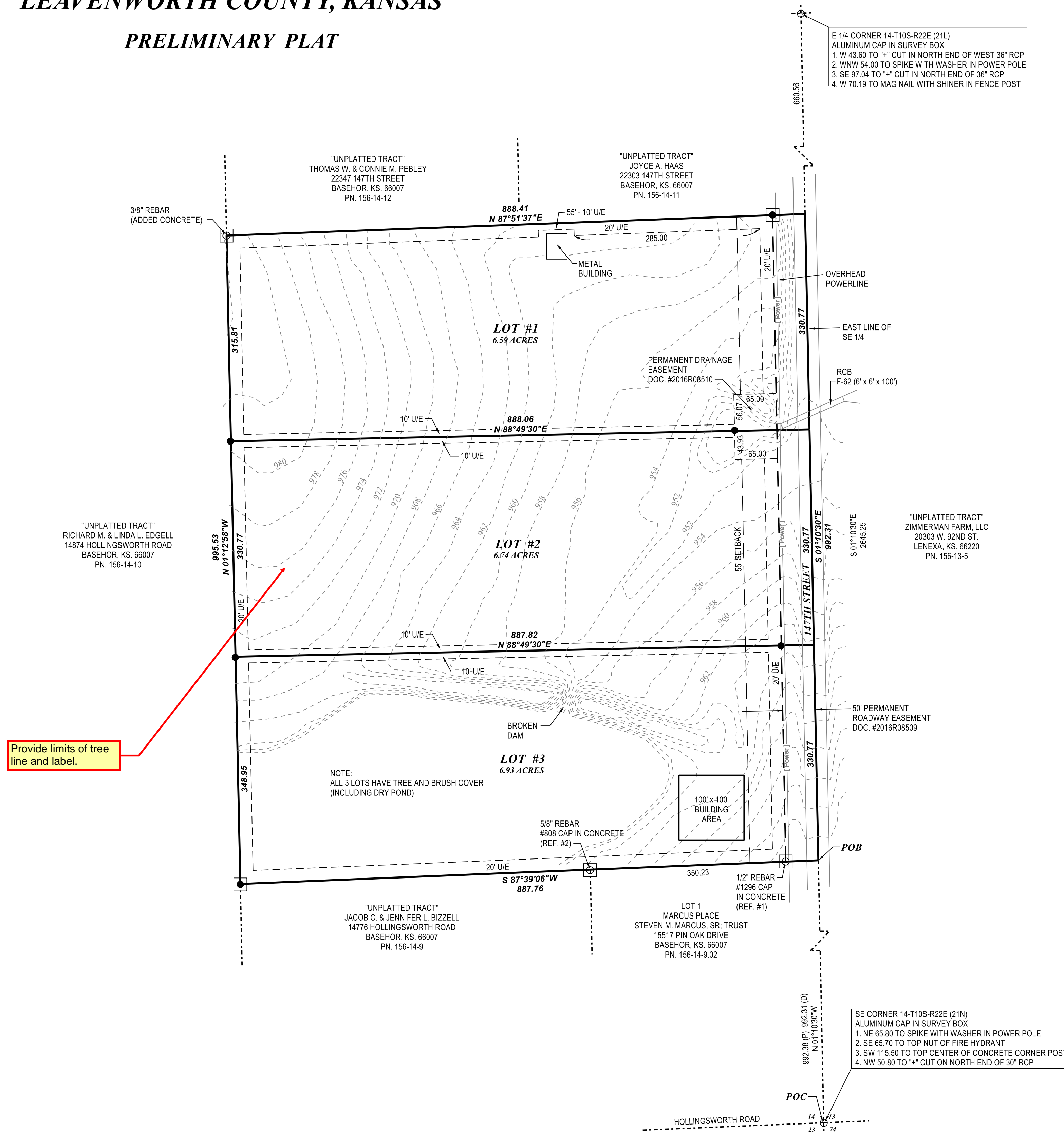
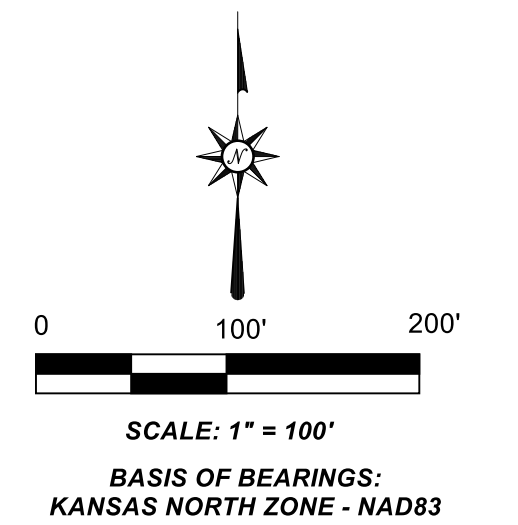
TRACT IN THE SOUTHEAST QUARTER
SECTION 14-T10S-R22E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT

01-27-21
OLSSON REVIEW



LOCATION MAP
NO SCALE



Provide limits of tree line and label.

Include the restrictions from the final plat.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14-T10S-R22E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE, N 01°10'30"W, 992.38 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 87°39'06"W, 887.76 FEET; THENCE, N 01°12'58"W, 995.53 FEET; THENCE, N 87°51'37"E, 888.41 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE, S 01°10'30"E, 992.31 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS 20.26 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

OWNER

JOYCE A. HAAS
22303 147TH STREET
BASEHOR, KANSAS 66007
(913) 221-5761

ROAD INFORMATION

COUNTY COLLECTOR - 34' WIDE ASPHALT PAVING

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

PUBLIC IMPROVEMENT

NONE

UTILITIES

WATER / CONS. R.W.D. #1
ELECTRIC / EVERGY
GAS / PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM

ZONING

RR - 2.50
EXISTING & PROPOSED USE - RESIDENTIAL

REFERENCES

- MARCUS PLACE PLAT (2017)
- S-15, #7 (2001)

BENCHMARK

TOP LID OF SURVEY BOX AT THE SE CORNER OF SECTION 14-T10S-R22E EL. 968.92 (NAVD 88)

NOTES

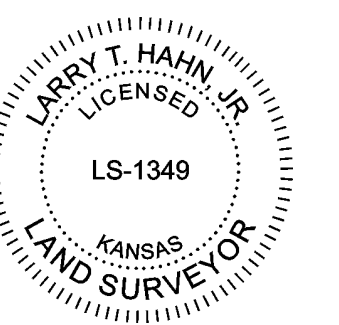
- THIS SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP 20103C0241G, DATED 07/16/2015
- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- TITLE REPORT PROVIDED LAWYERS TITLE OF KANSAS, INC. CASE #34095

EASEMENT DEDICATION

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES, DUCTS, CABLES AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENT OR U/E IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
- (D) DEEDED
- (P) PLATTED



LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF DECEMBER, 2020, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com



Consolidated Water District #1

Leavenworth County, Kansas

P.O. Box 419, 15520 Crestwood Dr. Basehor, KS 66007 (913)-724-7000 - Office (913)-724-1310 - Fax www.crw1.com

January 8, 2021

Krystal Voth, CFM
Director
Leav. Co. Planning & Zoning
300 Walnut
Leavenworth, KS 66048

Re: Hedgebrook Subdivision

Dear Ms. Voth,

The above-mentioned plat is in the service area of Consolidated Water District #1.

After reviewing the plat, the Water District makes the following comments;

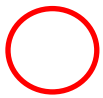
1. The Water District will serve the domestic and fire flow needs of the proposed development from an existing 12-inch water main located on the east side of 147th St. (see attached map).
2. Fire hydrants are located north and south from the proposed plat (red dots on attached map). The fire hydrant north of the proposed development is approximately 450 feet north of the north property line of the development, and the fire hydrant south, is approximately 400 feet south of the south property line. If additional fire hydrants are needed, they can be added to the 12-inch water main, at the developer's expense.
3. The Water District does not have any future plans of replacing/upgrading the water lines in the area of the proposed plat.
4. Any water main extensions needed to serve the proposed lots of the development will be at the developer's expense and shall follow the water districts design standards.
5. Any future customers shall follow the policies for new connections in place at the time of need.

Should you have further questions or comments, please feel free to contact us at your convenience. We are certainly looking forward to serving this development and its future homeowners.

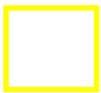
Respectfully,

Mike Fulkerson
Operations Manager

Cc; file



Fire Hydrant Location

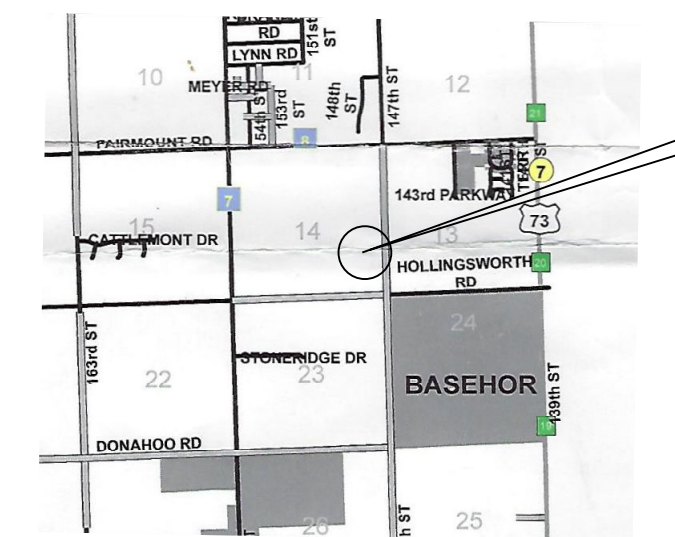


Property Line of Subdivision

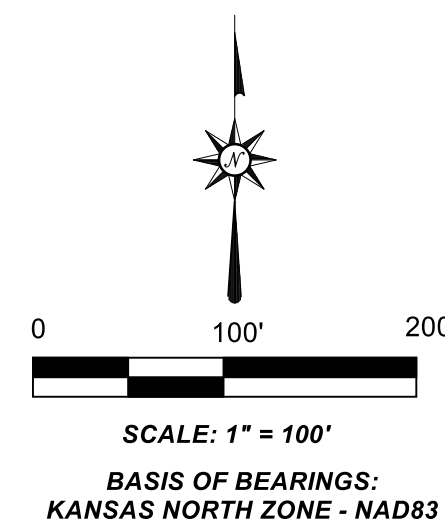
HEDGEBROOK SUBDIVISION

TRACT IN THE SOUTHEAST QUARTER
SECTION 14-T10S-R22E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



LOCATION MAP
NO SCALE



LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
ORIGIN UNKNOWN, UNLESS REFERENCED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
- (D) DEEDED
- (P) PLATTED

OWNER INFORMATION

JOYCE A. HAAS
22303 147TH STREET
BASEHOR, KS. 66007

NOTES

- THIS SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP 20103C0241G, DATED 07/16/2015
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- EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL
- TITLE REPORT PROVIDED BY LAWYERS TITLE OF KANSAS, INC. CASE #34095

RESTRICTIONS

- 40' REAR SETBACK FOR RESIDENCES
15' REAR SETBACK FOR ACCESSORY BUILDINGS
15' SIDE SETBACK
- AN ENGINEERED WASTEWATER DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- 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.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.

EASEMENT DEDICATION

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTAINANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES, DUCTS, CABLES AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENT OR U/E IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

STREET DEDICATION

ALL STREETS ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

REFERENCES

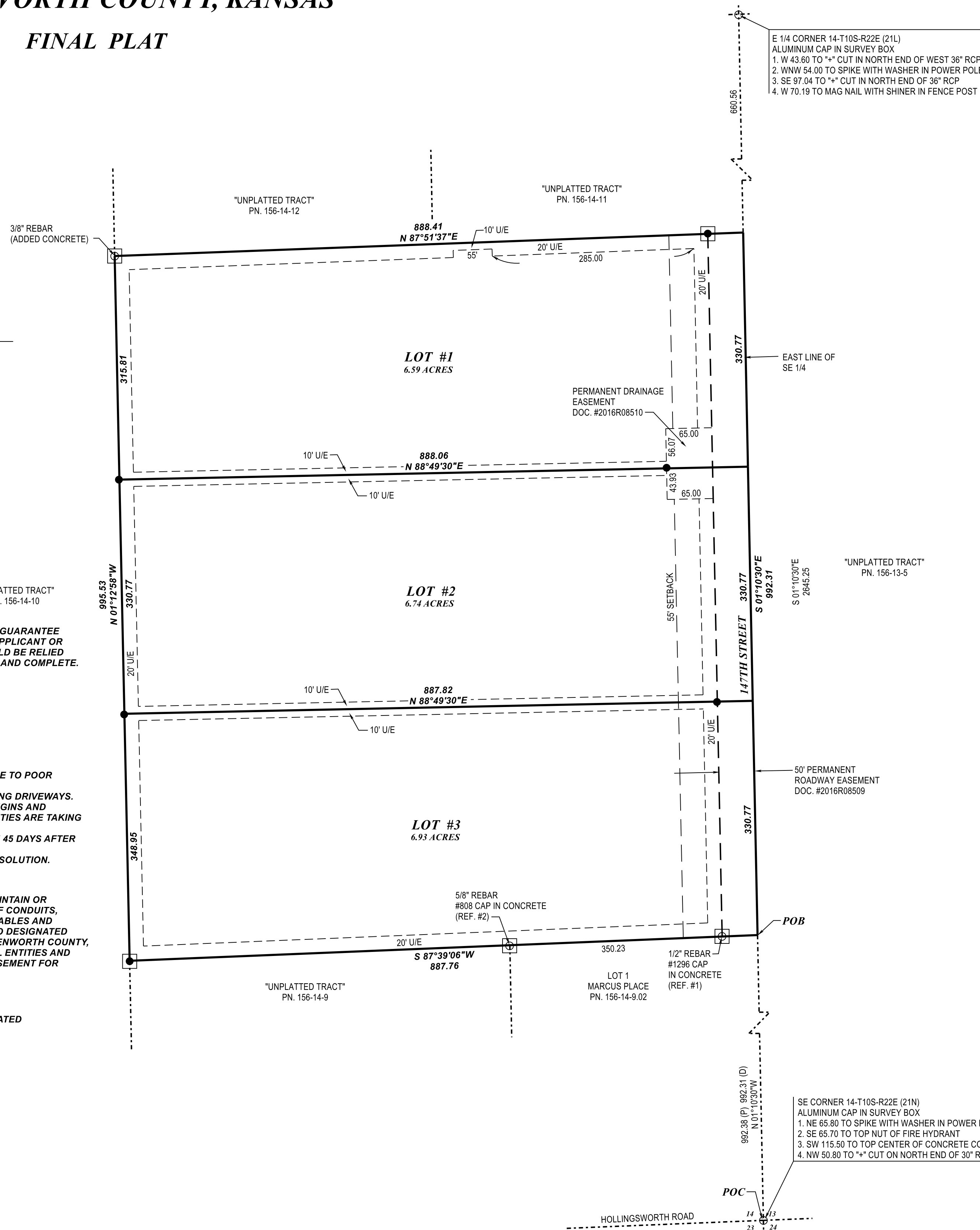
- MARCUS PLACE PLAT (2017)
- S-15, #7 (2001)

BENCHMARK

TOP LID OF SURVEY BOX AT THE
SE CORNER OF SECTION 14-T10S-R22E
EL. 968.92 (NAVD 88)

ZONING

RR - 2.50



E 1/4 CORNER 14-T10S-R22E (21L)
ALUMINUM CAP IN SURVEY BOX
1. W 43.60 TO "x" CUT IN NORTH END OF WEST 36" RCP
2. WNW 54.00 TO SPIKE WITH WASHER IN POWER POLE
3. SE 97.04 TO "x" CUT IN NORTH END OF 36" RCP
4. W 70.19 TO MAG NAIL WITH SHINER IN FENCE POST

SE CORNER 14-T10S-R22E (21N)
ALUMINUM CAP IN SURVEY BOX
1. NE 65.80 TO SPIKE WITH WASHER IN POWER POLE
2. SE 65.70 TO TOP NUT OF FIRE HYDRANT
3. SW 115.50 TO TOP CENTER OF CONCRETE CORNER POST
4. NW 50.80 TO "x" CUT ON NORTH END OF 30" RCP

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14-T10S-R22E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE, N 01°10'30"W, 992.38 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 87°39'06"W, 887.76 FEET; THENCE, N 01°12'58"W, 995.53 FEET; THENCE, N 87°51'37"E, 888.41 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE, S 01°10'30"E, 992.31 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS 20.26 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

IN TESTIMONY WHEREOF

THE UNDERSIGNED PROPRIETOR STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT SHE HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "HEDGEBROOK SUBDIVISION".

I, THE UNDERSIGNED OWNER OF "HEDGEBROOK SUBDIVISION" HAVE SET MY HAND THIS _____ DAY OF _____, 2021.

JOYCE A. HAAS

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED JOYCE A. HAAS, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HER FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

WE THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "HEDGEBROOK SUBDIVISION" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / STEVE ROSENTHAL

SECRETARY / KRystal VOTH, CFM

THE LEAVENWORTH COUNTY ENGINEERS 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

WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "HEDGEBROOK SUBDIVISION" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / MICHAEL SMITH

COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY SURVEYOR CERTIFICATION

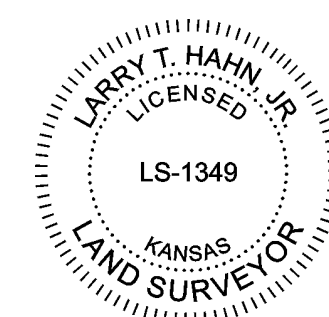
I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS PLAT WAS REVIEWED BASED ON KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR / WAYNE MALNICOF, LS

STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD IN DOCUMENT # _____ ON THIS _____ DAY OF _____, 2021 AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS, LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRI LOIS MASHBURN



LARRY T. HAHN, LS #1349

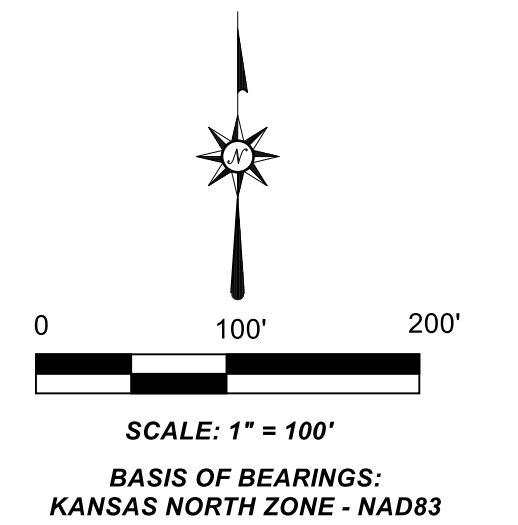
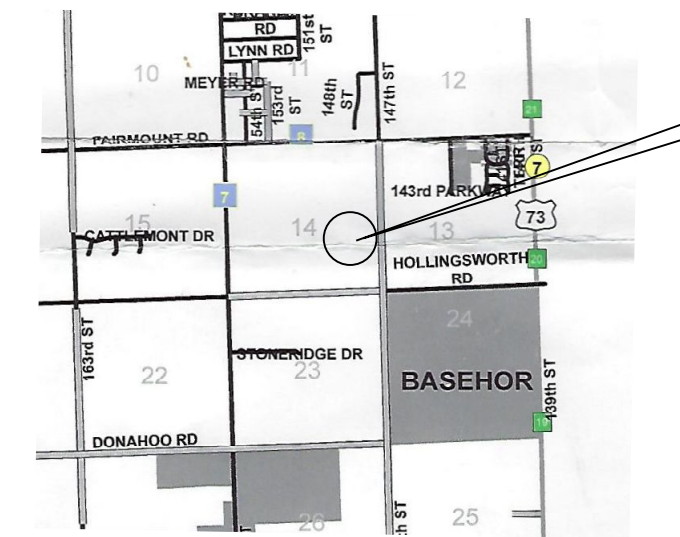
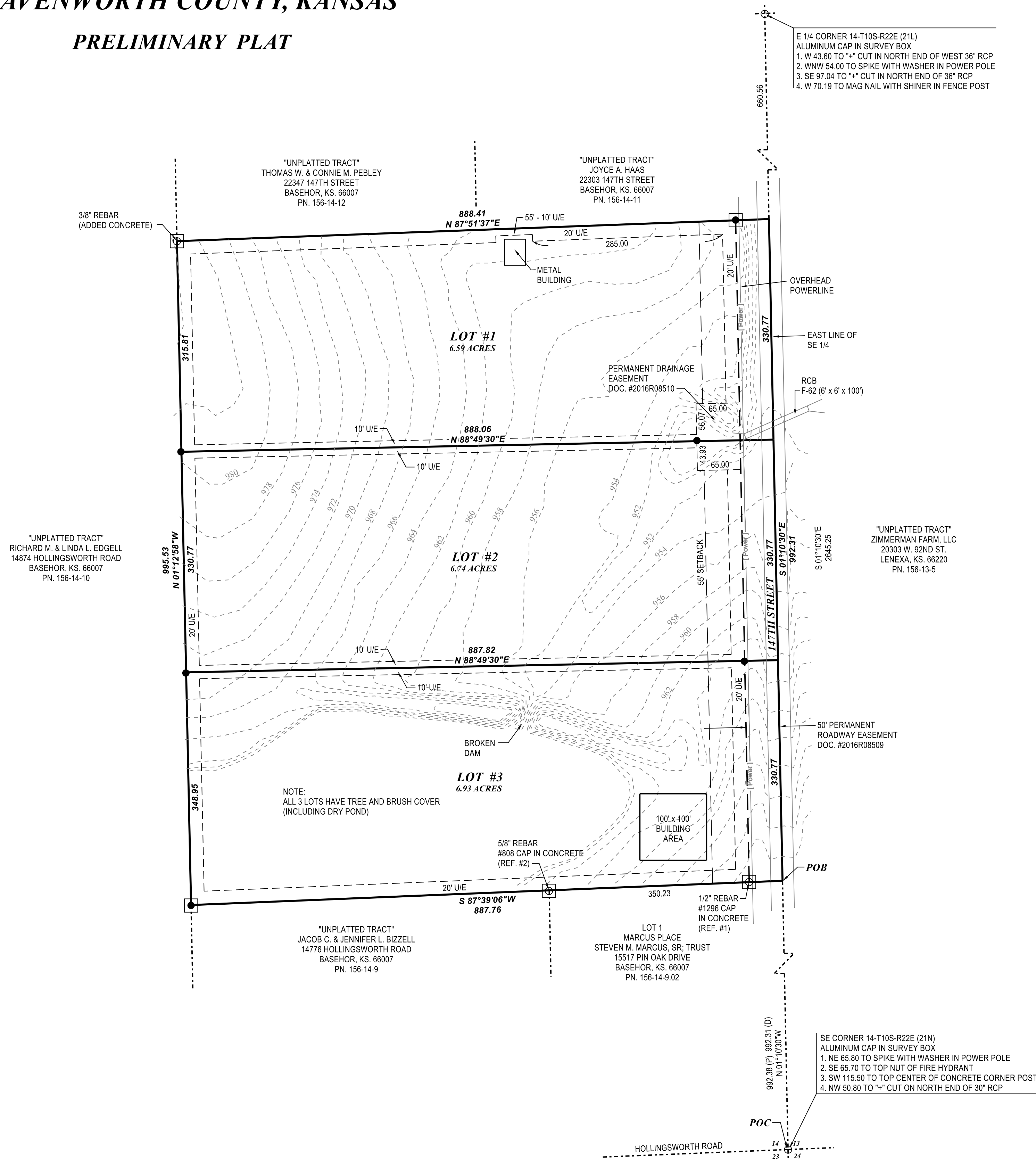
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HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com

HEDGEBROOK SUBDIVISION

TRACT IN THE SOUTHEAST QUARTER
SECTION 14-T10S-R22E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



SURVEYORS DESCRIPTION

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OWNER

JOYCE A. HAAS
22303 147TH STREET
BASEHOR, KANSAS 66007
(913) 221-5761

ROAD INFORMATION

COUNTY COLLECTOR - 34' WIDE ASPHALT PAVING

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

PUBLIC IMPROVEMENT

NONE

UTILITIES

WATER / CONS. R.W.D. #1
ELECTRIC / EVERGY
GAS / PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM

ZONING

RR - 2.50
EXISTING & PROPOSED USE - RESIDENTIAL

REFERENCES

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TOP LID OF SURVEY BOX AT THE
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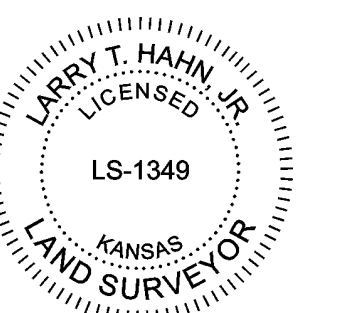
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- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE. TITLE REPORT PROVIDED LAWYERS TITLE OF KANSAS, INC. CASE #34095

EASEMENT DEDICATION

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTAINANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES, DUCTS, CABLES AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENT OR U/E IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
ORIGIN UNKNOWN, UNLESS REFERENCED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
- (D) DEEDED
- (P) PLATTED



LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF DECEMBER, 2020, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com

*****Consent Agenda***
Leavenworth County
Request for Board Action
Case No. DEV-20-152/153
Preliminary & Final Plat Guenther & Barker Estates**

Date: March 3, 2020
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 5 acres and Lot 2 is approximately 15.23 acres.

Analysis: The applicants are requesting approval of a two lot subdivision for a parcel of land located along McIntyre Road. Proposed Lot 1 is situated in the southwest corner of the property and contains approximately 5 acres. The proposed lot meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Proposed Lot 2 consists of the remaining 15.23 acres of the original parcel. There is an existing home on Lot 2. Lot 2 also meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No. DEV-20-152 & 153, Preliminary and Final Plat for Guenther & Barker Estates subject to conditions.

Alternatives:

1. Approve Case No. DEV-20-152 & 153, Preliminary and Final Plat for Guenther & Barker Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-20-152 & 153, Preliminary and Final Plat for Guenther & Barker Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-20-152 & 153, Preliminary and Final Plat for Guenther & Barker Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

- X 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

*****Consent Agenda*****
Case No. DEV-20-152/153
Guenther & Barker Estates
Preliminary and Final Plat

Staff Report – Board of County Commissioners

March 3, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Brian Guenther
16684 McIntyre Road
Leavenworth, KS 66048

Agent: Herring Surveying

Legal Description: A tract of land in the Southeast quarter of Section 33, Township 9 South,
Ranger 22 East of the 6th PM, Leavenworth County, Kansas

Parcel Size: ± 20.23 acres

Zoning/Land Use: RR-5, Rural Residential 5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential land use category.

Parcel ID No.: 108-33-0-00-00-018.00

Planner: Jared Clements

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 9-0 to recommend approval of Case No. DEV-20-152 & 153, Preliminary and Final Plat for Guenther & Barker Estates, with the following 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. The applicant shall adhere to the following memorandums:
 - a. Mitch Pleak – Public Works, January 4, 2021
 - b. Becky Fousek – Rural Water District 8, January 4, 2021
 - c. Steve Tufte – County Reviewer, February 1, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At the time of development, fire hydrants shall be required if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C325G & 20103C350G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Fire District 1
Water: RWD 8
Electric: Freestate

Access/Streets

The property is accessed by McIntyre Road. This road is a County road with a gravel surface ±22' wide.

Agency Comments

See attached comments – Email – Mitch Pleak – Public Works, January 4, 2021
See attached comments – Email – Steve Tufte – County Reviewer, February 1, 2021
See attached comments – Email – David Van Parys – County Counselor, January 4, 2021
See attached comments – Email – Becky Fousek – Rural Water District 8, January 4, 2021
See attached comments – Email – Amanda Tarwater – Freestate Electric utility, December 31, 2020

Findings

1. The proposed subdivision is consistent with the zoning district of RR 5; Rural Residential Zoning 5-acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1 or 4:1, have the minimum frontage of 300', Minimum lot size of 5 acres.
2. The property is not within a sewer district boundary nor within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. The water district currently has adequate infrastructure to supply water to the lots within this subdivision but does not/cannot provide fire protection.
(See condition 5.)
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

This is classified as a Class "C" Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "C" Subdivision is any subdivision in which all the lots lie within the Rural Growth Area of Leavenworth County.

Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 4.)

Staff Comments

This is a 2-lot subdivision on McIntyre Road. The proposal is consistent with Zoning and Subdivision Regulations, as well as the comprehensive plan. Lot 1 is 5 acres and Lot 2 is 15.23 acres. Both lots are accessed via McIntyre Road.

ACTION OPTIONS:

1. Approve Case No. DEV-20-152 & 153, Preliminary and Final Plat for Guenther & Barker Estates, with Findings of Fact, with or without conditions; or
2. Deny Case No. DEV-20-152 & 153, Preliminary and Final Plat for Guenther & Barker Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-20-152 & 153 for Gunther & Barker Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

From: [Clements, Jared](#)
Sent: Friday, February 5, 2021 11:52 AM
To: [Clements, Jared](#)
Subject: FW: Guenther & Barker Estates REVISIONS
Attachments: Guenther Barker PRELIM.pdf; Guenther Barker FINAL.pdf; RR-33-9-22-11X-Guenther 2020.pdf; RR-33-9-22-11Z-2020.pdf; RR-33-9-22-13Z-2020.pdf; K-17-1142-2020 GUENTHER FINAL-Deed Report.txt

From: Clements, Jared
Sent: Tuesday, January 12, 2021 11:58 AM
To: 'Joe Herring' ; 'David Lutgen'
Cc: 'mpleak@olsson.com' ; Voth, Krystal ; Noll, Bill
Subject: Guenther & Barker Estates PZ & Olsson Review

Good Morning Joe,

Please find the attached reviews from Olsson, as well as the PZ review below for Guenther and Barker Estates. Please note we are awaiting the final plat surveyor-review from Public Works due to an oversight on my part. That being said, there should still be ample time to get final revisions in by January 29, 2021.

PZ review of Preliminary & Final Plat

- Please include adjacent PID's
- Adjust the name to reflect requested change (expected, just a reminder)
- Add all property owners to the signature lines (if necessary)

Respectfully,

Jared Clements
Planner II
Leavenworth County Planning and Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
(913)684-0465

GUENTHER ESTATES

Tracts of land in the Southeast Quarter of Section 33, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
 Brian Gunther
 16684 McIntyre Road
 Leavenworth, KS 66086
 PID No. 106-33-0-00-00-018

RECORD DESCRIPTION:
 Tract of land in the Southeast Quarter of Section 33, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter, thence North 01 degrees 11'41" West for a distance of 1327.04 feet along the West line of said Southeast Quarter; thence North 87 degrees 53'13" East for a distance of 664.02 feet; thence South 01 degrees 11'41" East for a distance of 1328.11 feet to said South line; thence South 87 degrees 58'46" West for a distance of 664.00 feet to the true point of beginning.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 20.23 Acres, more or less, including road right of way.

11X
 Center of
 Sec. 33-9-22 (Level)
 5/8" Bar Found
 1) Nail in Fence Post SE 6.95'
 2) Nail in Fence Post S 4.7'
 3) Bolt in Fence Post S 13.6'

1-04-21
OLSSON REVIEW

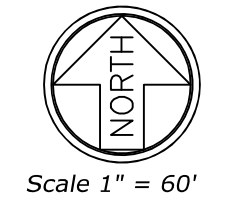
RESTRICTIONS:
 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 3) Erosion and sediment control measures shall 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 the current Access Management Policy
 5) No off-plat restrictions.

ZONING:
 RR-5, Rural Residential, 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 and measured distances are the same, unless otherwise noted.
 4) Error of Closure - See Error of Closure Calculations
 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
 6) Point Origin Unknown, unless otherwise noted.
 7) Proposed Lots for Residential Use.
 8) Road Record - See Survey
 9) Benchmark - NAVD88
 Project Benchmark (BM) - SW CORNER SW 1/4 - 963'
 10) Easements, if any, are created hereon or listed in referenced title commitment.
 11) Reference Recorded Deed Document No. 2017R10331
 12) Utility Companies -
 - Water - RWD 8
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 13) Reference Alliance Title Insurance Company Commitment Owners & Encumbrances updated December 7, 2020
 14) Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 20103C0325G & 350G 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
 - No easements were listed on the provided O & E Report
 18) Fence Lines do not necessarily denote the boundary line for the property.
 19) Reference Surveys:
 (NEH) - Norman E. Holmes Survey dated 1976
 (DGW) - D.G. White Surveys S-12 #92 & S-14 #18
 Recorded Plat - HIGHCREST WEST SUBD.
 McCALL VALLEY SUBDIVISION
 (JAH) - J.A. Herring Survey recorded as Document Number 2018S020
 20) Boundary of Plat is a retracement of above referenced (JAH) survey.

PID #'s

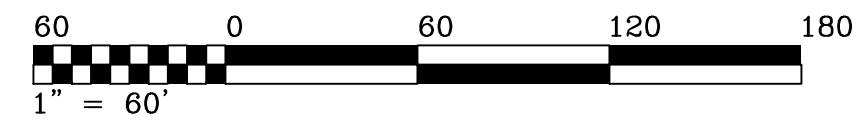
Appears to be a sump located here. Indicate Pipe and Pipe Size.



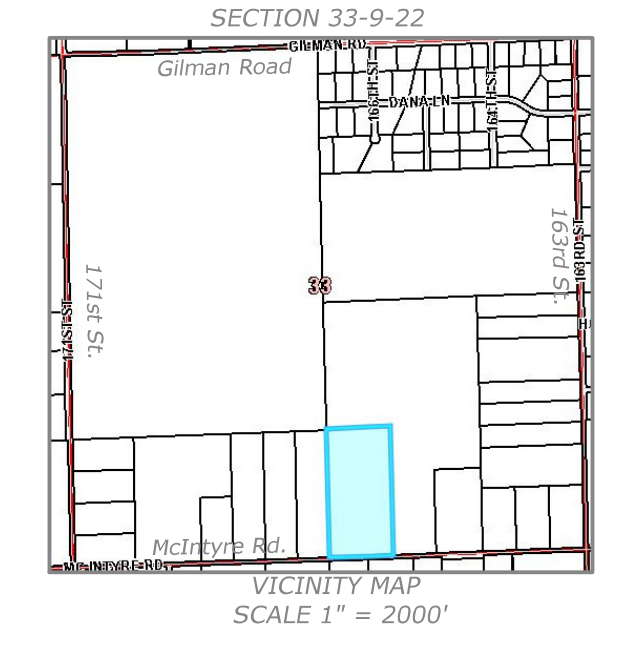
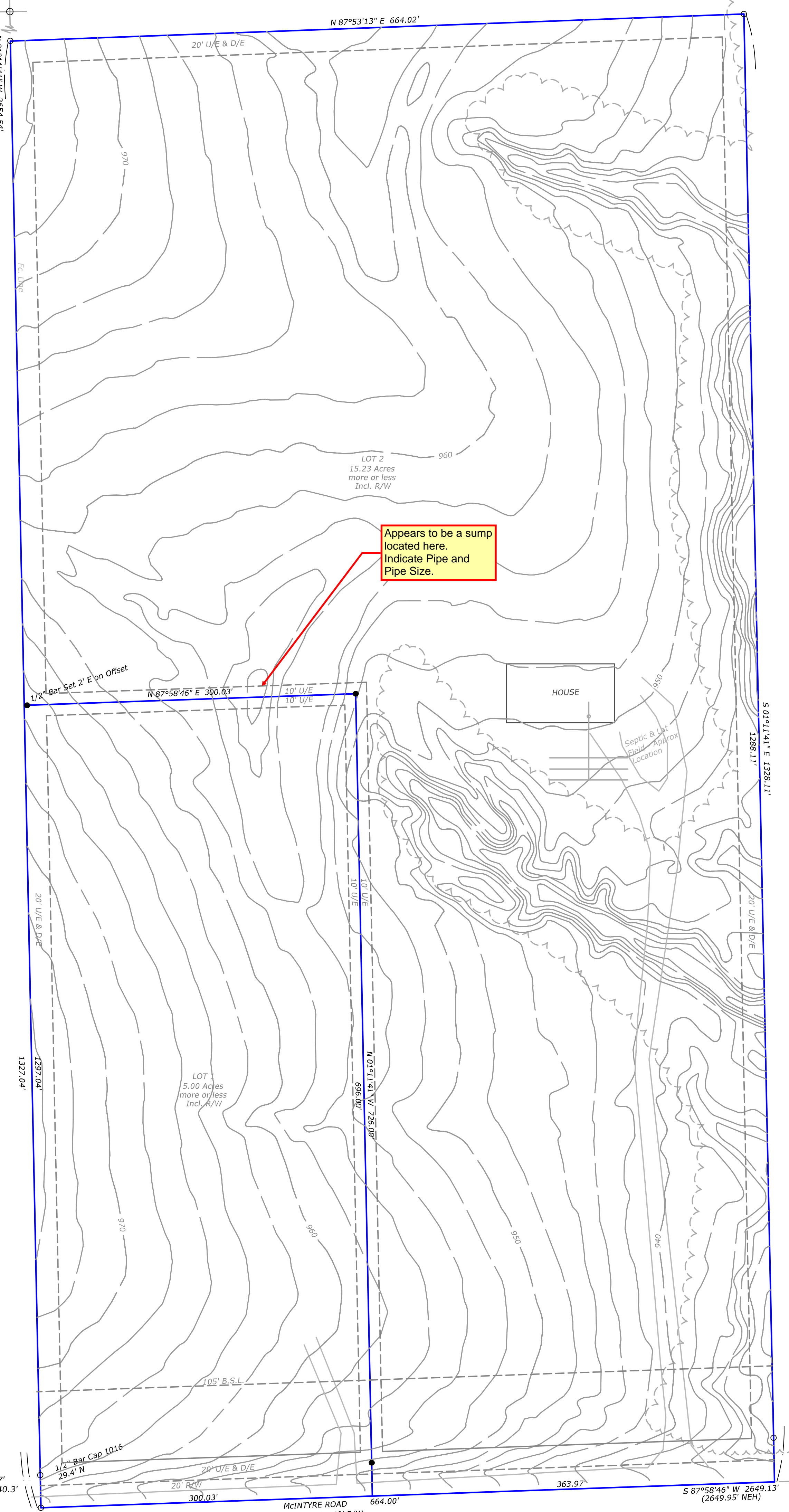
Scale 1" = 60'

Job # K-20-1142
 December 21, 2020

315 North 5th Street, Leav., KS 66048
 Ph. 913.651.3858 Fax 913.674.5361
 Email - survey@herringinc.com



BM
 POB
 11Z
 SW Cor SE 1/4
 Sec. 33-9-22 (Level)(Herring/White)
 1/2" Bar Cap 1296
 1) 60d Nail in Corner Post N 44.7'
 2) 60d Nail Top Brace Post SSE 40.3'
 3) 1/2" Bar N 29.64'
 4) Nail Top Fence Post S 23.5'



- LEGEND:**
- - 1/2" Bar Set with Cap No. 1296
 - - 1/2" Bar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - ⊕ - Centerline
 - ⊖ - Section Line
 - BM - Benchmark
 - DIRECTION OF WATER FLOW
 - ⊙ - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ⊕ - Gas Valve
 - ⊕ - Water Meter/Valve
 - ⊕ - Telephone Pedestal
 - W - 6" Water Line - location as per district

13Z
 Southeast Corner
 Sec. 33-9-22 (Level)(Strick)
 5/8" Bar Fd. 4" Deep
 1) 1/2" Bar NE 14.19'
 2) Mag Nail SW Face Fence Corner Post NW 40.3'
 3) Nail & Shiner NW Face Utility Pole SW 23.2'
 4) 60d Nail SE Face Utility Pole SW 23.3'
 5) 60d Nail Fence Brace Post NE 56.5'

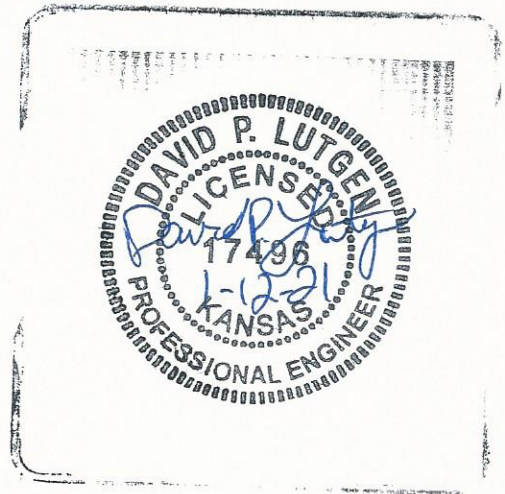
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
 PS # 1296



Guenther Estates
Leavenworth County Kansas
Drainage Report
Prepared December 12, 2020
Revised January 12, 2021

Guenther Estates
Leavenworth County Kansas
Drainage Report
Prepared December 12, 2020
Revised January 12, 2021



Parcel Information - The 20.2-acre (+/-) parcel is located on the north side of McIntyre Road in Leavenworth County KS. The address to the home on Lot #2 is 16684 McIntyre Rd. The parcel is zoned RR 5.0. The parcel is a home site and used as pasture.

Existing Conditions – The site can be divided into two drainage areas, see exhibit #1. All storm water runoff from the site flows east off of the site.

A composite c value was calculated for each drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2 and #3.

Existing	c value	Acres in each Drainage Area		
		DA #1	DA #2	
Wooded	0.35	0.0	0.0	
Pasture	0.36	14.8	5.2	
Crops	0.60	0.0	0.0	
Impervious	0.90	0.2	0.0	
Composite c		0.37	0.36	

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Pasture Acres} * 0.36 + \text{Crop Acres} * 0.60 + \text{Impervious} * 0.90)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create 2 residential building lots. The developed storm water runoff calculations include 10,000 sq ft of impervious area for lot #1. This impervious area will account for the driveway, house footprint, and outbuilding. The remainder of the lot is assumed to be maintained as pasture. A c value of 0.36 is used for pasture area while a c value of 0.90 is used for the impervious areas. A composite c value for each drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area		
		DA #1	DA #2	
Wooded	0.35	0.0	0.0	
Pasture	0.36	14.6	5.2	
Crops	0.60	0.0	0.0	
Impervious	0.90	0.4	0.0	
Composite c		0.38	0.36	

$$\text{composite } c = \frac{(\text{Wooded Acres} * 0.35 + \text{Pasture Acres} * 0.36 + \text{Crop Acres} * 0.60 + \text{Impervious} * 0.90)}{\text{Total Acres}}$$

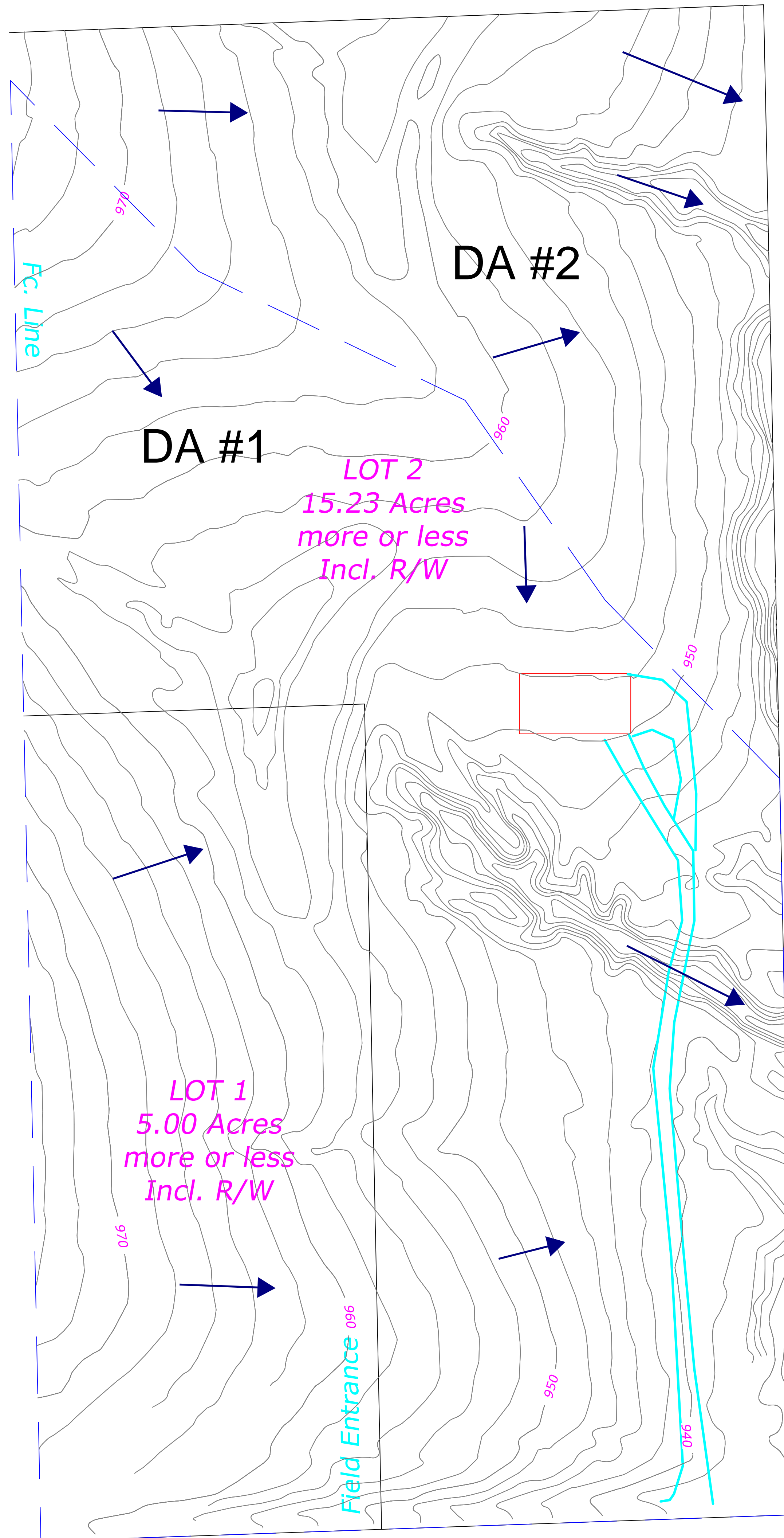
The storm water runoff for existing and developed conditions is summarized in the following tables. Calculations for the storm water runoff are included with the report.

DA #1

	Q10	Q100
Existing	30.1	53.5
Developed	31.3	55.6
Change	4%	4%

The increase in storm water runoff results in a 0.02-ft rise at the property line in both the 10-yr storm and 100-yr storm events, see exhibits #4 – #7.

Conclusion – The creation of an additional building lot on this parcel of ground results in a 4% increase in storm water runoff from the property.



McIntyre Road



EXHIBIT #1

TABLE 1 Values of Runoff Coefficient C

URBAN AREAS:	
Type of drainage area	Runoff coefficient C
Lawns:	0.05 - 0.10
Sandy soil, flat 2%	0.10 - 0.15
Sandy soil, average, 2 - 7%	0.15 - 0.20
Sandy soil, steep, 7%	0.13-0.17
Heavy soil, flat, 2%	0.18 - 0.22
Heavy soil, average, 2 - 7%	0.25 - 0.35
Heavy soil, steep, 7%	
Business:	0.70 - 0.95
Downtown areas Neighborhood areas	0.50.0.70
Residential:	0.30 - 0.50
Single-family areas	0.40 - 0.60
Multi units, detached Multi units,	0.60 - 0.75
attached Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Streets:	0.70 - 0.95
Asphaltic	0.80 - 0.95
Concrete	0.70 - 0.85
Brick	
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

AGRICULTURAL AREAS:

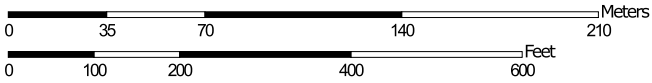
Topography and Vegetation	Runoff Coefficient C Soil Texture		
	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0 - 5% Slope	0.10	0.30	0.40
Rolling 5 - 10% Slope	0.25	0.35	0.50
Hilly 10 - 30% Slope	0.30	0.50	0.60
Pasture			
Flat	0.10	0.30	0.40
Rolling	0.16	0.36	0.55
Hilly	0.22	0.42	0.60
Cultivated			
Flat	0.30	0.50	0.60
Rolling	0.40	0.60	0.70
Hilly	0.52	0.72	0.82

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf

EXHIBIT #2



Map Scale: 1:2,690 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7051	Kennebec silt loam, frequently flooded	3.1	9.8%
7254	Grundy silty clay loam, 3 to 7 percent slopes, eroded	1.9	6.1%
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	13.8	43.3%
7576	Shelby clay loam, 8 to 12 percent slopes, eroded	13.0	40.8%
Totals for Area of Interest		31.8	100.0%

Channel Report

Post-Platting 10

Channel 2

TRAPEZOIDAL

Bottom Width = 10.00 ft
Side Slope Left, z:1 = 4.00
Side Slope Right, z:1 = 4.00
Total Depth = 2.00 ft
Invert Elevation = 100.00 ft
Channel Slope = 1.000 %
Manning's n = 0.030

DISCHARGE

Method = Known Q
Known Q = 31.30 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
31.30	0.72	9.27	3.38	15.94	0.030	0.62	100.72	100.90	0.45	15.76

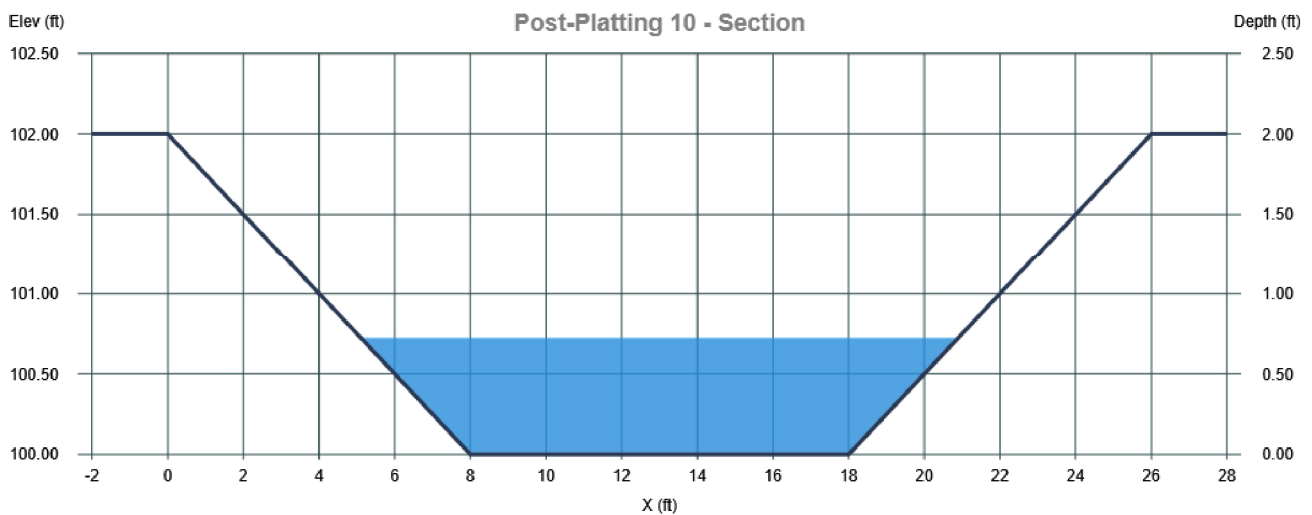


EXHIBIT #5

Channel Report

Pre-Platting 100

Channel 3

TRAPEZOIDAL

Bottom Width = 10.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 1.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 53.50 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
53.50	0.96	13.29	4.03	17.92	0.030	0.86	100.96	101.21	0.60	17.68

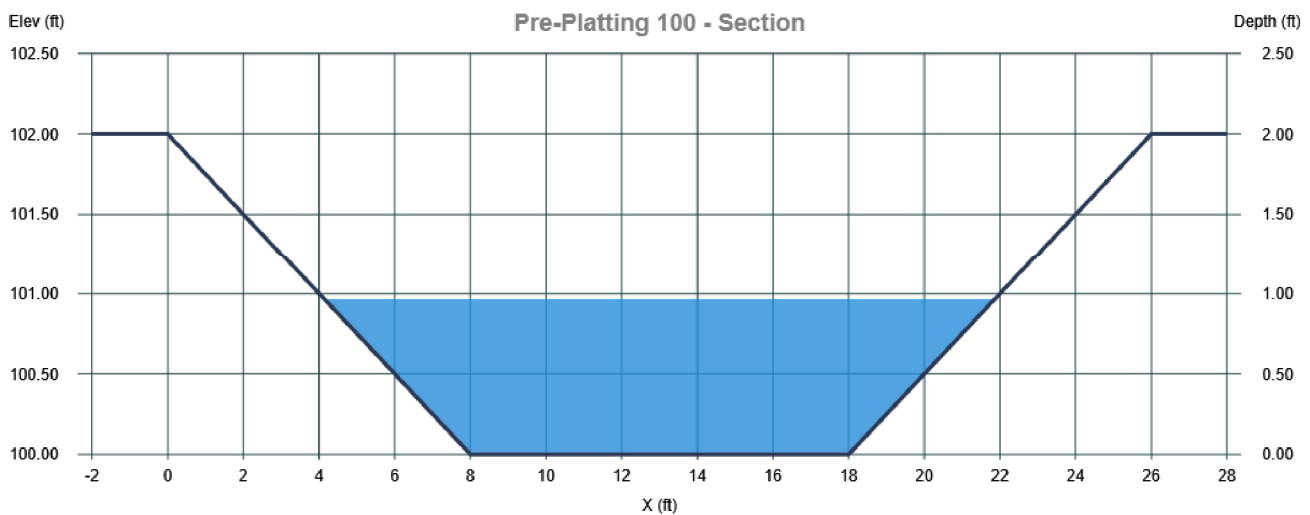


EXHIBIT #6

Channel Report

Post-Platting 100

Channel 4

TRAPEZOIDAL

Bottom Width = 10.00 ft
Side Slope Left, z:1 = 4.00
Side Slope Right, z:1 = 4.00
Total Depth = 2.00 ft
Invert Elevation = 100.00 ft
Channel Slope = 1.000 %
Manning's n = 0.030

DISCHARGE

Method = Known Q
Known Q = 55.60 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
55.60	0.98	13.64	4.08	18.08	0.030	0.88	100.98	101.24	0.61	17.84

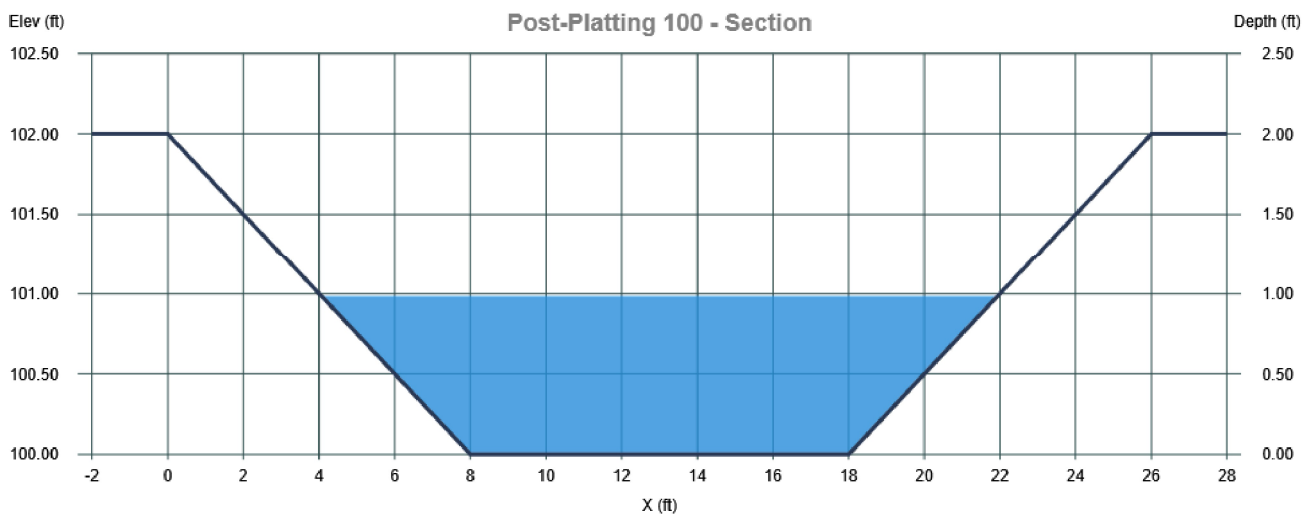


EXHIBIT #7

Drainage Area #1- 10 year

Existing Conditions

Area = 15 acres
C= 0.37
L= 800
S= 6.3
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 12.3$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.33$$

$$T_c = 13.6$$

$$i_{10} = 5.40$$

$$Q = KCiA$$

$$Q = 30.1 \text{ cfs}$$

Developed Conditions

Area = 15 acres
C= 0.38
L= 800
S= 6.3
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 12.1$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.33$$

$$T_c = 13.4$$

$$i_{10} = 5.43$$

$$Q = KCiA$$

$$Q = 31.3 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 15 acres
C= 0.37
L= 800
S= 6.3
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{100} = 256/(T_c + 19.8)$$

5 < Tc < 15

$$T_i = 12.3$$

$$i_{100} = 331/(T_c + 30)$$

15 < Tc < 60

$$T_t = 1.33$$

$$T_c = 13.6$$

$$i_{100} = 7.66$$

$$Q = KCiA$$

$$Q = 53.5 \text{ cfs}$$

Developed Conditions

Area = 15 acres
C= 0.38
L= 800
S= 6.3
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{100} = 256/(T_c + 19.8)$$

5 < Tc < 15

$$T_i = 12.1$$

$$i_{100} = 331/(T_c + 30)$$

15 < Tc < 60

$$T_t = 1.33$$

$$T_c = 13.4$$

$$i_{100} = 7.71$$

$$Q = KCiA$$

$$Q = 55.6 \text{ cfs}$$

From: [Mitch Pleak](#)
Sent: Wednesday, January 13, 2021 11:44 AM
To: [Clements, Jared](#)
Cc: [Voth, Krystal](#); [Noll, Bill](#); [Anderson, Lauren](#); [019-2831](#)
Subject: RE: Guenther & Barker Estates PZ & Olsson Review

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.

Jared,
There is no further comments on the DR submitted and included in the link below.

<https://oaconsulting.sharefile.com/d-s2f2fd88ba7e84c68a1a6069a0684d4be>

Sincerely,

Mitch Pleak

From: David Lutgen
Sent: Tuesday, January 12, 2021 6:28 PM
To: Clements, Jared
Cc: Joe Herring ; Mitch Pleak ; Voth, Krystal ; Noll, Bill
Subject: Re: Guenther & Barker Estates PZ & Olsson Review

Jared,

The revised drainage report is attached.

Thanks

David Lutgen, P.E.

On Tue, Jan 12, 2021 at 11:58 AM Clements, Jared <JClements@leavenworthcounty.gov> wrote:

Good Morning Joe,

Please find the attached reviews from Olsson, as well as the PZ review below for Guenther and Barker Estates. Please note we are awaiting the final plat surveyor-review from Public Works due to an oversight on my part. That being said, there should still be ample time to get final revisions in by January 29, 2021.

PZ review of Preliminary & Final Plat

- Please include adjacent PID's
- Adjust the name to reflect requested change (expected, just a reminder)
- Add all property owners to the signature lines (if necessary)

Respectfully,

Jared Clements
Planner II
Leavenworth County Planning and Zoning

From: [Van Parys, David](#)
Sent: Monday, January 4, 2021 8:13 AM
To: [Clements, Jared](#)
Subject: RE: DEV-20-152 & 153 Preliminary & Final Plat - Guenther & Barker Estates

Jared, No apparent legal concerns.

From: Clements, Jared
Sent: Thursday, December 31, 2020 2:14 PM
To: Magaha, Chuck ; Van Parys, David ; Thorne, Eric ; Miller, Jamie ; firedistrict1@fd1lv.org; 'Rural Water' ; Amanda.holloway@freestate.coop
Subject: DEV-20-152 & 153 Preliminary & Final Plat - Guenther & Barker Estates

The Leavenworth County Department of Planning & Zoning has received a request for a Preliminary and Final Plat for a two-lot subdivision, Guenther & Barker Estates, on McIntyre Road.

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 January 7, 2021.

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

Thank you,

Jared Clements
Planner II
Leavenworth County Planning and Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
(913)684-0465

From: [Amanda Tarwater](#)
Sent: Thursday, December 31, 2020 2:22 PM
To: [Clements, Jared](#)
Subject: Re: DEV-20-152 & 153 Preliminary & Final Plat - Guenther & Barker Estates

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 Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Account Coordinator



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

From: "Clements, Jared"
Date: Thursday, December 31, 2020 at 2:14 PM
To: "Magaha, Chuck" , "Van Parys, David" , "Thorne, Eric" , "Miller, Jamie" , "firedistrict1@fd1lv.org" , 'Rural Water' , Amanda Tarwater
Subject: DEV-20-152 & 153 Preliminary & Final Plat - Guenther & Barker Estates

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 Leavenworth County Department of Planning & Zoning has received a request for a Preliminary and Final Plat for a two-lot subdivision, Guenther & Barker Estates, on McIntyre Road.

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 January 7, 2021.

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

Thank you,

Jared Clements
Planner II
Leavenworth County Planning and Zoning
300 Walnut St. Ste. 212

From: [Rural Water](#)
Sent: Saturday, January 2, 2021 12:06 PM
To: [Clements, Jared](#)
Subject: RWD#8 RE: Dev-20-152 & 153

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.

Mr. Clements:

RWD#8 provides water service to : 16684 McIntyre Rd.--Brian Guenther

Mr. Guenther is not in good standing with RWD#8 as he has failed to pay a remaining balance of \$522.02 on the installation of his water meter.

I believe water service could be made available to the subdivided lot if the debt is paid and proper application is made to the Board of RWD#8.

There is a 4" water main on the north side of McIntyre Road.

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

--

Becky Fousek

Office Manager

Rural Water District #8-LV CO

From: [Rural Water](#)
Sent: Monday, January 4, 2021 1:58 PM
To: [Clements, Jared](#)
Subject: Re: RWD#8 RE: Dev-20-152 & 153

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.

Mr. Clements:

Answers:

- a. There are no fire hydrants adjacent to this property
- b. No fire hydrants the water line is a 4" water line not large enough to support a fire hydrant or fire protection
- c. There are no plans to upgrade the line to support fire hydrants.

RWD#8

Becky Fousek. Office Manager

On Mon, Jan 4, 2021 at 12:22 PM Clements, Jared <JClements@leavenworthcounty.gov> wrote:

Good Afternoon,

Thank you for your response, I will let the applicant know that there is an issue with their standing with your District.

Secondly, would you mind answering the following questions regarding this proposal?

- a. Are there existing fire hydrants that are adjacent to this property?
- b. Would the water district allow fire hydrants to be installed on the existing service line(s) in the area of the proposed plat boundary?

c. Does the water district have plans to upgrade the service in this vicinity to such a level that fire hydrants can be installed in the foreseeable future, or within a set number of years? If so, what would the improvements consist of?

Thank you,

Jared Clements

Planner II

Leavenworth County Planning and Zoning

300 Walnut St. Ste. 212

Leavenworth, KS 66048

(913)684-0465

From: Rural Water <rwd8lv@gmail.com>
Sent: Saturday, January 2, 2021 12:06 PM
To: Clements, Jared <JClements@leavenworthcounty.gov>
Subject: RWD#8 RE: Dev-20-152 & 153

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.

Mr. Clements:

RWD#8 provides water service to : 16684 McIntyre Rd.--Brian Guenther

Mr. Guenther is not in good standing with RWD#8 as he has failed to pay a remaining balance of \$522.02 on the installation of his water meter.

I believe water service could be made available to the subdivided lot if the debt is paid and proper application is made to the Board of RWD#8.

There is a 4" water main on the north side of McIntyre Road.

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

--

Becky Fousek

Office Manager

Rural Water District #8-LV CO

--

Becky Fousek

Office Manager

Rural Water District #8-LV CO

GUENTHER & BARKER ESTATES

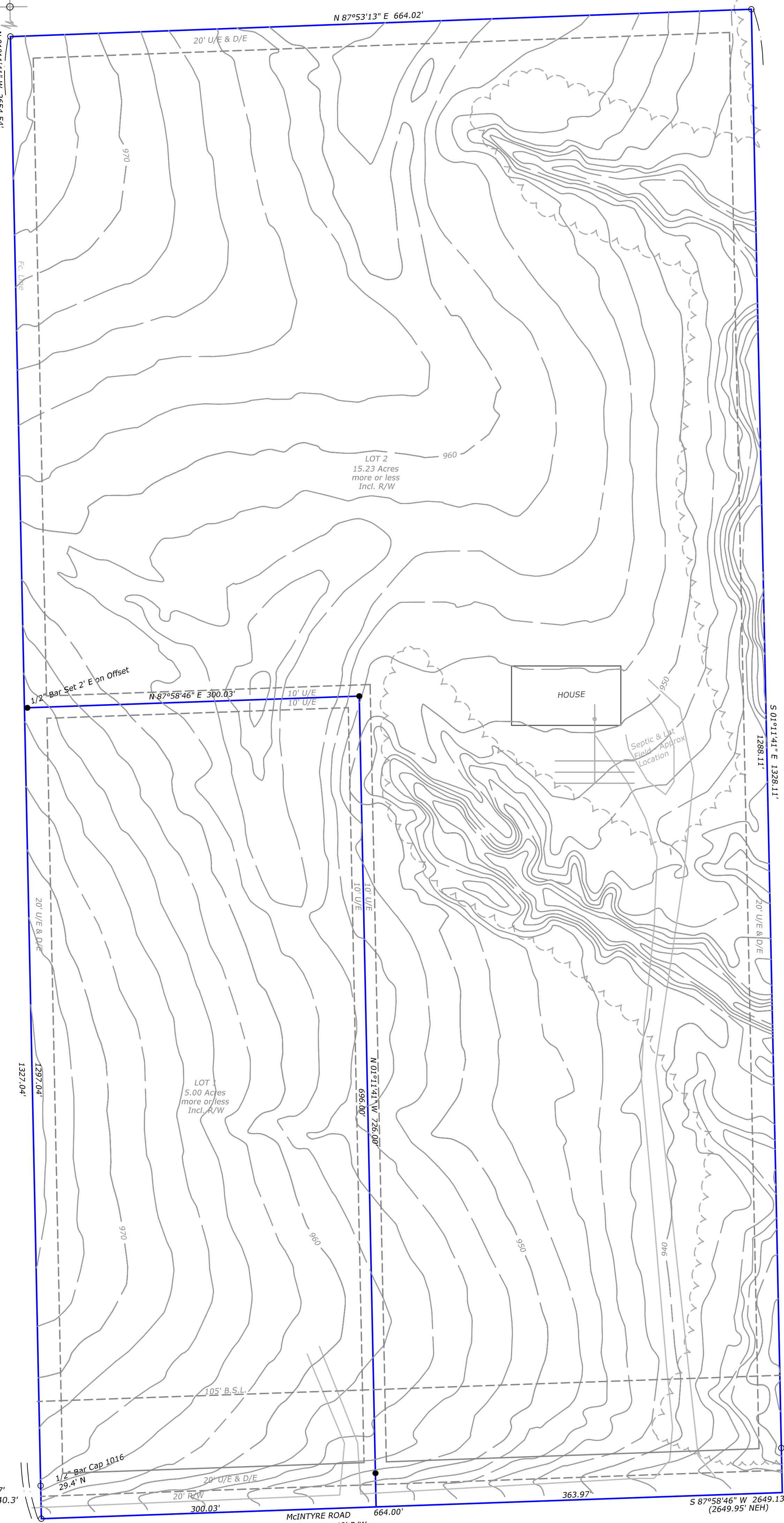
Tracts of land in the Southeast Quarter of Section 33, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
 Brian Gunther
 16684 McIntyre Road
 Leavenworth, KS 66086
 PID No. 108-33-0-00-00-018

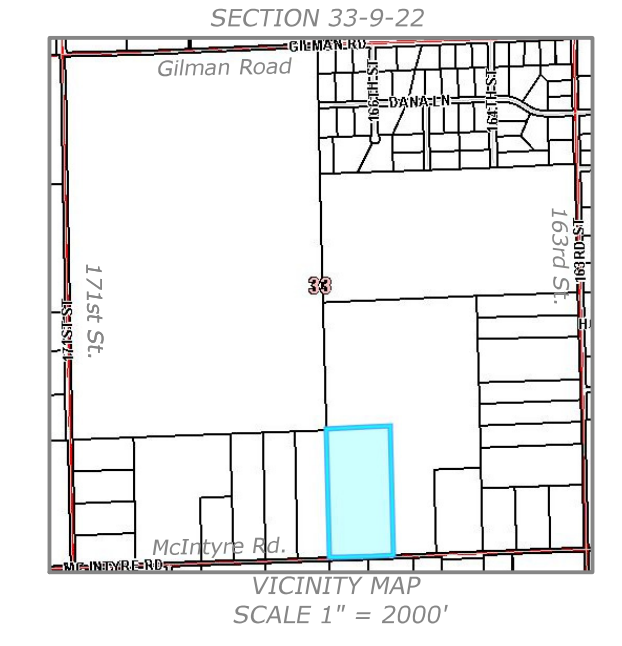
RECORD DESCRIPTION:
 Tract of land in the Southeast Quarter of Section 33, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 11'41" West for a distance of 1327.04 feet along the West line of said Southeast Quarter; thence North 87 degrees 53'13" East for a distance of 664.02 feet; thence South 01 degrees 11'41" East for a distance of 1328.11 feet to said South line; thence South 87 degrees 58'46" West for a distance of 664.00 feet to the true point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 20.23 Acres, more or less, including road right of way.

11X
 Center of
 Section 33-22 (Level)
 5/8" Bar Found
 1) Nail in Fence Post SE 6.95'
 2) Nail in Fence Post S 4.7'
 3) Bolt in Fence Post S 13.0'

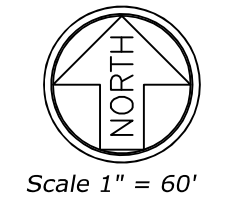


PID # 108-33-017

PID # 108-33-016 02



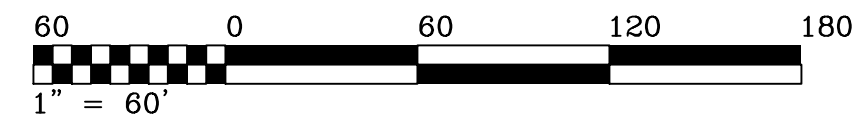
- LEGEND:**
- - 1/2" Bar Set with Cap No. 1296
 - - 1/2" Bar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - ⊕ - Centerline
 - ⊖ - Section Line
 - BM - Benchmark
 - DIRECTION OF WATER FLOW
 - ⊙ - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ⊕ - Gas Valve
 - ⊕ - Water Meter/Valve
 - ⊕ - Telephone Pedestal
 - W - 6" Water Line - location as per district



Scale 1" = 60'

Job # K-20-1142
 December 21, 2020 Rev. 1/16/21

315 North 5th Street, Leav., KS 66048
 Ph. 913.651.3858 Fax 913.674.5361
 Email - survey@herringks.com

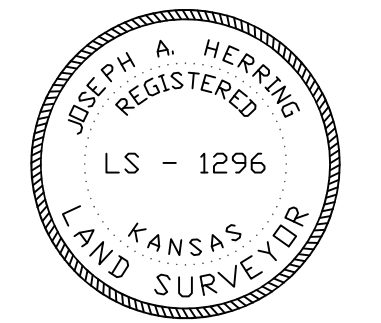


- BM
 POB
 11Z
 SW Cor SE 1/4
 Sec. 33-9-22 (Level)(Herring/White)
 1/2" Bar Cap 1296
 1) 60d Nail in Corner Post N 44.7'
 2) 60d Nail Top Brace Post SSE 40.3'
 3) 1/2" Bar N 29.64'
 4) Nail Top Fence Post S 23.5'

- 13Z
 Southeast Corner
 Sec. 33-9-22 (Level)(Strick)
 5/8" Bar Fd. 4" Deep
 1) 1/2" Bar NE 14.19'
 2) Mag Nail SW Face Fence Corner Post NW 40.3'
 3) Nail & Shiner NW Face Utility Pole SW 23.2'
 4) 60d Nail SE Face Utility Pole SW 23.3'
 5) 60d Nail Fence Brace Post NE 56.9'

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
 PS # 1296



*****Consent Agenda***
Leavenworth County
Request for Board Action
Case No. DEV-20-154 & 155
Preliminary & Final Plat Tiner Acres**

Date: March 3, 2020

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 15.52 acres and Lot 2 is approximately 14.58 acres.

Analysis: The applicants are requesting approval of a two-lot subdivision for a parcel of land located along 182nd Street. Proposed Lot 1 is situated on the north side of the property, contains approximately 15.52 acres, and contains a house and barn. Proposed Lot 1 meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Proposed Lot 2 consists of the remaining 14.58 acres of the original parcel. Lot 2 also meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No. DEV-20-154 & 155, Preliminary and Final Plat for Tiner Acres subject to conditions.

Alternatives:

1. Approve Case No. DEV-20-154 & 155, Preliminary and Final Plat for Tiner Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-20-154 & 155, Preliminary and Final Plat for Tiner Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-20-154 & 155, Preliminary and Final Plat for Tiner Acres, 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

*****Consent Agenda*****
Case No. DEV-20-154 & 155
Tiner Acres
Preliminary and Final Plat

Staff Report – Board of County Commissioners

March 3, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Lanny & Nanette Tiner
19050 182nd Street
Tonganoxie, KS 66086

Agent: Herring Surveying

Legal Description: A tract of land in the southwest of Section 5, Township 11 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 30 acres

Zoning/Land Use: RR-2.5, Rural Residential 2.5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Mixed-Use land use category.

Parcel ID No.: 183-05-0-00-00-010.02

Planner: Jared Clements

PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 9-0 to recommend approval of Case No. DEV-20-154 & 155, Preliminary and Final Plat for Tiner Acres, with the following 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. The applicant shall adhere to the following memorandums:
 - a. Mitch Pleak – Public Works, January 18, 2021
 - b. Steve Tufte – January 6, February 1, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At the time of development, fire hydrants shall be required if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0350G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Stranger
Water: Suburban Water
Electric: Evergy

Access/Streets

The property is accessed by 182nd Street. This road is a County Collector with a gravel surface ± 22' wide.

Agency Comments

See attached comments – Email – Mitch Pleak – Public Works, January 18, 2021
See attached comments – Email – Steve Tufte – County Reviewer, January 6, 2021
See attached comments – Email – David Van Parys – County Counselor, January 4, 2021
See attached comments – Email – Matt Roecker – Evergy, January 4, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 2.5; Rural Residential Zoning 2.5-acre minimum size parcels.

The proposed subdivision is consistent with the zoning district of RR 2.5; Rural Residential Zoning 2.5-acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1 or 4:1, have the minimum frontage of 200', Minimum lot size of 2.5 acres.

2. The property is not within a sewer district boundary nor is it within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.

Any further subdividing of any lot within this subdivision shall require the installation of public sanitary sewer or connection to an existing public sanitary sewer.

3. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

This is classified as a Class 'C' Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "C" Subdivision is any subdivision in which all the lots lie within the Rural Growth Area of Leavenworth County.

Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 4.)

Staff Comments

This is a 2-lot subdivision on 182nd Street. The proposal is consistent with Zoning and Subdivision Regulations, as well as the comprehensive plan. Lot 1 is 15.52 acres and Lot 2 is 14.58 acres. Both lots are accessed via 182nd Street.

ACTION OPTIONS:

1. Approve Case No. DEV-20-154 & 155, Preliminary and Final Plat for Tiner Acres, with Findings of Fact, with or without conditions; or
2. Deny Case No. DEV-20-154 & 155, Preliminary and Final Plat for Tiner Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-20-154 & 155, Preliminary and Final Plat for Tiner Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

From: [Clements, Jared](#)
Sent: Friday, January 8, 2021 4:08 PM
To: '[Joe Herring](#)'
Cc: [Noll, Bill](#); '[David Lutgen](#)'; [Voth, Krystal](#); 'mpleak@olsson.com'
Subject: Tiner Acres Review Packet
Attachments: TinerSubdReview.pdf; TinerSubdReview.txt; Tiner Acres Drainage Report.pdf; Tiner Acres FINAL review.pdf; Tiner Acres PRELIM review.pdf

Good Afternoon Joe,

Please find the attached reviews of Tiner Acres Drainage Report, Preliminary, and Final Plat, as well as comments from Planning & Zoning Staff below. Please make these adjustments and receive approval from our reviewers prior to Friday, January 29th, 2021.

- Label Final Plat as Final Plat.
- Correct the Range number on the Vicinity Map.

Respectfully,

Jared Clements
Planner II
Leavenworth County
Planning & Zoning

From: Joe Herring
Sent: Wednesday, December 23, 2020 1:50 PM
To: PZ ; Malnicof, Wayne
Subject: Fw: Tiner Acres

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.

Please see attached documents

Thank you - Joe Herring

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

From: Joe Herring
Sent: Wednesday, December 23, 2020 11:32 AM
To: Joe Herring
Subject: Tiner Acres

TINER ACRES SUBD.

1. Label Final Plat, is labeled as Preliminary
2. Need closures of subd. and Lot 1 & Lot 2, does not close to our calculations, appears to be error in the bearing/distance of the middle east-west line between the lots
3. Record bearings and distances to be shown alongside the measured ones on the drawing and labeled as such (per KS Minimum Stds), there is a large discrepancy among the drawing distances and bearings and those record ones, see below.
4. Would highly recommend using the dimensions shown on drawing (I'm assuming they are measured) as your description, labeled as "Metes & Bounds Description" or "Surveyors Description", put that on TOP and place the record description BELOW, labeling that "Formerly Described in Book___ & Page___", or if you need to show the entire record description, would label that as "Formerly Described As". If you intend to hold and use the record description, all the "call outs"- bearings, distances, the exception lines etc. need to be shown on the drawing, (per KS Min. Stds) so that the description can be reasonably followed.
5. NW cor. S.1/2 SW1/4 to be labeled on drawing, also label N. Line S.1/2 SW1/4 and W. Line SW1/4
6. POB appears to be on wrong corner
7. Put POB & POC in Legend
8. Place Section corner ties appropriately on drawing, did not receive reference reports, file them to county surveyor office
9. 3 North/south dashed lines in center drawing need labeling/dimension/explanation, directly by the lines, another north-south dashed line near east edge plat, the same labeling
10. Lot 1 and Lot 2 labels should be in center of the lots
11. Some of symbols in Legend do not apply to this drawing, you may want to strip those out
12. Some typo's to correct as shown in red on drawing
13. Signature review certification placed on drawing as shown below;

COUNTY REVIEWER CERTIFICATION

I hereby certify that this document
has been reviewed by me and is

being filed for survey information only.

Stephan C. Tufte, KS PS No. 1252
Leavenworth County Reviewer

TINER ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Lanny D. & Nanette M. Tiner
19050 182nd Street
Tonganoxie, KS 66086
PID # 183-05-00-00-010.02

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: TINER ACRES.

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

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

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

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 TINER ACRES, have set our hands this _____ day of _____, 2021.

Lanny D. Tiner Nanette M. Tiner

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Lanny D. Tiner and Nanette M. Tiner, husband and wife, 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 TINER ACRES this _____ day of _____, 2021.

Secretary Krystal A. Voth Chairman Steven Rosenthal

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 - _____

COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TINER ACRES, this _____ day of _____, 2021.

Chairman County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - _____

COUNTY SURVEYOR

I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR - _____

RECORD DESCRIPTION:

A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., more fully described as follows: Beginning at the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section 5; thence South 89 degrees 13' 59" East on the North line of the South 1/2 of the Southwest 1/4 of said Section 5 a distance of 1851.10 feet to the Northwest corner of Tract "F"; thence South 01 degrees 58' 27" West on the West line of Tract "F" a distance of 799.99 feet; thence North 89 degrees 13' 59" West a distance of 1816.74 feet to the West line of the Southwest 1/4 of said Section 5; thence North 00 degrees 29' 12" West on the West line of the Southwest 1/4 of said Section 5 a distance of 800.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

Also less the following:

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ZONING:

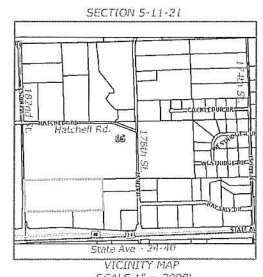
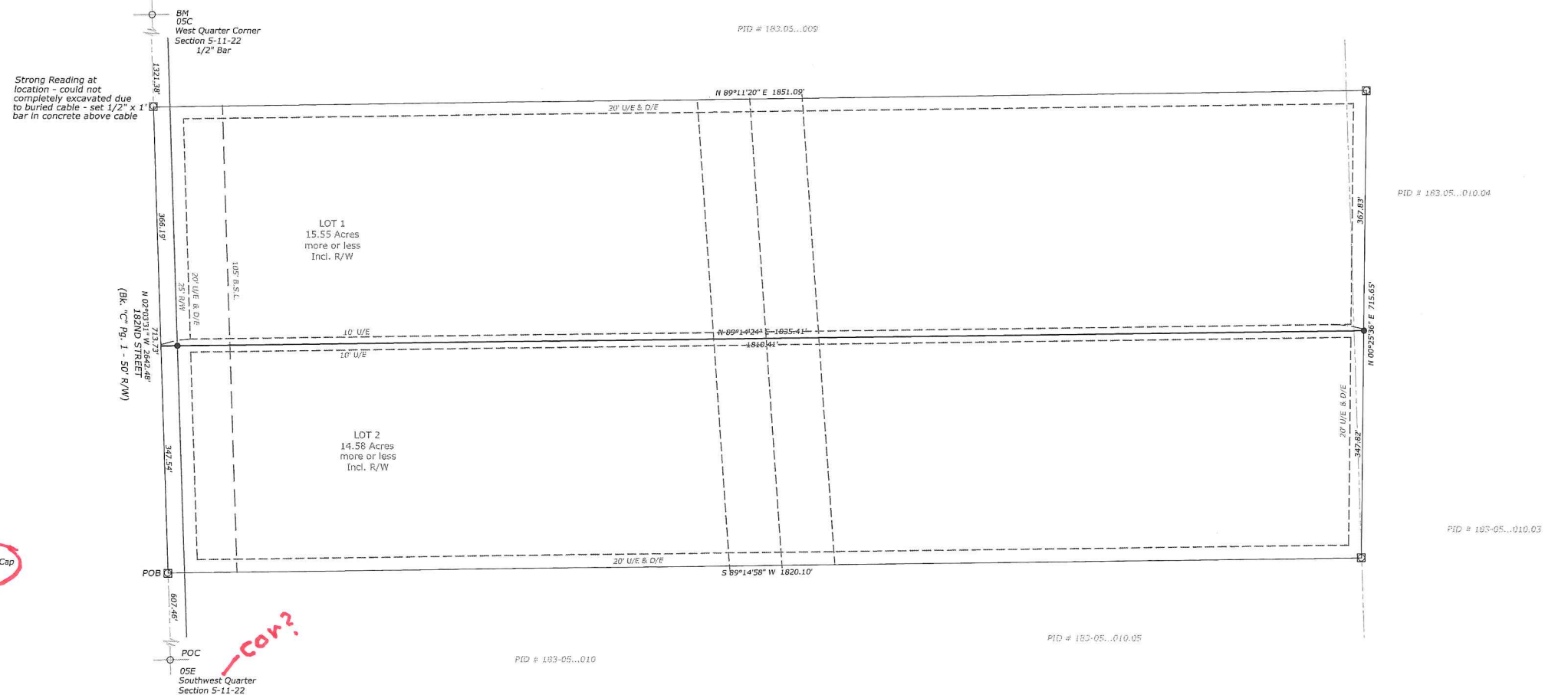
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DWG - D.G. White Survey - unrecorded.
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 - - 1/2" Bar Found, unless otherwise noted.
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 - ⊕ - Centerline
 - § - Section Line
 - BM - Benchmark

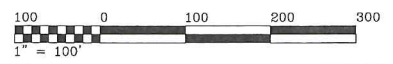


Scale 1" = 100'

Job # K-20-1414
December 20, 2020

HERRING SURVEYING COMPANY

315 North 5th Street, Leav. KS 66048
Ph. 913.651.5859 Fax 913.674.5381
Email - survey@teamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

TINER ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Lanny D. & Nanette M. Tiner
19050 182nd Street
Tonganoxie, KS 66086
PID # 183-05-0-00-00-010.02

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: TINER ACRES.

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

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

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

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 TINER ACRES, have set our hands this _____ day of _____, 2021.

Lanny D. Tiner Nanette M. Tiner

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Lanny D. Tiner and Nanette M. Tiner, husband and wife, 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
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TINER ACRES this _____ day of _____, 2021.

Secretary Krystal A. Voth Chairman Steven Rosenthal

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 -

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TINER ACRES, this _____ day of _____, 2021.

Chairman County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds -

COUNTY SURVEYOR
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR -

RECORD DESCRIPTION:

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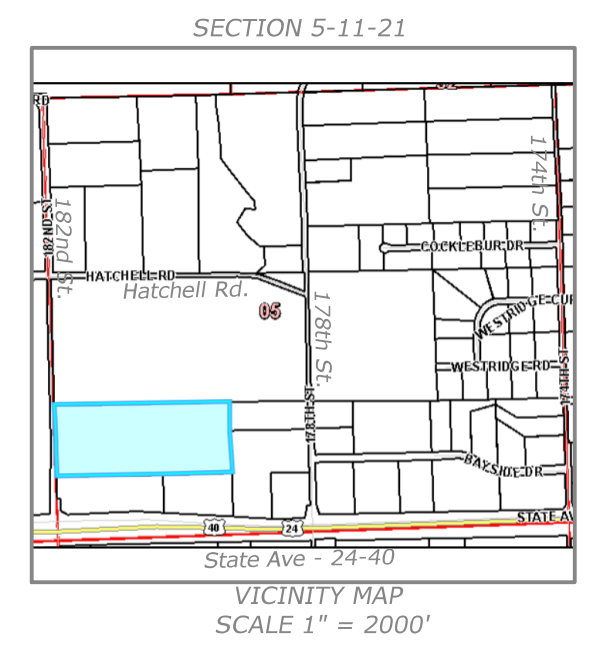
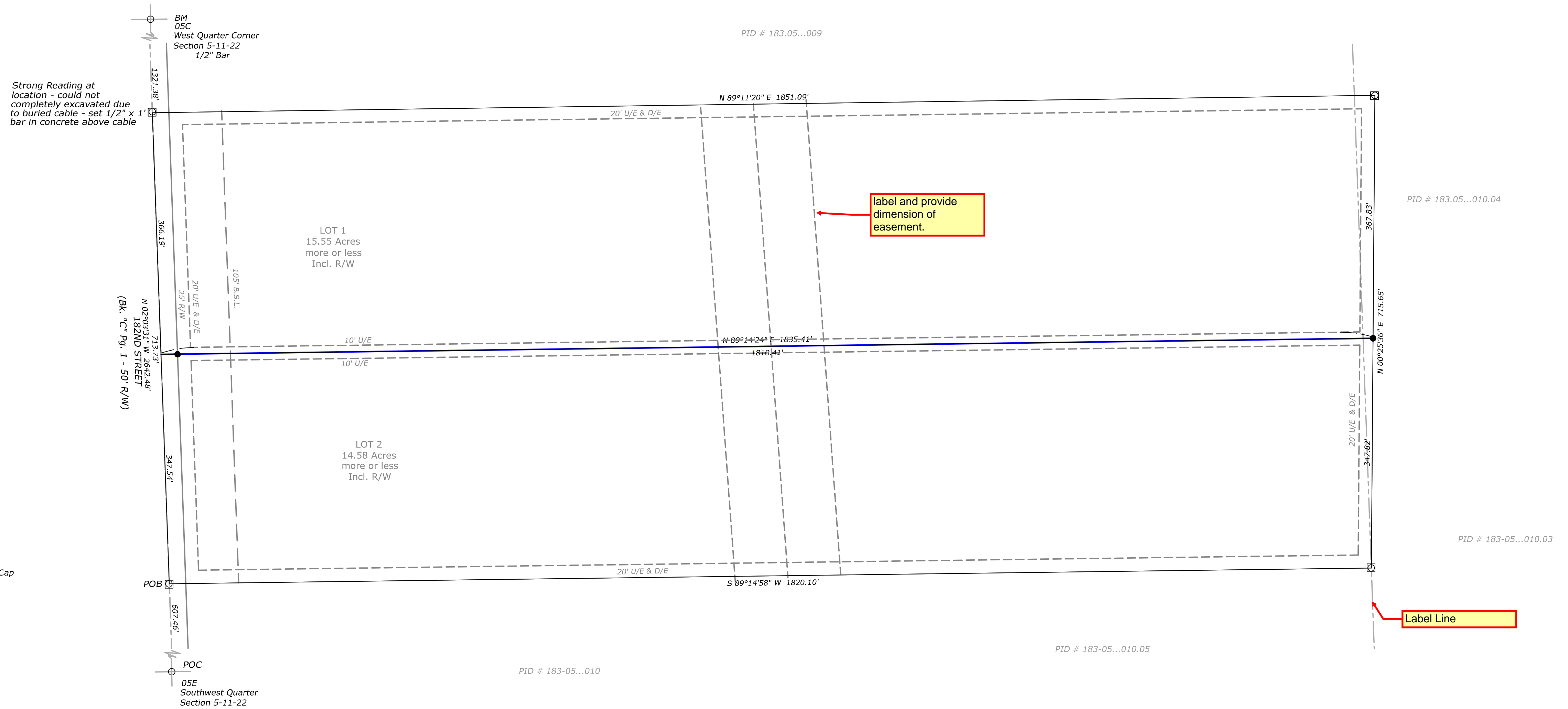
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1-04-21
OLSSON REVIEW

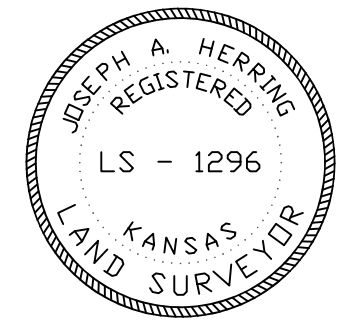
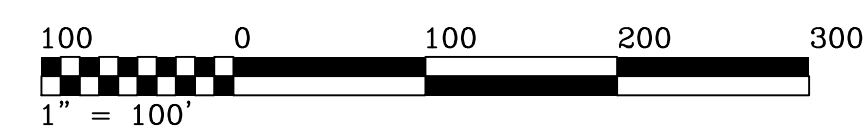


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Scale 1" = 100'

Job # K-20-1414
December 20, 2020



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TINER ACRES

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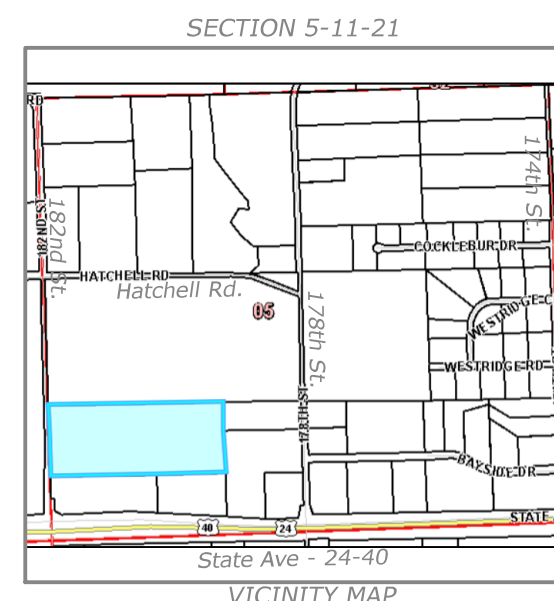
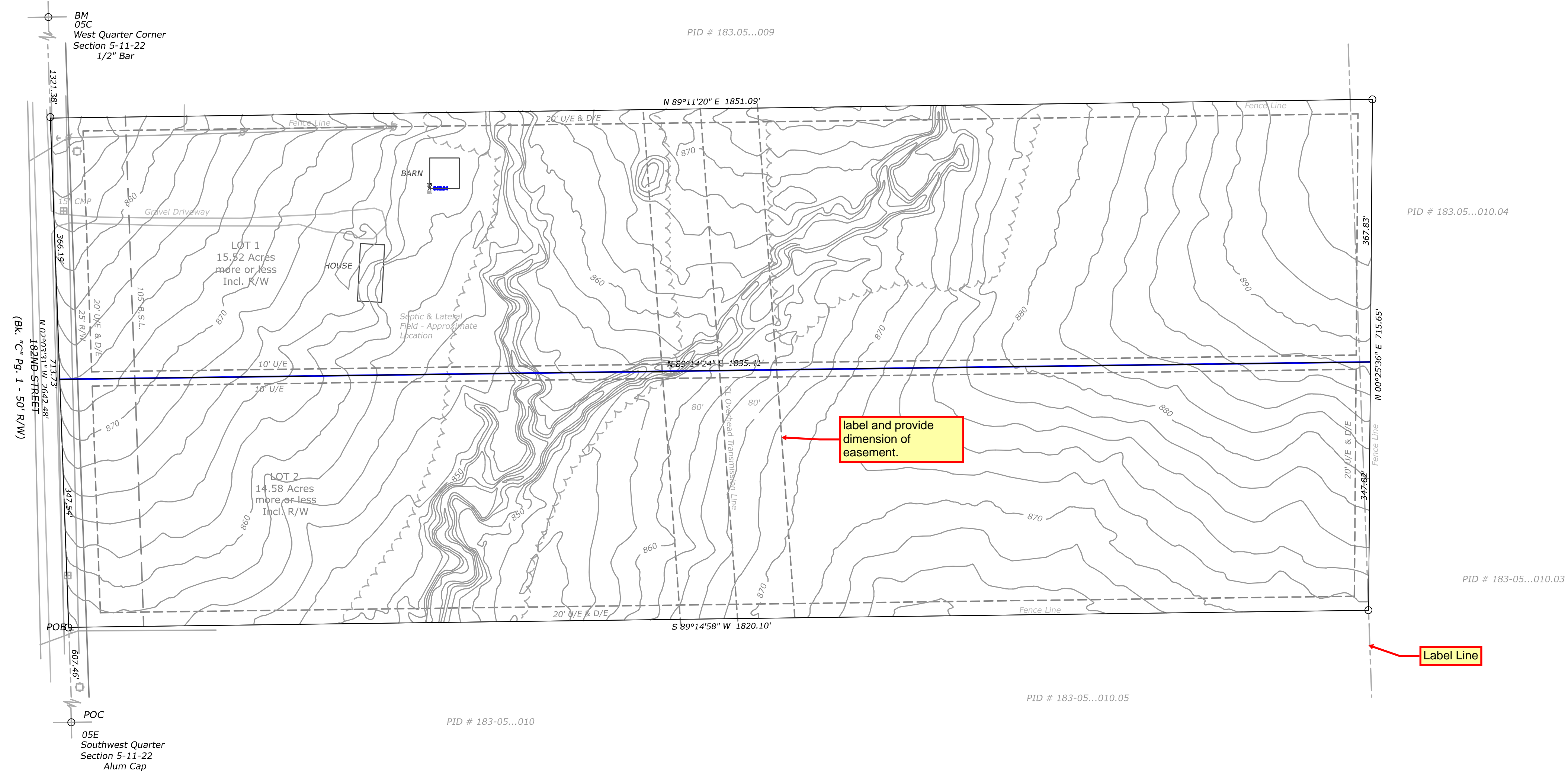
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- 12) Reference Recorded Deed Document No. 2017R10331
- 13) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
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- 14) Reference Old Republic National Title Insurance Co. File Number TX0014158 updated September 4, 2019
- 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
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- 20) Reference Surveys:
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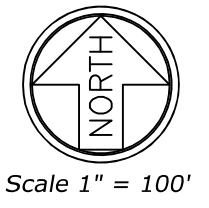
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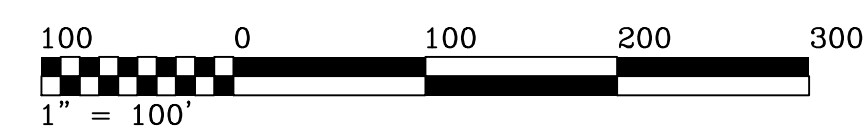


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 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ⊠ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - ~ - Tree/Brush Line



Scale 1" = 100'

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December 20, 2020
J. HERRING, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
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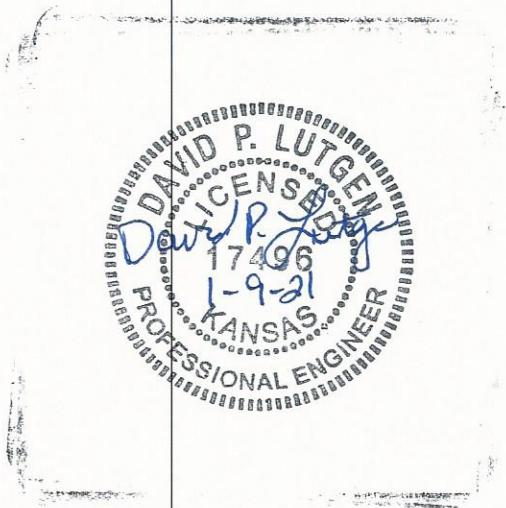
Joseph A. Herring
PS # 1296

Tiner Acres
Leavenworth County Kansas

Drainage Report

Prepared December 12, 2020

Revised January 9, 2021



Tiner Acres
Leavenworth County Kansas

Drainage Report

Prepared December 12, 2020

Revised January 9, 2021

Parcel Information - The 30-acre (+/-) parcel is located north of State Avenue on the east side 182nd Street in Leavenworth County KS. The parcel is zoned RR 2.5. Approximately 8 acres of the parcel is wooded. There is a home and barn in the northwest side of the property and the remainder of the parcel is pasture.

Existing Conditions – The site can be divided into two drainage areas, see exhibit #1. All storm water runoff from the site flows to the northeast corner of State Ave & 182nd St where it then flows west into Stranger Creek.

A composite c value was calculated for each drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2 and #3.

Existing	c value	Acres in each Drainage Area		
		DA #1	DA #2	
Wooded	0.30	8.0	0.0	
Pasture	0.30	14.8	7.2	
Crops	0.50	0.0	0.0	
Impervious	0.90	0.1	0.0	
Composite c		0.30	0.30	

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.30 + \text{Pasture Acres} * 0.30 + \text{Crop Acres} * 0.50 + \text{Impervious} * 0.90)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create 2 residential building lots that are both approx. 15 acres in size. The developed storm water runoff calculations include 10,000 sq ft of impervious area for lot #2. This impervious area will account for the driveway, house footprint, and outbuilding. The remainder of the lot, outside of the wooded areas, is assumed to be maintained as pasture. A c value of 0.30 is used for pasture area while a c value of 0.90 is used for the impervious areas. A composite c value for each drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area		
		DA #1	DA #2	
Wooded	0.30	8.0	0.0	
Pasture	0.30	14.6	7.2	
Crops	0.50	0.0	0.0	
Impervious	0.90	0.3	0.0	
Composite c		0.31	0.30	

$$\text{composite } c = \frac{(\text{Wooded Acres} * 0.30 + \text{Pasture Acres} * 0.30 + \text{Crop Acres} * 0.50 + \text{Impervious} * 0.90)}{\text{Total Acres}}$$

The storm water runoff for existing and developed conditions is summarized in the following tables. Calculations for the storm water runoff are included with the report.

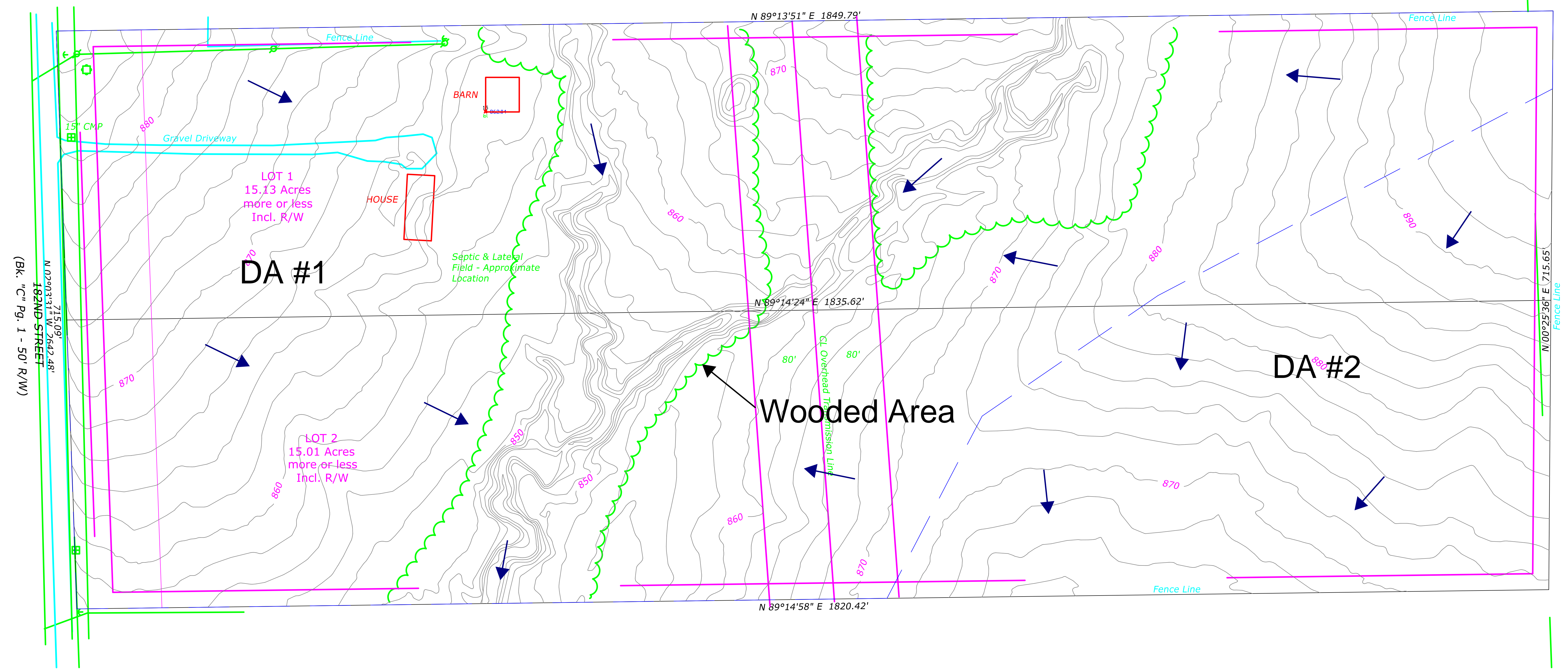
DA #1

	Q10	Q100
Existing	33.7	60.6
Developed	35.0	62.9
Change	4%	4%

The increase in storm water runoff results in a 0.01-ft rise at the property line in a 10-yr storm and a 0.02-ft rise in a 100-yr storm, see exhibits #4 – #7.

Conclusion – The creation of an additional building lot on this parcel of ground results in a 4% increase in storm water runoff from the property.

NORTH
↑
NTS



(Blk. "C" Pg. 1 - 50' R/W)

EXHIBIT #1

TABLE 1 Values of Runoff Coefficient C

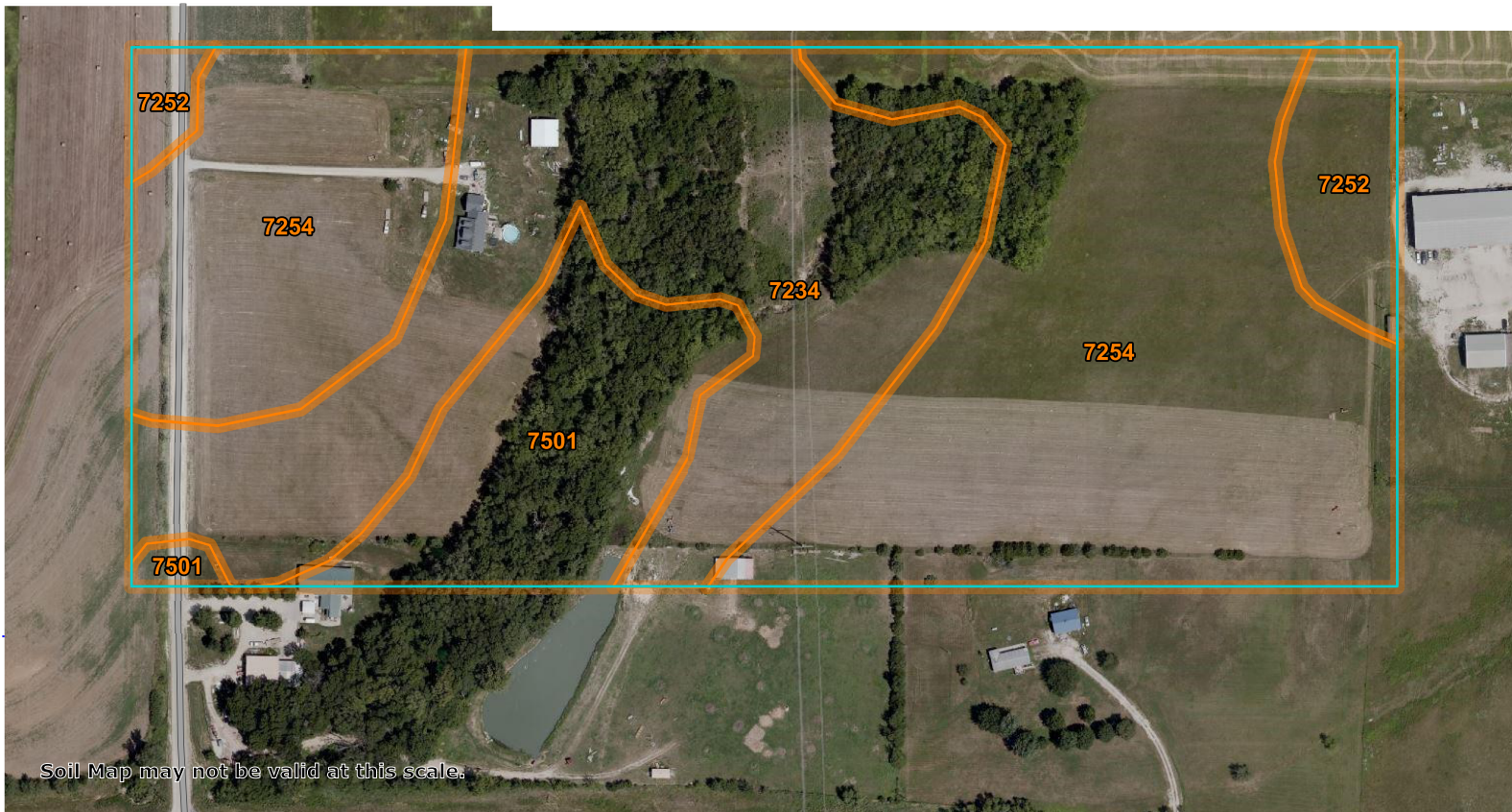
URBAN AREAS:	
Type of drainage area	Runoff coefficient C
Lawns:	0.05 - 0.10
Sandy soil, flat 2%	0.10 - 0.15
Sandy soil, average, 2 - 7%	0.15 - 0.20
Sandy soil, steep, 7%	0.13-0.17
Heavy soil, flat, 2%	0.18 - 0.22
Heavy soil, average, 2 - 7%	0.25 - 0.35
Heavy soil, steep, 7%	
Business:	0.70 - 0.95
Downtown areas Neighborhood areas	0.50.0.70
Residential:	0.30 - 0.50
Single-family areas	0.40 - 0.60
Multi units, detached Multi units,	0.60 - 0.75
attached Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Streets:	0.70 - 0.95
Asphaltic	0.80 - 0.95
Concrete	0.70 - 0.85
Brick	
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

AGRICULTURAL AREAS:

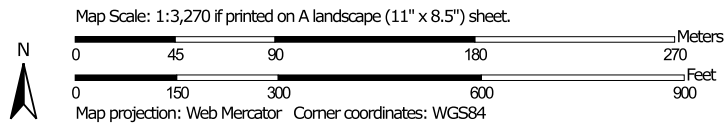
Topography and Vegetation	Runoff Coefficient C Soil Texture		
	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0 - 5% Slope	0.10	0.30	0.40
Rolling 5 - 10% Slope	0.25	0.35	0.50
Hilly 10 - 30% Slope	0.30	0.50	0.60
Pasture			
Flat	0.10	0.30	0.40
Rolling	0.16	0.36	0.55
Hilly	0.22	0.42	0.60
Cultivated			
Flat	0.30	0.50	0.60
Rolling	0.40	0.60	0.70
Hilly	0.52	0.72	0.82

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf

EXHIBIT #2



Soil Map may not be valid at this scale.



 **Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7234	Elmont silt loam, 3 to 7 percent slopes, eroded	11.7	31.6%
7252	Grundy silty clay loam, 1 to 3 percent slopes	2.0	5.4%
7254	Grundy silty clay loam, 3 to 7 percent slopes, eroded	18.8	50.5%
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	4.6	12.4%
Totals for Area of Interest		37.1	100.0%

EXHIBIT #3

Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.8

01-09-2021

Pre-Platting 10 yr

Channel 1

TRAPEZOIDAL

Bottom Width = 10.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 1.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 33.70 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
33.70	0.75	9.75	3.46	16.18	0.030	0.65	100.75	100.94	0.47	16.00

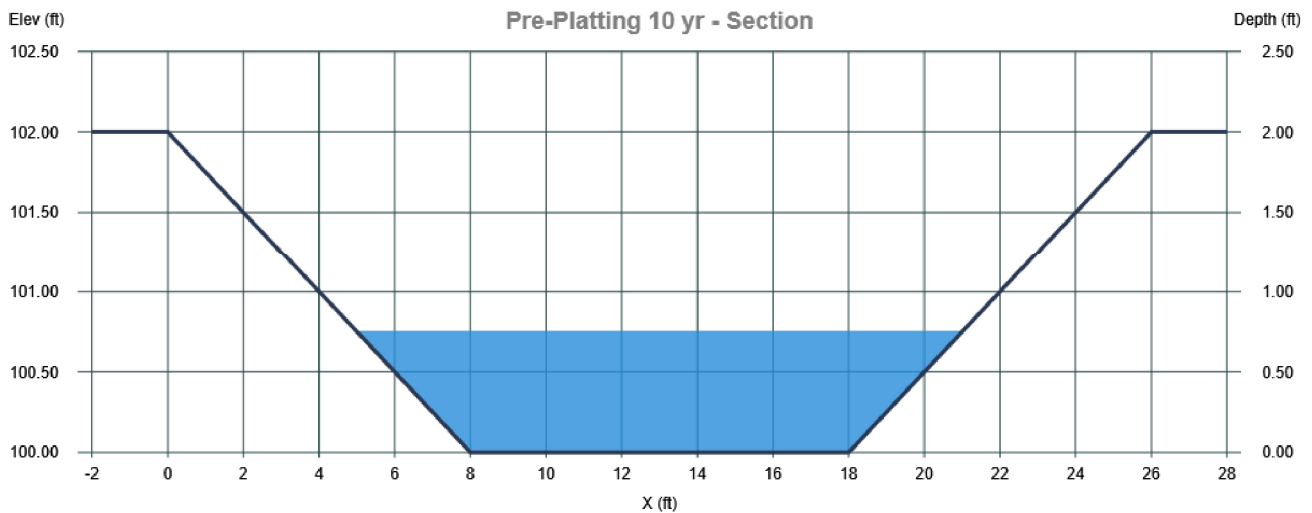


EXHIBIT #4

Channel Report

Post-Platting 10 yr

Channel 2

TRAPEZOIDAL

Bottom Width = 10.00 ft
Side Slope Left, z:1 = 4.00
Side Slope Right, z:1 = 4.00
Total Depth = 2.00 ft
Invert Elevation = 100.00 ft
Channel Slope = 1.000 %
Manning's n = 0.030

DISCHARGE

Method = Known Q
Known Q = 35.00 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
35.00	0.76	9.91	3.53	16.27	0.030	0.67	100.76	100.95	0.47	16.08

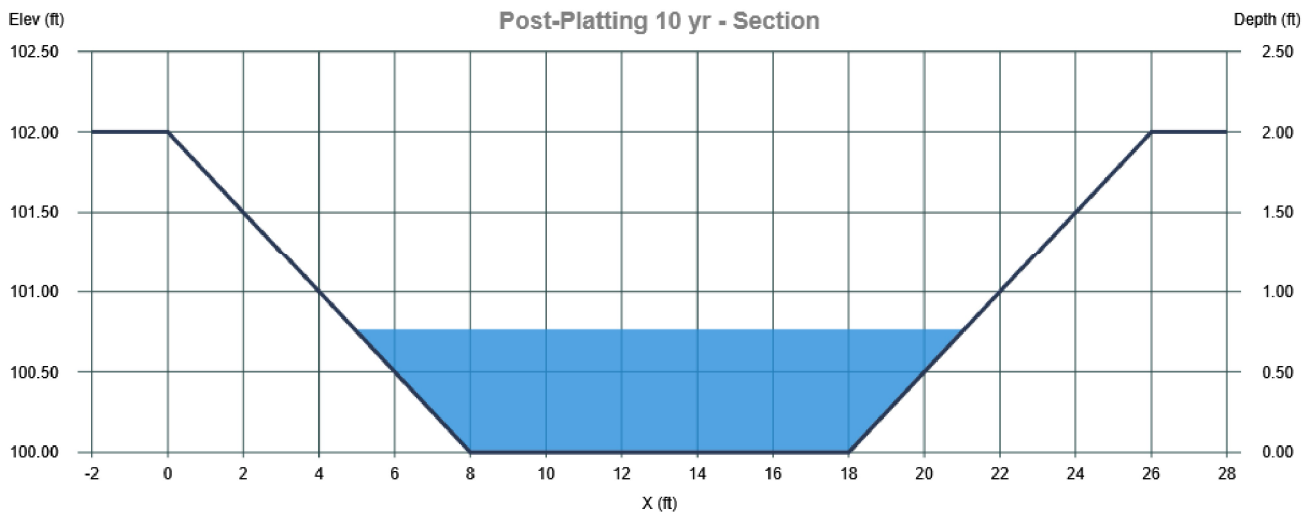


EXHIBIT #5

Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.8

01-09-2021

Pre-Platting 100 yr

Channel 3

TRAPEZOIDAL

Bottom Width = 10.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 1.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 60.60 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
60.60	1.03	14.54	4.17	18.49	0.030	0.92	101.03	101.30	0.64	18.24

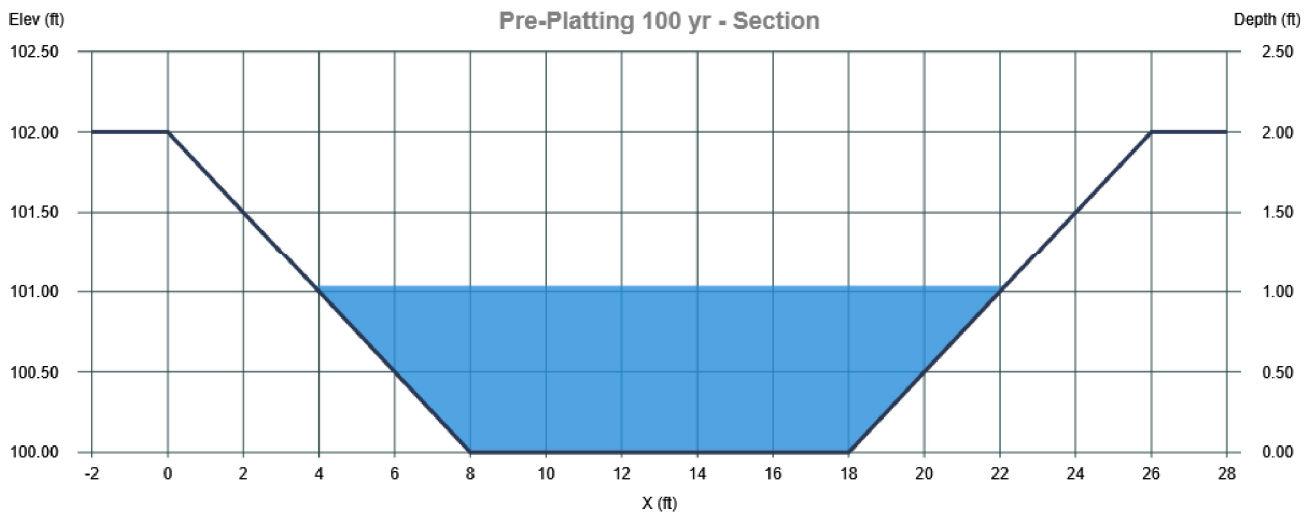


EXHIBIT #6

Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.8

01-09-2021

Post-Platting 100 yr

Channel 4

TRAPEZOIDAL

Bottom Width = 10.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 1.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 62.90 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
62.90	1.05	14.91	4.22	18.66	0.030	0.94	101.05	101.33	0.66	18.40

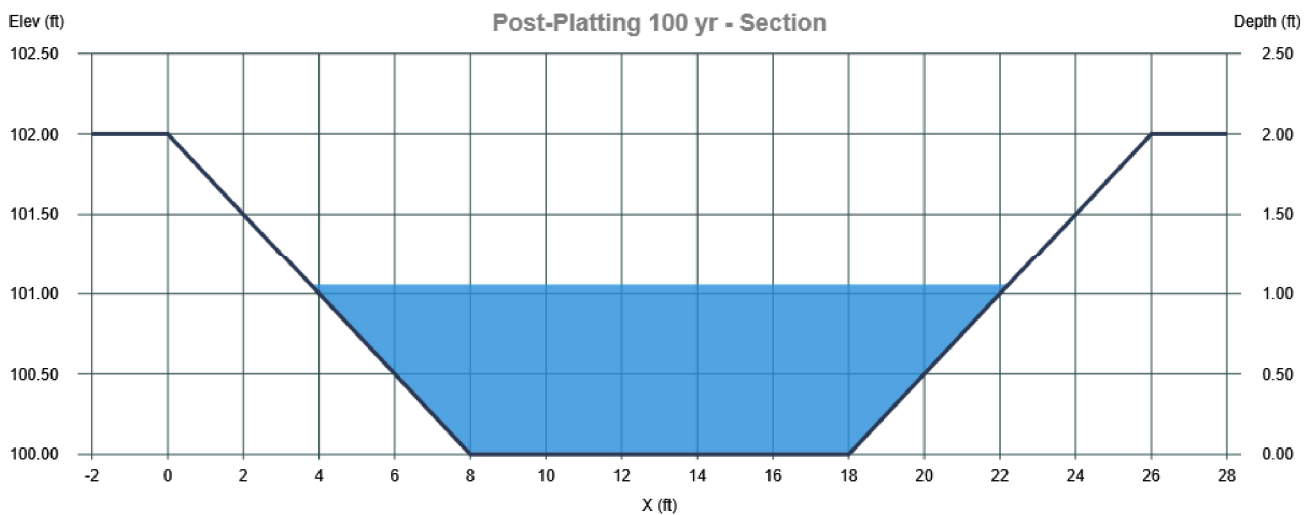


EXHIBIT #7

Drainage Area #1- 10 year

Existing Conditions

Area = 22.9 acres
C= 0.30
L= 1080
S= 4.5
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

C= 0.30

$$T_i = 15.1$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

L= 1080

S= 4.5

$$T_t = 1.80$$

$$T_c = 16.9$$

$$i_{10} = 4.91$$

$$Q = KCiA$$

$$Q = 33.7 \text{ cfs}$$

Developed Conditions

Area = 22.9 acres
C= 0.31
L= 1080
S= 4.5
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

C= 0.31

$$T_i = 14.9$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

L= 1080

S= 4.5

$$T_t = 1.80$$

$$T_c = 16.7$$

$$i_{10} = 4.93$$

$$Q = KCiA$$

$$Q = 35.0 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 22.9 acres
C= 0.30
L= 1080
S= 4.5
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 15.1$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.80$$

$$T_c = 16.9$$

$$i_{100} = 7.06$$

$$Q = KCiA$$

$$Q = 60.6 \text{ cfs}$$

Developed Conditions

Area = 22.9 acres
C= 0.31
L= 1080
S= 4.5
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 14.9$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.80$$

$$T_c = 16.7$$

$$i_{100} = 7.09$$

$$Q = KCiA$$

$$Q = 62.9 \text{ cfs}$$

From: [Mitch Pleak](#)
Sent: Monday, January 11, 2021 2:47 PM
To: [Clements, Jared](#)
Cc: [Noll, Bill](#); [Voth, Krystal](#); [019-2831](#); [Anderson, Lauren](#)
Subject: RE: Tiner Acres Review Packet

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.

Jared,
Olsson has no further comments on the Drainage Report submitted and in the link below:

<https://oaconsulting.sharefile.com/d-s5398d388ed354ea7a7b6b676b1092e4a>

Thanks,

Mitch Pleak

From: David Lutgen
Sent: Saturday, January 9, 2021 7:42 AM
To: Clements, Jared
Cc: Joe Herring ; Noll, Bill ; Voth, Krystal ; Mitch Pleak
Subject: Re: Tiner Acres Review Packet

Jared,

Revised drainage report for Tiner Acres is attached.

Thanks

David Lutgen, P.E.

On Fri, Jan 8, 2021 at 4:07 PM Clements, Jared <JClements@leavenworthcounty.gov> wrote:

Good Afternoon Joe,

Please find the attached reviews of Tiner Acres Drainage Report, Preliminary, and Final Plat, as well a comments from Planning & Zoning Staff below. Please make these adjustments and receive approval from our reviewers prior to Friday, January 29th, 2021.

- Label Final Plat as Final Plat.
- Correct the Range number on the Vicinity Map.

Respectfully,

Jared Clements
Planner II
Leavenworth County
Planning & Zoning

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, December 23, 2020 1:50 PM

From: [Van Parys, David](#)
Sent: Monday, January 4, 2021 8:12 AM
To: [Clements, Jared](#)
Subject: RE: DEV-20-154 & 155 Preliminary and Final Plat - Tiner Acres

Jared, No apparent legal concerns.

From: Clements, Jared
Sent: Thursday, December 31, 2020 2:03 PM
To: Magaha, Chuck ; Van Parys, David ; Thorne, Eric ; Miller, Jamie ; stfdchief1760@gmail.com; 'Tyler Lee Rebel' ; 'Travis@SuburbanWaterInc.com'
Subject: DEV-20-154 & 155 Preliminary and Final Plat - Tiner Acres

The Leavenworth County Department of Planning & Zoning has received a request for a Preliminary & Final Plat for Tiner Acres, a two-Lot subdivision near 182nd Street and State Avenue.

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 January 7, 2021.

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

Thank you,

Jared Clements
Planner II
Leavenworth County Planning and Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
(913)684-0465

From: [Matt Roecker](#)
Sent: Monday, January 4, 2021 3:06 PM
To: [PZ](#)
Subject: RE: DEV-20-154 & 155 Preliminary and Final Plat - Tiner Acres

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Internal Use Only

LV CO:

On behalf of the owners, the purpose of this e-mail is to inform you that Westar Energy is the electric utility provider for within 154 & 155 of Tiner acres Leavenworth County.

Thank you,

Matt Roecker

Evergy

TD Designer III

matt.roecker@evergy.com

913-667-5116

DEV-20-154 & 155 Preliminary and Final Plat - Tiner Acres

TINER ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Lanny D. & Nanette M. Tiner
19050 182nd Street
Tonganoxie, KS 66086
PID # 183-05-0-00-00-010.02

SURVEYOR'S DESCRIPTION:

A tract of land in Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 02 degrees 03'31" West for a distance of 607.46 feet along the West line of said Southwest Quarter; thence continuing North 02 degrees 03'31" West for a distance of 713.73 feet along said West line; thence North 89 degrees 11'20" East for a distance of 1851.09 feet; thence South 00 degrees 25'36" West for a distance of 715.65 feet; thence South 89 degrees 14'58" West for a distance of 1820.10 feet to the point of beginning, Together with and subject to covenants, easement and restriction of record. Said property contain 30.13 acres, more or less, including road right of way.

RECORD DESCRIPTION:

A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., more fully described as follows: Beginning at the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section 5; thence South 89 degrees 13' 59" East on the North line of the South 1/2 of the Southwest 1/4 of said Section 5 a distance of 1851.10 feet to the Northwest corner of Tract "F"; thence South 01 degrees 58' 27" West on the West line of Tract "F" a distance of 799.99 feet; thence North 89 degrees 13' 59" West a distance of 1816.74 feet to the West line of the Southwest 1/4 of said Section 5; thence North 00 degrees 29' 12" West on the West line of the Southwest 1/4 of said Section 5 a distance of 800.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

Also less the following:

A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Southwest corner of the Southwest 1/4 of Section 5; thence North 00 degrees 29' 12" West, 521.42 feet along the West line of the Southwest 1/4 of Section 5; thence, South 89 degrees 13' 59" East, 1090.00 feet to the point of beginning of this tract; thence, North 00 degrees 29' 12" West, 85.00 feet; thence, South 89 degrees 13' 59" East, 730.39 feet; thence, South 01 degrees 58' 27" West, 85.00 feet; thence North 89 degrees 13' 59" West, 726.74 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

AND

Also less the following:

A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Southwest corner of the Southwest 1/4 of Section 5, Township 11 South, Range 22 East; thence, North 00 degrees 29' 12" West, 521.42 feet along the West line of the Southwest 1/4 of Section 5 to the Point of Beginning of this tract; thence, North 00 degrees 29' 12" West, 85.00 feet; thence, South 89 degrees 13' 59" East, 1,090.00 feet; thence, South 00 degrees 29' 12" East, 85.00 feet; thence, North 89 degrees 13' 59" West, 1090.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

ZONING:

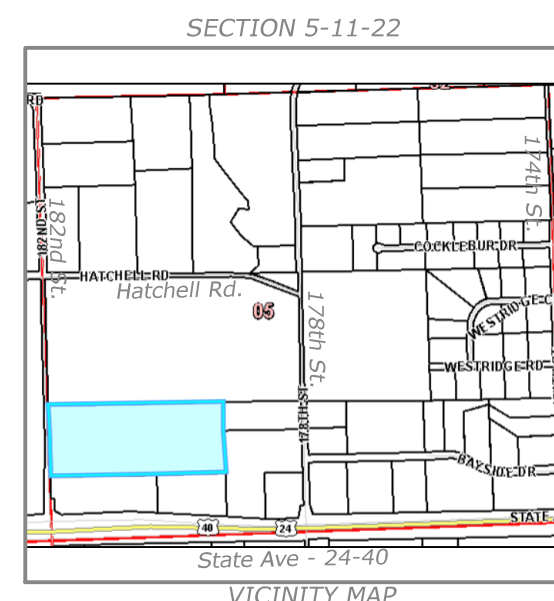
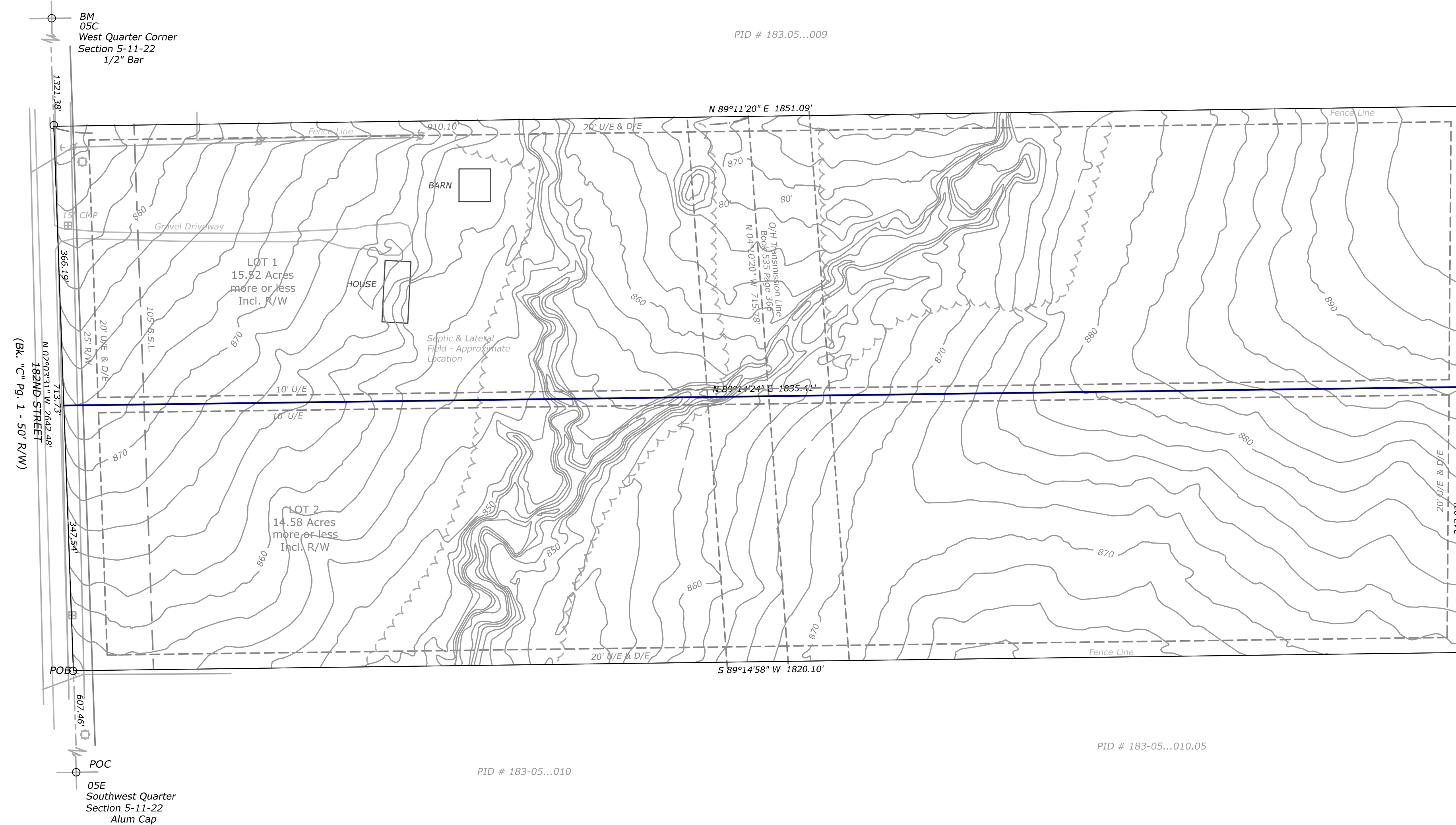
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

NOTES:

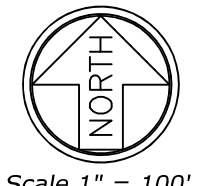
- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- 6) Point Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - Northwest Corner - 5/8" Bar - 894'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Document No. 2017R10331
- 13) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 14) Reference Old Republic National Title Insurance Co. File Number TX0014158 updated September 4, 2019
- 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
- 16) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
- 17) Distances to and of structures, if any, are +- 1'.
- 18) Easements as per referenced Title Commitment are shown hereon
- Right of way Easement Bk. 339 Pg. 239, blanket description, to KP&L, not shown hereon.
- 19) Fence Lines do not necessarily denote the boundary line for the property.
- 20) Reference Surveys:
(DW) - D.G.White Survey - unrecorded.
- 21) Boundary of Plat is a retracement of above referenced survey.

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 the current Access Management Policy
- 5) No off-plat restrictions.



- ### LEGEND:
- - 1/2" Bar Set with Cap No. 1296
 - - 1/2" Bar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - Centerline
 - Section Line
 - BM - Benchmark
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ⊕ - Water Meter/Valve
 - ⊕ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - ~ - Tree/Brush Line

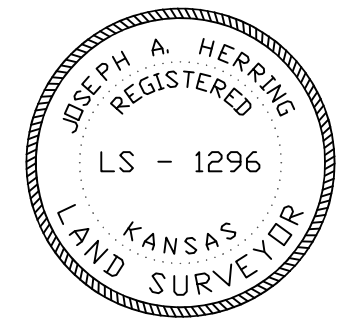
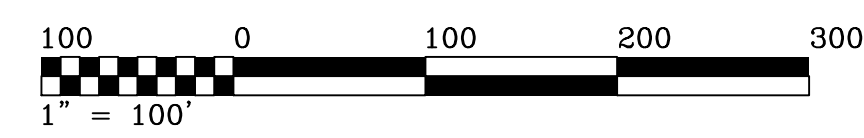


Scale 1" = 100'

Job # K-20-1414
December 20, 2020 Rev. Jan. 10, 2021



315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeancash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

TINER ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Lanny D. & Nanette M. Tiner
19050 182nd Street
Tonganoxie, KS 66086
PID # 183-05-0-00-00-010.02

SURVEYOR'S DESCRIPTION:
A tract of land in Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 02 degrees 03'31" West for a distance of 607.46 feet along the West line of said Southwest Quarter; thence continuing North 02 degrees 03'31" West for a distance of 713.73 feet along said West line; thence North 89 degrees 11'20" East for a distance 1851.09 feet; thence South 00 degrees 25'36" West for a distance of 715.65 feet; thence South 89 degrees 14'58" West for a distance of 1820.10 feet to the point of beginning.
Together with and subject to covenants, easement and restriction of record.
Said property contain 30.13 acres, more or less, including road right of way.

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: TINER ACRES.

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

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

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

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 TINER ACRES, have set our hands this _____ day of _____, 2021.

Lanny D. Tiner
Nanette M. Tiner

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Lanny D. Tiner and Nanette M. Tiner, husband and wife, 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 TINER ACRES this _____ day of _____, 2021.

Secretary Krystal A. Voth
Chairman Steven Rosenthal

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 -

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TINER ACRES, this _____ day of _____, 2021.

Chairman
County Clerk
Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds -

COUNTY SURVEYOR
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR -
Stephan C. Tuttle, KS PS No. 1252
Leavenworth County Reviewer

RECORD DESCRIPTION:

A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., more fully described as follows: Beginning at the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section 5; thence South 89 degrees 13' 59" East on the North line of the South 1/2 of the Southwest 1/4 of said Section 5 a distance of 1851.10 feet to the Northwest corner of Tract "F"; thence South 01 degrees 58' 27" West on the West line of Tract "F" a distance of 799.99 feet; thence North 89 degrees 13' 59" West a distance of 1816.74 feet to the West line of the Southwest 1/4 of said Section 5; thence North 00 degrees 29' 12" West on the West line of the Southwest 1/4 of said Section 5 a distance of 800.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

Also less the following:

A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Southwest corner of the Southwest 1/4 of Section 5; thence North 00 degrees 29' 12" West, 521.42 feet along the West line of the Southwest 1/4 of Section 5; thence South 89 degrees 13' 59" East, 1090.00 feet to the point of beginning of this tract; thence, North 00 degrees 29' 12" West, 85.00 feet; thence, South 89 degrees 13' 59" East, 730.39 feet; thence, South 01 degrees 58' 27" West, 85.00 feet; thence North 89 degrees 13' 59" West, 726.74 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

AND

Also less the following:

A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Southwest corner of the Southwest 1/4 of Section 5, Township 11 South, Range 22 East; thence, North 00 degrees 29' 12" West, 521.42 feet along the West line of the Southwest 1/4 of Section 5 to the Point of Beginning of this tract; thence, North 00 degrees 29' 12" West, 85.00 feet; thence, South 89 degrees 13' 59" East, 1,090.00 feet; thence, South 00 degrees 29' 12" East, 85.00 feet; thence, North 89 degrees 13' 59" West, 1090.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

ZONING:

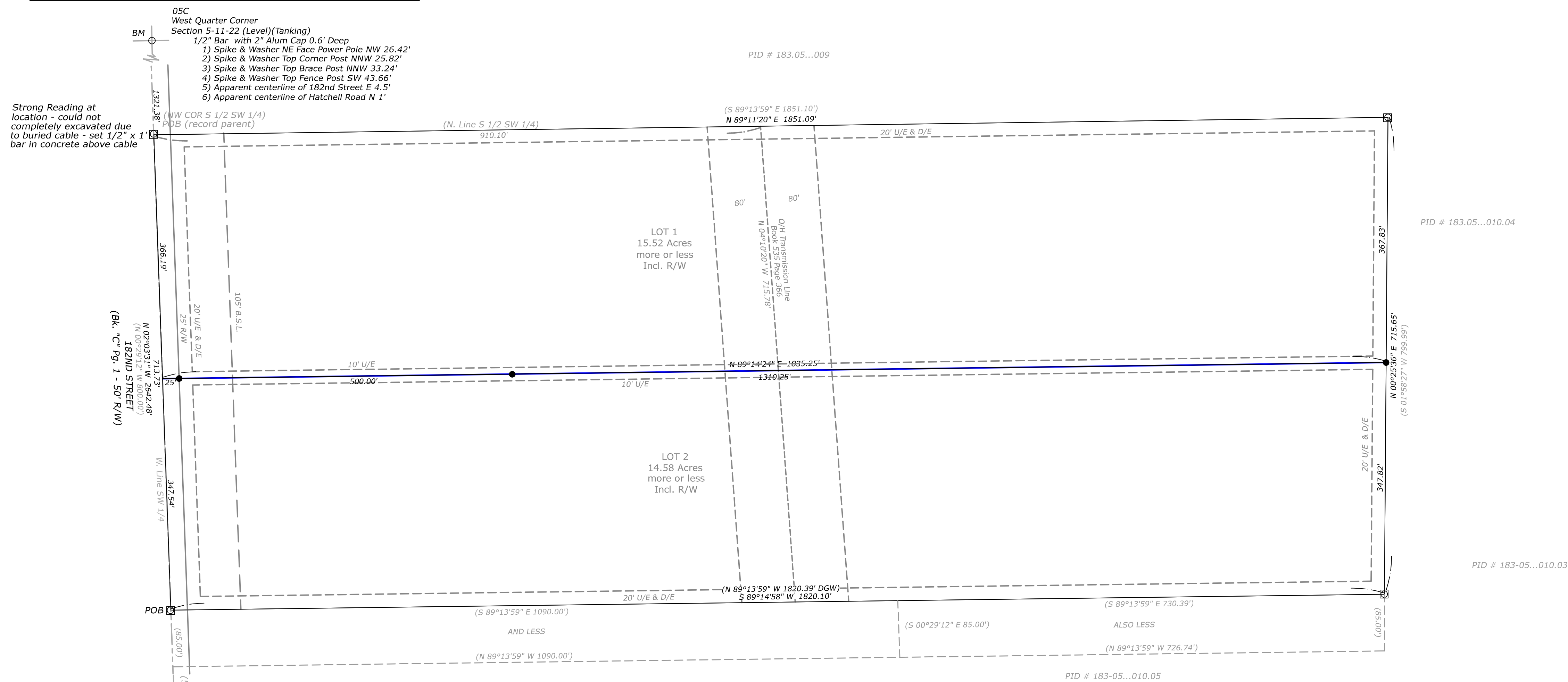
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

NOTES:

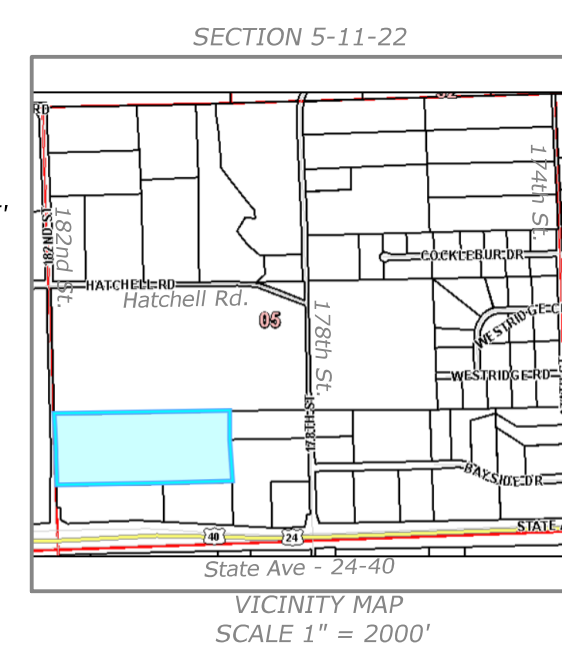
- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- 6) Point Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
Project Benchmark (BM) - Northwest Corner - 894'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Page 708 Page 1446
- 12) Utility Companies -
- Water - Suburban
- Electric - Energy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Insurance Company Case Number 41942 updated December 11, 2020
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G 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
- Oil and Gas Lease Book 237, Page 137, blanket in nature, not shown.
- Easement granted to Kansas City Power & Light Company, Book 922 Page 1158, lies within platted 20' U/E & D/E along south line.
- 160' wide Easement granted to Western Resources Book 535 Page 785, does affect subject property and is shown hereon.
- Easement to Southwestern Bell Telephone Company Book 986 Page 245, lies within right of way of 182nd Street and platted 20' U/E & D/E
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
DWG - D.C.White Survey - unrecorded.
- 20) Boundary of Plat is a retracement of above referenced survey.

RESTRICTIONS:

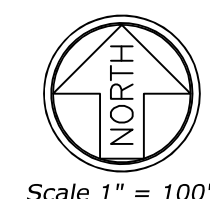
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when 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 the current Access Management Policy
- 5) No off-plat restrictions.



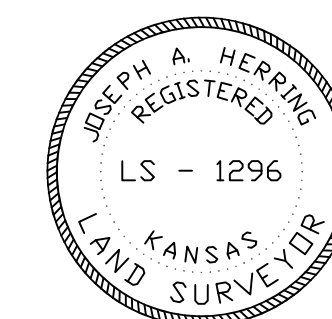
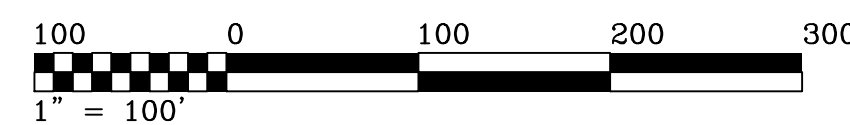
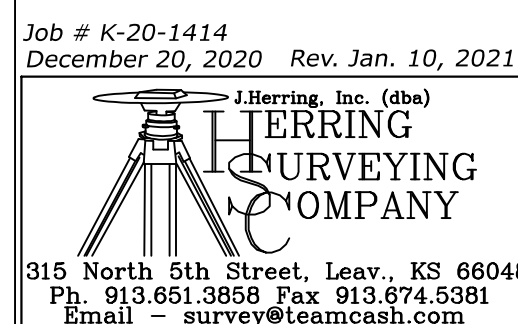
05E Southwest Quarter Section 5-11-22 (Level)(Virt)
2" Alum KDOT Cap
1) Spike & Washer in Power Pole NNW 103.75'
2) Chiseled "+\" Cut Top W. End Concrete Headwall NNE 67.35'
3) Chiseled "+\" Cut E. Side Inlet E 43.15'



- LEGEND:**
- - 1/2" Bar Set with Cap No. 1296
 - - 1/2" Bar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - - - Utility Easement
 - - - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - Centerline
 - Section Line
 - BM - Benchmark
 - POB - Point of Beginning
 - POC - Point of Commencing



Scale 1" = 100'



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

*****Consent Agenda***
Leavenworth County
Request for Board Action
Case No. DEV-20-156/157
Preliminary & Final Plat Sammons Estates**

Date: February 24, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **Krystal Voth, Reviewed**

Additional Reviews as needed:

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

Action Requested: The applicant is requesting a Preliminary and Final Plat for a four-lot subdivision with a cross access easement (private driveway).

Analysis: The applicant has requested a four-lot subdivision. The subdivision will be provided access off of Eisenhower Road via a cross access easement. The easement essentially functions as a private roadway. The lots vary in size from 5.5 acres to over 60 acres in size. Additional access will not be provided off of Eisenhower.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-20-156/157, Preliminary and Final Plat with a Cross Access Easement for Sammons Estates subject to conditions.

Alternatives:

1. Approve Case No.DEV-20-156/157, Preliminary and Final Plat with a Cross Access Easement for Sammons Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-20-156/157, Preliminary and Final Plat with a Cross Access Easement for Sammons Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-20-156/157, Preliminary and Final Plat with a Cross Access Easement for Sammons Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

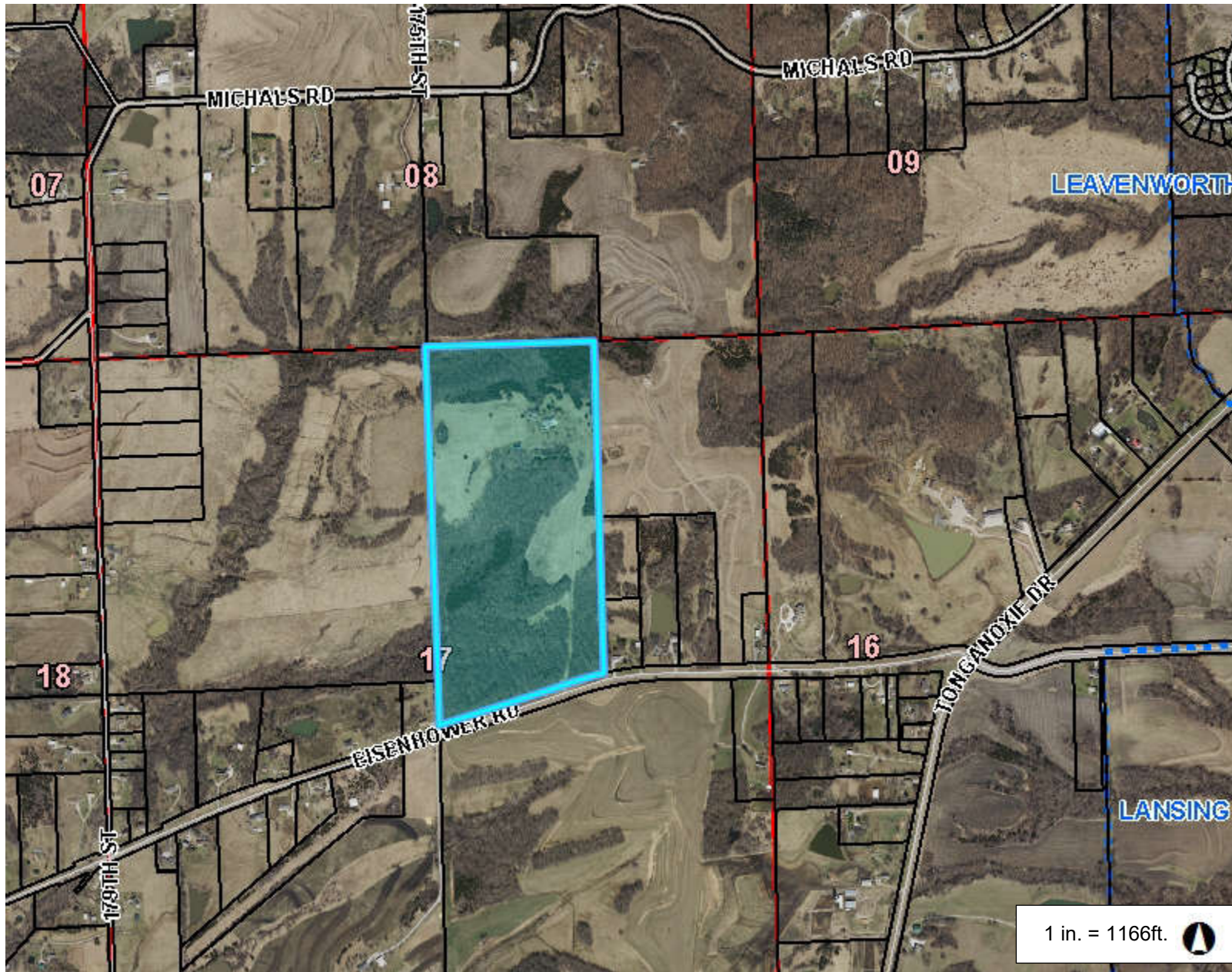
Budgetary Impact:

- X 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

Sammons Estates



Legend

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

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

*****Consent Agenda***
Leavenworth County
Request for Board Action
Case No. DEV-20-156/157
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Alternatives:

1. Approve Case No.DEV-20-156/157, Preliminary and Final Plat with a Cross Access Easement for Sammons Estates, with Findings of Fact, and with or without conditions; or
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4. Remand the case back to the Planning Commission.

Budgetary Impact:

- X 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

RESOLUTION 2020-29

A resolution of the Leavenworth County Kansas Board of County Commission, to amend the following articles of the 2006 Zoning and Subdivision Regulations:

ARTICLE 43 – CROSS ACCESS EASEMENTS

Section 1. OVERVIEW

The purpose of this policy is to allow an administrative approval procedure for divisions of land to accommodate rural residential development within Leavenworth County where it is not desired by the applicant to build internal roads to County Standards. These developments shall be known as “Cluster Development” and they shall be accompanied by a subdivision plat in accordance with the Leavenworth County Zoning and Subdivision Regulations. These developments should be thoughtfully considered and should give forethought to future development.

Section 2. PROCEDURES

1. Cross Access Easements shall accompany a request for a subdivision development which shall be known as “Cluster Development.” The subdivision plat shall be subject to the requirements of the zoning district set forth in the Leavenworth County Zoning and Subdivision Regulations.
 - a. Parcels located within a Cluster Development shall be subject to the zoning district requirements for lot area and lot frontage in which the tract of land is located.
 - b. Parcels which are located within a Cluster Development shall be serviced by a “Cross Access Easement.” A Cross Access Easement shall provide access to each lot within a cluster development, but will in no way be considered a public, county-maintained road.
 - c. Lots within Cluster Developments shall be situated so that all lots are accessed by the cross-access easement. Cross access easements shall be subject to the Leavenworth County Access Management policy requirements for driveway spacing.
 - d. Cluster Developments with cross access easements shall not be permitted within 660’ of an incorporated city
2. The cross access easement shall be established by separate legal instrument and shall be recorded with the Leavenworth County Register of Deeds. A separate restrictive covenant that encompasses, by legal description, the entire development must be filed in conjunction with the easement. The covenant shall clearly state that maintenance of the cross access easement is the sole responsibility of the developer and/or the future property owners of the properties the CAE provides access to. The covenant shall clearly state the cross access easement is not a public right-of-way and will in no way be maintained by the County.
3. If any portion of the development lies within a FEMA designated regulatory floodplain, or if drainage channel or swales exist on the development that carry runoff from adjacent property, the FEMA designated regulatory floodplain, channel or swale shall be protected by grant of an easement according to the same standards that apply to typical subdivisions. Maintenance of the drainage easement shall be the responsibility of the property owner.

Section 3. ACCESS AND ROAD STANDARDS

1. A cluster development with an access easement shall have direct access to a fully maintained public road.
2. Only one access point shall be allowed for the entire development.

3. When established as part of a cluster development, the road and drainage plans submitted to County Staff shall be prepared and sealed by an engineer licensed in the State of Kansas.
4. There will be no consideration by the County to assume responsibility of the cross access easement until the cross access easement is built to the current County standard in place at the time the request is made to accept the roadway. Any improvements or upgrades will be the sole responsibility of the developer and/or the owners of the properties being accessed by the CAE.

Section 4. AMENDMENTS TO THE DEVELOPMENT

1. Any further division for development purposes is prohibited until an amended Replat is approved by the Governing Body and recorded with the Register of Deeds.

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the amendment of the Leavenworth County Zoning and Subdivision Regulations the 12th day of August, 2020; and

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


WHEREAS, the Board of County Commission considered, in session on 2nd day of September, 2020, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 2nd day of September, 2020 and incorporated herein by reference;

That the amendments listed herein be approved:

Adopted this 2nd day of September, 2020
Board of County Commission
Leavenworth, County, Kansas



Doug Smith, Chairman



Jeff Culbertson, Member




Vicky Kaaz, Member




Chad Schimke, Member





Janet Klasinski


/s/ Mike Stieben, Member

Voth, Krystal

From: Rural Water <rwd8lv@gmail.com>
Sent: Saturday, January 16, 2021 7:29 AM
To: Voth, Krystal
Subject: Re: Request for Comment - Three lot subdivision.

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,

In response to your email about the Sammons Estate:

- a. RWD#8 does have a waterline on the south side of Eis Rd. 4" waterline and there is a 2" waterline near the west property line and the east property line but, not across the frontage of the property line because there is a rock ledge.
- b. 4" waterline on southside of Eis. Rd. and 2" waterlines on west property line and east property line NO fire hydrants
- c. The water district would not allow fire hydrants
- d. The water district does not have any future plans to upgrade the service line to support fire hydrants.

NOTE: The proposed plat is not a typical public road accessed plat, therefore the property owner's would have to meet with RWD#8 Board of Directors and come to an agreement about the water line and water meter locations. Due to the amount of rock on the property frontage, there will be added costs for boring the service line.

Becky Fousek
Office Manager for RWD#8

On Fri, Jan 8, 2021 at 10:37 AM Voth, Krystal <KVoth@leavenworthcounty.gov> wrote:

Good morning,

Our office has received an application for a three lot cross access easement subdivision. Your written responses to the questions below are greatly appreciated by Monday, January 18. Thank you and have a great weekend!

- a. Does the water district have existing service lines in the vicinity of the proposed plat boundary to provide potable water to the lots of the subdivision?
- b. What is the size and location of the water line(s) and fire hydrants that are adjacent to this property?
- c. Would the water district allow fire hydrants to be installed on the existing service line(s) in the area of the proposed plat boundary?

d.Does the water district have plans to upgrade the service in this vicinity to such a level that fire hydrants can be installed in the foreseeable future, or within a set number of years? If so, what would the improvements consist of?

Respectfully,

Krystal A. Voth, CFM

Director

Planning & Zoning

Leavenworth County

913.684.0461

--

*Becky Fousek
Office Manager
Rural Water District #8-LV CO*

SAMMONS ESTATES

A Cross Access Easement Plat in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Richard & Georgiann Sammons
17344 Eisenhower Road
Leavenworth, KS 66086
PID No. 104-17-0-00-002

RECORD DESCRIPTION:
The West half of the Northeast quarter (NE1/4) of Section 17, Township 9, Range 22, together with:
Beginning at a point 20 feet East of the center corner of Section 17, Township 9, Range 22; thence South 315 feet to the North line of Perryville Road; thence North 83 1/2° East, 706 feet along the North line of said road; thence North 66° East 600 feet to the half Section line running East and West through said Section 17; thence West along said half Section line 1245 feet to the place of beginning, it being understood this description is meant to convey the piece of land lying in the Northwest corner of the Southeast quarter of Section 17, Township 9, Range 22 lying and being North and West of the Perryville Road and East of the North and South road through the center of said Section 17, Leavenworth County, Kansas.

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: SAMMONS ESTATES.

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

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

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

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 SAMMONS ESTATES, have set our hands this _____ day of _____, 2021.

Richard Sammons
Georgiann Sammons

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Richard Sammons and Georgiann Sammons, a married couple, 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
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SAMMONS ESTATES this _____ day of _____, 2021.

Secretary
Krystal A. Voth
Chairman
Steven Rosenthal

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 - _____

COUNTY COMMISSIONER APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SAMMONS ESTATES, this _____ day of _____, 2021.

Chairman
Michael Smith
County Clerk
Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

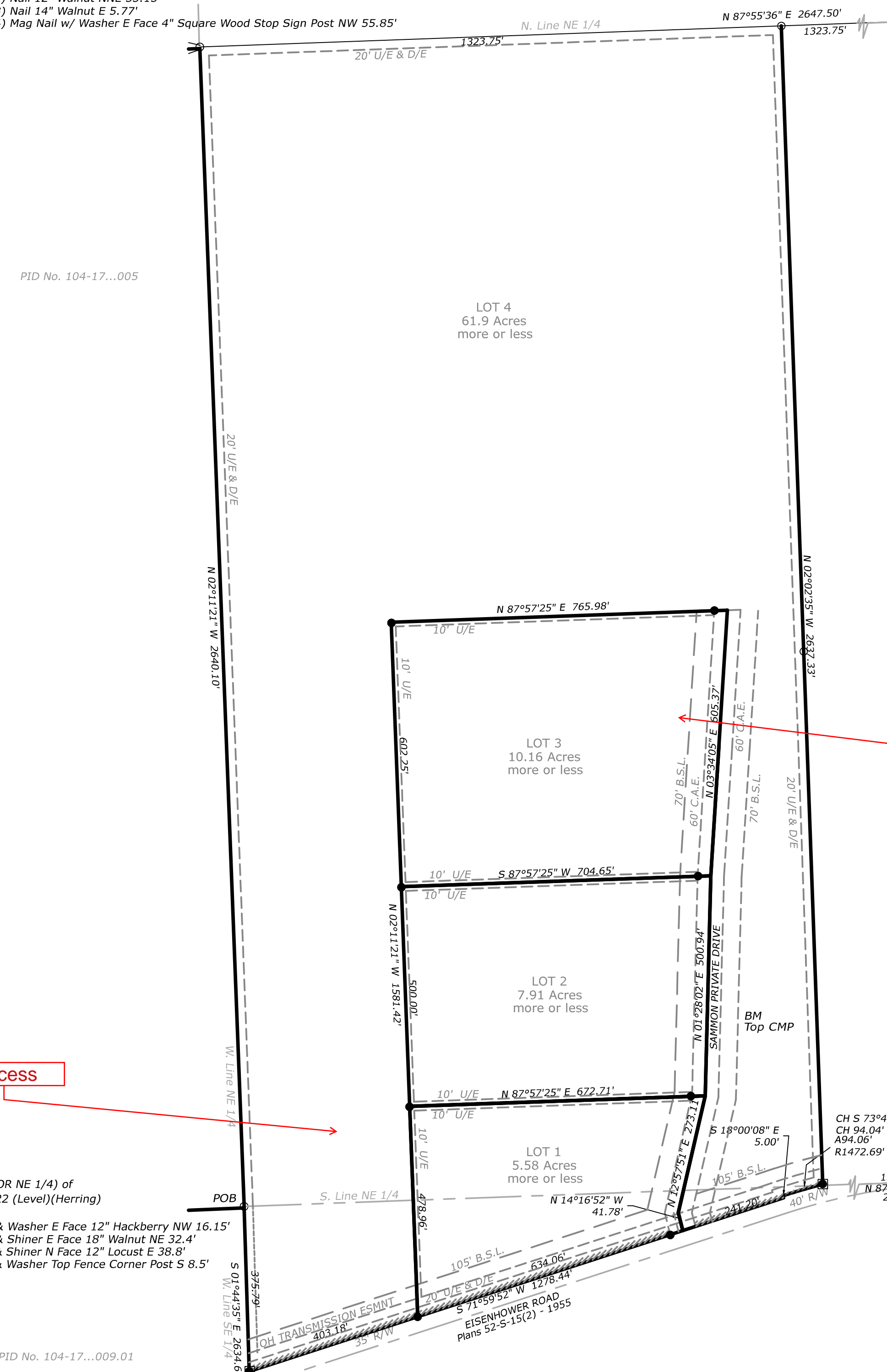
COUNTY SURVEYOR
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR -
Stephan C. Tuttle, KS PS No. 1252
Leavenworth County Reviewer

SURVEYOR'S DESCRIPTION:
A tract of land in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southwest corner of the Northeast Quarter of said Section 17; thence North 02 degrees 11'21" West for a distance of 2640.10 feet along the West line of said Northeast Quarter; thence North 87 degrees 55'36" East for a distance of 1323.75 feet along the North line of said Northeast Quarter; thence South 02 degrees 02'35" East for a distance of 2637.33 feet to the North right of way of Eisenhower Road, as it exists today; thence along a non-tangent curve to the left having a radius of 1472.69 feet and an arc length of 94.06 feet, being subtended by a chord bearing of South 73 degrees 49'39" West and a chord distance of 94.04 feet along said right of way; thence South 18 degrees 00'08" East for a distance of 5.00 feet along said right of way; thence South 71 degrees 59'52" West for a distance of 1278.44 feet along said right of way to the West line of the Southeast Quarter of said Section 17; thence North 01 degrees 44'35" West for a distance of 375.79 feet along said West line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 85.69 acres, more or less, including road right of way. Error of Closure - 1 : 790401

POB
71
North Quarter Corner
Section 17-9-22 (Level)(M.D.Cooper / Herring)
1/2" Bar Found next to Stone & Fence Corner Post
1) Nail Top Fence Post N 17.41°
2) Nail 12" Walnut NNE 33.13°
3) Nail 14" Walnut E 5.77°
4) Mag Nail w/ Washer E Face 4" Square Wood Stop Sign Post NW 55.85°

09J
Northeast Corner
Section 17-9-22 (Level)(Herring)
1/2" Bar
1) 60d Nail in 20" Tree NNE 1.74°
2) 60d Nail in 12" Elm Tree NNW 6.37°
3) 60d Nail in 20" Maple Tree W 25.4°
4) Mag Nail in Post E 37.88°



01-27-2021
OLSSON REVIEW

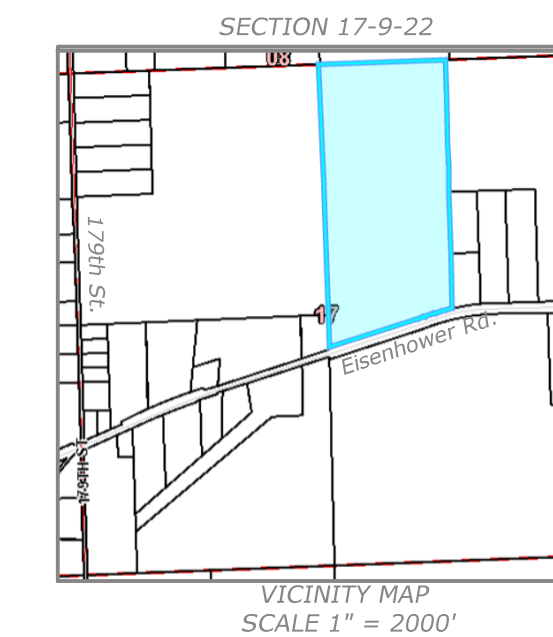
Planning & Zoning Comments
Added 1-27-2021

add note that Lot 1 and 4 access is limited from the cross access easement only.

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 the current Access Management Policy.
5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement. General terms - each Lot Owner is responsible for a 25% share of maintenance of said area. Lots 1, 2, and 3, each have 1 vote and Lot 4 has 2 votes.
6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.

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 and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Error of Closure Calculations
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
6) Point Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - East side Top 42" CMP - Elev 1048'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Document No. 2020R07114
12) Utility Companies -
- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference McCaffrey Short Title Owners & Encumbrances updated December 14, 2020
14) Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 20103C0125 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
- Easement to Kansas Power & Light Book 633 Page 1488 - Overhead Transmission Line
- Oil & Gas Lease Book 533 Page 644, blanket description in nature - not shown.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
(LTH) - L.T.Hahn Survey Document No. 20175035
(JAH) - J.A.Herring recorded Plat - PARSON'S RIDGE



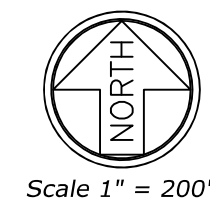
Standard Utility Easement

No Access

7L
Center (SW COR NE 1/4) of
Section 17-9-22 (Level)(Herring)
1/2" Bar
1) Nail & Washer E Face 12" Hackberry NW 16.15°
2) Nail & Shiner E Face 18" Walnut NE 32.4°
3) Nail & Shiner N Face 12" Locust E 38.8°
4) Nail & Washer Top Fence Corner Post S 8.5°

9L
East Quarter Corner
Section 17-9-22 (Level)(Hahn)
1/2" Pipe
1) Apparent Centerline S 9°+
2) Nail with Washer in Corner Post S 60.9°
3) 1/2" Bar N 19.3°
4) PK Nail in 14" redbud NNW 59.4°

LEGEND:
● - 1/2" Bar Set with Cap No. 1296
○ - 1/2" Bar Found, unless otherwise noted.
□ - Concrete Base to be Set around Point
△ - PK Nail Found in Place
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement dedicated this plat
C - Centerline
S - Section Line
BM - Benchmark
C.A.E. - Cross Access Easement
POB - Point of Beginning
//// - No Access

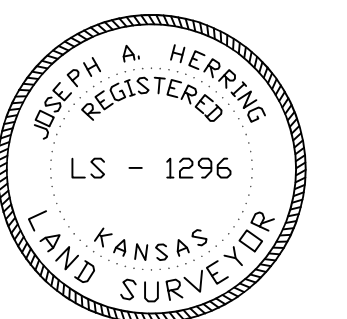
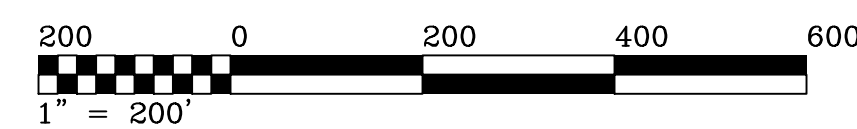


Scale 1" = 200'

Job # K-20-1417
December 22, 2020 Rev. 1/25/21



315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeanmsh.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

SAMMONS ESTATES

A Common Access Easement Plat in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Richard & Georglann Sammons
17344 Eisenhower Road
Leavenworth, KS 66086
PID No. 104-17-0-00-002

CROSS

RECORD DESCRIPTION:
The West half of the Northeast quarter (NE1/4) of Section 17, Township 9, Range 22, together with:
Beginning at a point 20 feet East of the center corner of Section 17, Township 9, Range 22; thence South 315 feet to the North line of Perryville Road; thence North 83 1/2° East. 706 feet along the North line of said road; thence North 68° East 600 feet to the half Section line running East and West through said Section 17; thence West along said half Section line 1245 feet to the place of beginning, it being understood this description is meant to convey the piece of land lying in the Northwest corner of the Southeast quarter of Section 17, Township 9, Range 22 lying and being North and West of the Perryville Road and East of the North and South road through the center of said Section 17, Leavenworth County, Kansas.

SURVEYOR'S DESCRIPTION:
A tract of land in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southwest corner of the Northeast Quarter of said Section 17; thence North 02 degrees 11'21" West for a distance of 2640.10 feet along the West line of said Northeast Quarter; thence North 87 degrees 55'36" East for a distance of 1323.75 feet along the North line of said Northeast Quarter; thence South 02 degrees 02'35" East for a distance of 2637.33 feet to the North right of way of Eisenhower Road, as it exists today; thence along a non-tangent curve to the left having a radius of 1472.69 feet and an arc length of 94.06 feet, being subtended by a chord bearing of South 73 degrees 49'39" West and a chord distance of 94.04 feet along said right of way; thence South 18 degrees 00'08" East for a distance of 5.00 feet along said right of way; thence South 71 degrees 59'52" West for a distance of 1278.44 feet along said right of way to the West line of the Southeast Quarter of said Section 17; thence North 01 degrees 44'35" West for a distance of 375.79 feet along said West line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 85.69 acres, more or less, including road right of way.
Error of Closure - 1 : 790401

PID No. 104-17...005

**01-27-2021
OLSSON REVIEW**

**Planning & Zoning Comments
Added 1-27-2021**

add note that Lot 1 and 4 access is limited from the cross access easement only.

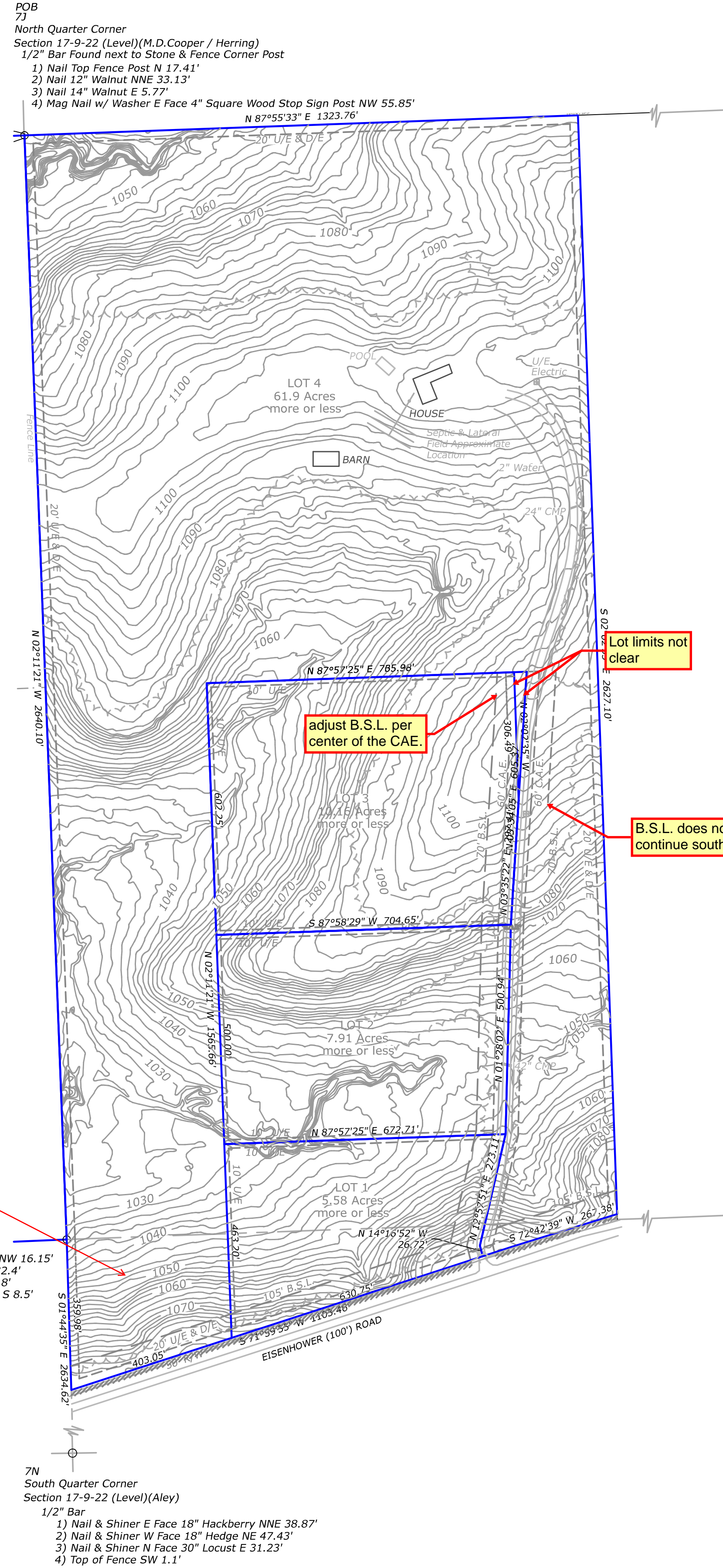
Add: Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.

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 the current Access Management Policy
5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Common Access Easement. General terms - each Lot Owner is responsible for a 25% share of maintenance of said area. Lots 1, 2, and 3, each have 1 vote and Lot 4 has 2 votes.

Verify, GIS shows 2.5

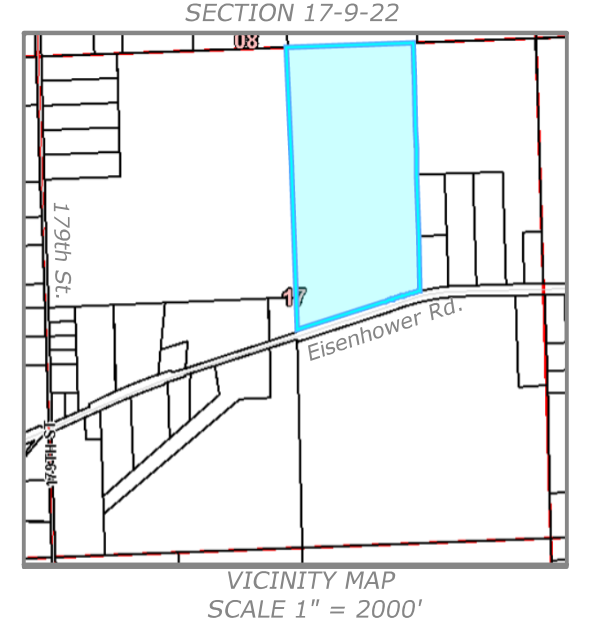
ZONING:
RR - Rural Residential, 5-Acre minimum size parcels - Current and proposed

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 and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Error of Closure Calculations
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
6) Point Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - Southwest Corner SW 1/4 - 963'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Document No. 2017R10331
12) Utility Companies -
- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance Title Insurance Company Commitment Owners & Encumbrances updated December 7, 2020
14) Property is not in a Special Flood Hazard Area per FEMA FIRRM Map 20103C0325G & 350G 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
- No easements were listed on the provided O & E Report
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
(LTH) - L.T.Hahn Survey Document No. 2017S035
(JAH) - J.A.Herring recorded Plat - PARSON'S RIDGE



09J
Northeast Corner
Section 17-9-22 (Level)(Herring)
1/2" Bar
1) 60d Nail in 20" Tree NNE 1.74'
2) 60d Nail in 12" Elm Tree NNW 6.37'
3) 60d Nail in 20" Maple Tree W 25.4'
4) Mag Nail in Post E 37.88'

PID No. 104-17...001



PID No. 104-17...021.z

PID No. 104-17...021

9L
East Quarter Corner
Section 17-9-22 (Level)(Hahn)
1/2" Pipe
1) Apparent Centerline S 9'+-
2) Nail with Washer in Corner Post S 60.9'
3) 1/2" Bar N 19.3'
4) PK Nail in 14" redbud NNW 59.4'

No Access

adjust B.S.L. per center of the CAE.

Lot limits not clear

B.S.L. does not continue south

Scale does not meet requirement

PID No. 104-17...009.01

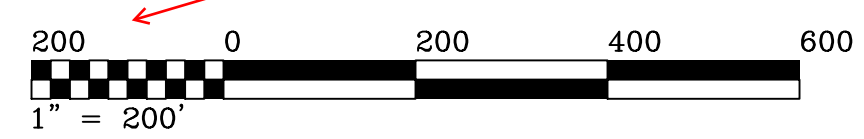


Scale 1" = 200'

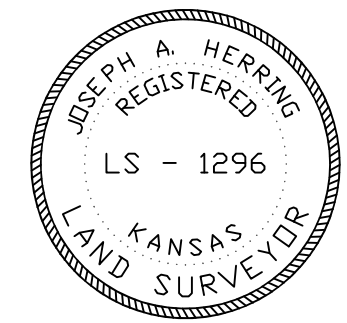
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315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@herringinc.com



1" = 200'



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

HOME OWNER'S ASSOCIATION
SAMMONS ESTATES
LEAVENWORTH COUNTY, KANSAS

This Home Owner's Association is for SAMMONS ESTATES, a Cross Access Easement Subdivision in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Said SAMMONS ESTATES creates an area known as a Cross Access Easement (C.A.E.).

Said area is to be shared and used by all owners/parties within SAMMONS ESTATES for the rights of access and for utilities to be allowed to service all Lots (all utilities must be underground).

All Lot Owners are responsible for 25% of the total cost of maintenance of the C.A.E. area.

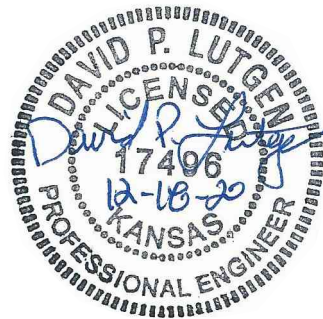
The Home Owners Association is comprised of the owners of Lots 1 thru 4, SAMMONS ESTATES.

Lots 1 thru 3 will each have a single vote per Lot in determining the maintenance issues.

Lot 4 will have 2 votes in determining the maintenance issues.

To change any portion of this Home Owners Association document – all owners must sign off and be in agreement.

Sammons Development
Leavenworth County Kansas
Drainage Report
Prepared December 16, 2020



Parcel Information - The 85.6-acre (+/-) parcel is located on the north side of McIntyre Road in Leavenworth County KS. The address to the home on Lot #4 is 17344 Eisenhower Road. The parcel is zoned RR 2.5.

Existing Conditions – The site can be divided into two drainage areas, see exhibit #1.

A composite c value was calculated for each drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2 and #3.

Existing	c value	Acres in each Drainage Area		
		DA #1	DA #2	
Wooded	0.50	48.4	13.9	
Pasture	0.42	16.0	7.0	
Crops	0.72	0.0	0.0	
Impervious	0.90	0.3	0.0	
Composite c		0.48	0.47	

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.50 + \text{Pasture Acres} * 0.42 + \text{Crop Acres} * 0.72 + \text{Impervious} * 0.90)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create 3 new residential building lots. The developed storm water runoff calculations include 10,000 sq ft of impervious area for the new lots. This impervious area will account for the driveway, house footprint, and outbuilding. The remainder of the lot is assumed to be maintained as pasture. A c value of 0.42 is used for pasture area while a c value of 0.90 is used for the impervious areas. A composite c value for each drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area		
		DA #1	DA #2	
Wooded	0.50	47.9	13.9	
Pasture	0.42	15.8	7.0	
Crops	0.72	0.0	0.0	
Impervious	0.90	1.0	0.0	
Composite c		0.49	0.47	

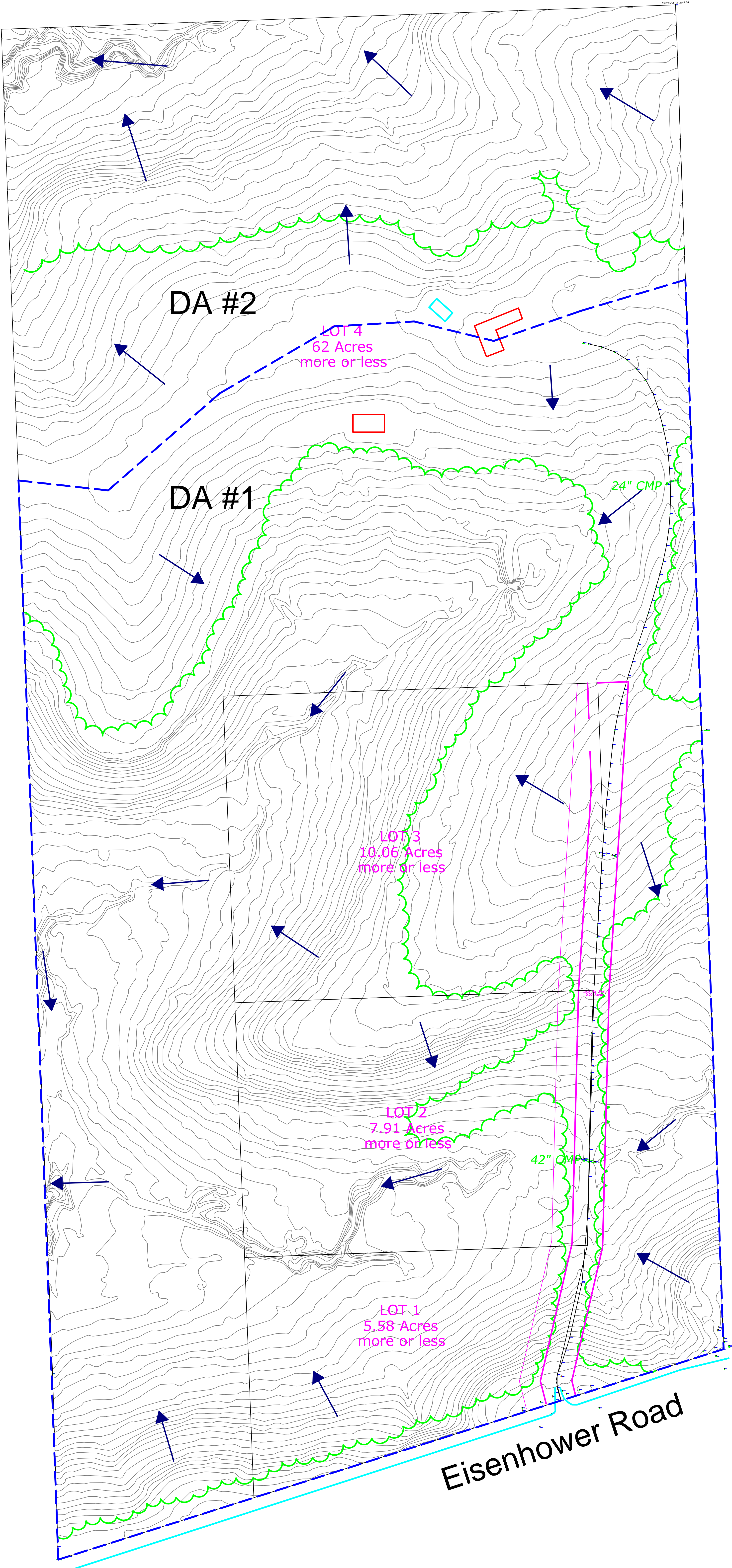
$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.50 + \text{Pasture Acres} * 0.42 + \text{Crop Acres} * 0.72 + \text{Impervious} * 0.90)}{\text{Total Acres}}$$

The storm water runoff for existing and developed conditions is summarized in the following tables. Calculations for the storm water runoff are included with the report.

DA #1

	Q10	Q100
Existing	180.6	319.7
Developed	185.1	327.7
Change	2%	2%

Conclusion – The creation of three additional building lots on this parcel of ground results in a 2% increase in storm water runoff from the property.



↑
NORTH
NTS

TABLE 1 Values of Runoff Coefficient C

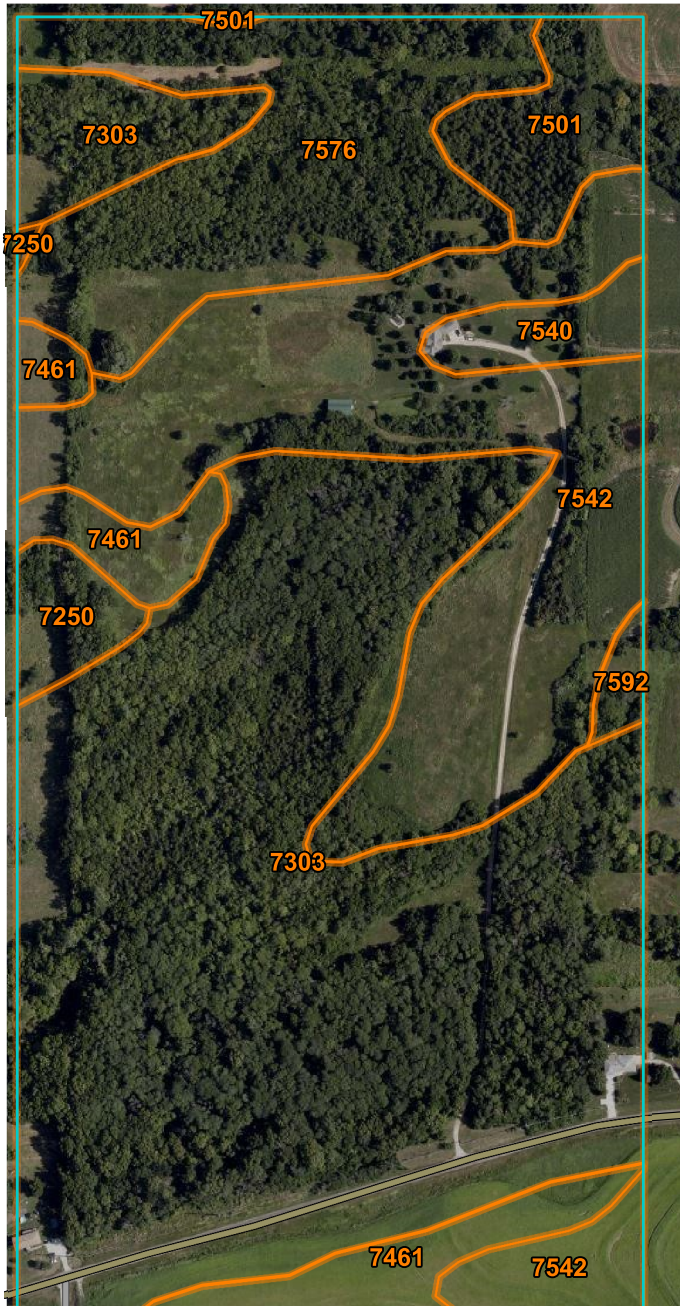
URBAN AREAS:	
Type of drainage area	Runoff coefficient C
Lawns:	0.05 - 0.10
Sandy soil, flat 2%	0.10 - 0.15
Sandy soil, average, 2 - 7%	0.15 - 0.20
Sandy soil, steep, 7%	0.13-0.17
Heavy soil, flat, 2%	0.18 - 0.22
Heavy soil, average, 2 - 7%	0.25 - 0.35
Heavy soil, steep, 7%	
Business:	0.70 - 0.95
Downtown areas Neighborhood areas	0.50.0.70
Residential:	0.30 - 0.50
Single-family areas	0.40 - 0.60
Multi units, detached Multi units,	0.60 - 0.75
attached Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Streets:	0.70 - 0.95
Asphaltic	0.80 - 0.95
Concrete	0.70 - 0.85
Brick	
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

AGRICULTURAL AREAS:

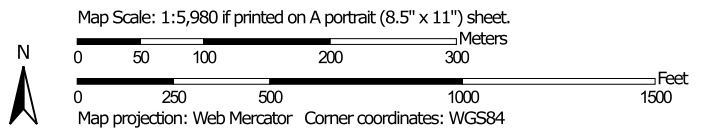
Topography and Vegetation	Runoff Coefficient C Soil Texture		
	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0 - 5% Slope	0.10	0.30	0.40
Rolling 5 - 10% Slope	0.25	0.35	0.50
Hilly 10 - 30% Slope	0.30	0.50	0.60
Pasture			
Flat	0.10	0.30	0.40
Rolling	0.16	0.36	0.55
Hilly	0.22	0.42	0.60
Cultivated			
Flat	0.30	0.50	0.60
Rolling	0.40	0.60	0.70
Hilly	0.52	0.72	0.82

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf

EXHIBIT #2



Map Unit Symbol	Map Unit Name
7250	Gosport-Sogn complex, 7 to 35 percent slopes
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded
7461	Oska silty clay loam, 3 to 8 percent slopes, eroded
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded
7540	Sharpsburg silty clay loam, 1 to 4 percent slopes
7542	Sharpsburg silty clay loam, 4 to 8 percent slopes, eroded
7576	Shelby clay loam, 8 to 12 percent slopes, eroded
7592	Shelby-Pawnee complex, 3 to 7 percent slopes, eroded



USDA Natural Resources Conservation Service

EXHIBIT #3

Drainage Area #1- 10 year

Existing Conditions

Area = 64.7 acres
C= 0.48
L= 2100
S= 13.5
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

C= 0.48

$$T_i = 8.1$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

L= 2100

S= 13.5

$$T_t = 3.50$$

$$T_c = 11.6$$

$$i_{10} = 5.76$$

$$Q = KCiA$$

$$Q = 180.6 \text{ cfs}$$

Developed Conditions

Area = 64.7 acres
C= 0.49
L= 2100
S= 13.5
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

C= 0.49

$$T_i = 7.9$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

L= 2100

S= 13.5

$$T_t = 3.50$$

$$T_c = 11.4$$

$$i_{10} = 5.79$$

$$Q = KCiA$$

$$Q = 185.1 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 64.7 acres
C= 0.48
L= 2100
S= 13.5
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 8.1$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 3.50$$

$$T_c = 11.6$$

$$i_{100} = 8.16$$

$$Q = KCiA$$

$$Q = 319.7 \text{ cfs}$$

Developed Conditions

Area = 64.7 acres
C= 0.49
L= 2100
S= 13.5
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 7.9$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 3.50$$

$$T_c = 11.4$$

$$i_{100} = 8.20$$

$$Q = KCiA$$

$$Q = 327.7 \text{ cfs}$$

INDEX OF SHEETS

1. Title Sheet
2. Typical Section and General Notes
- 3.-4. Plan & Profile

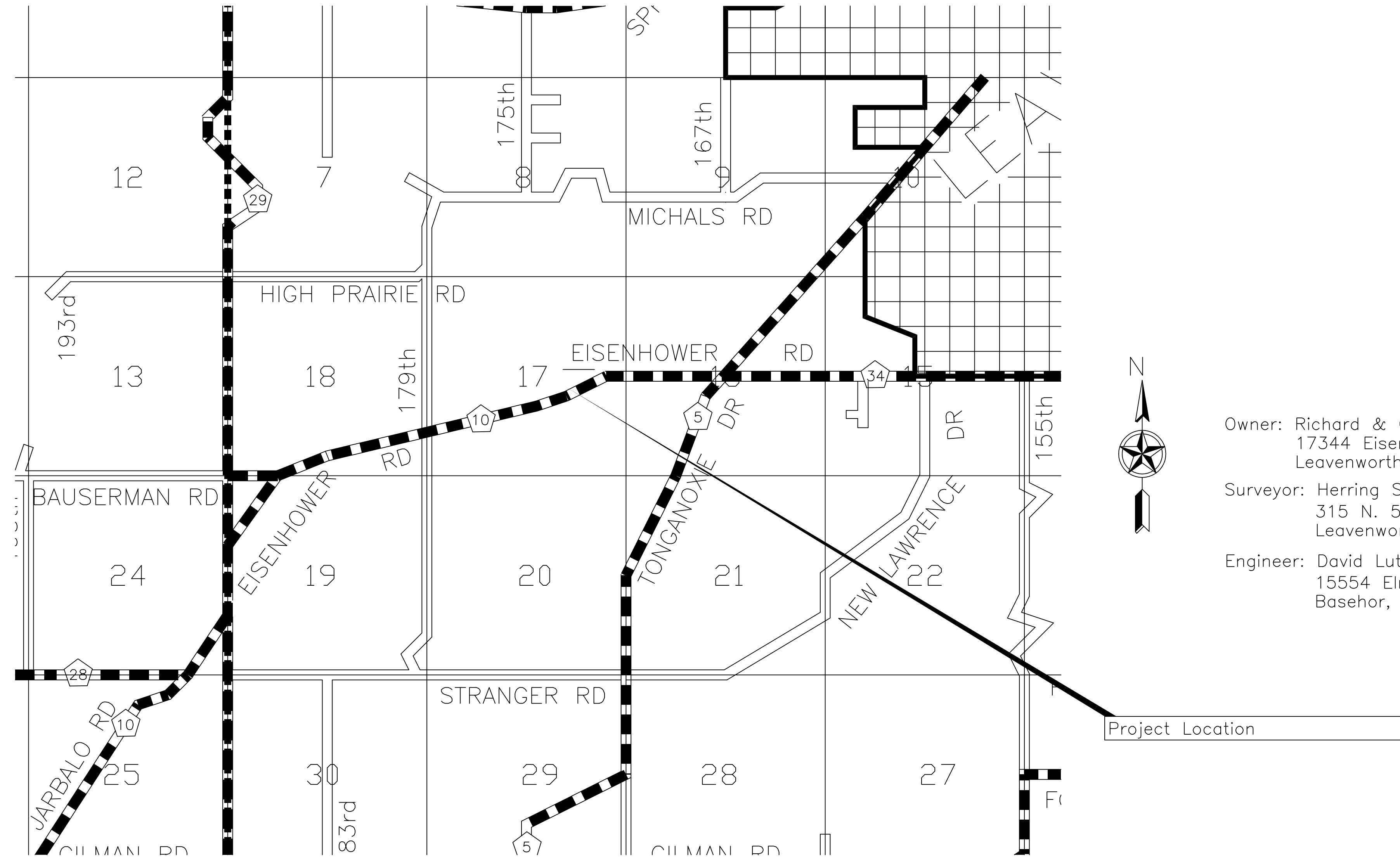
STATE OF KANSAS LEAVENWORTH COUNTY SAMMONS Private Road Plans

UTILITY COMPANIES

- Freestate Electric
- AT&T
- Rural Water District #8

Design Reference – AASHTO Guidelines for Geometric Design of Low-Volume Roads (2019 Edition)

Design Speed – 20 mph



Owner: Richard & Georgiann Sammons
17344 Eisenhower Rd
Leavenworth, KS 66048

Surveyor: Herring Surveying
315 N. 5th Street
Leavenworth, KS 66048

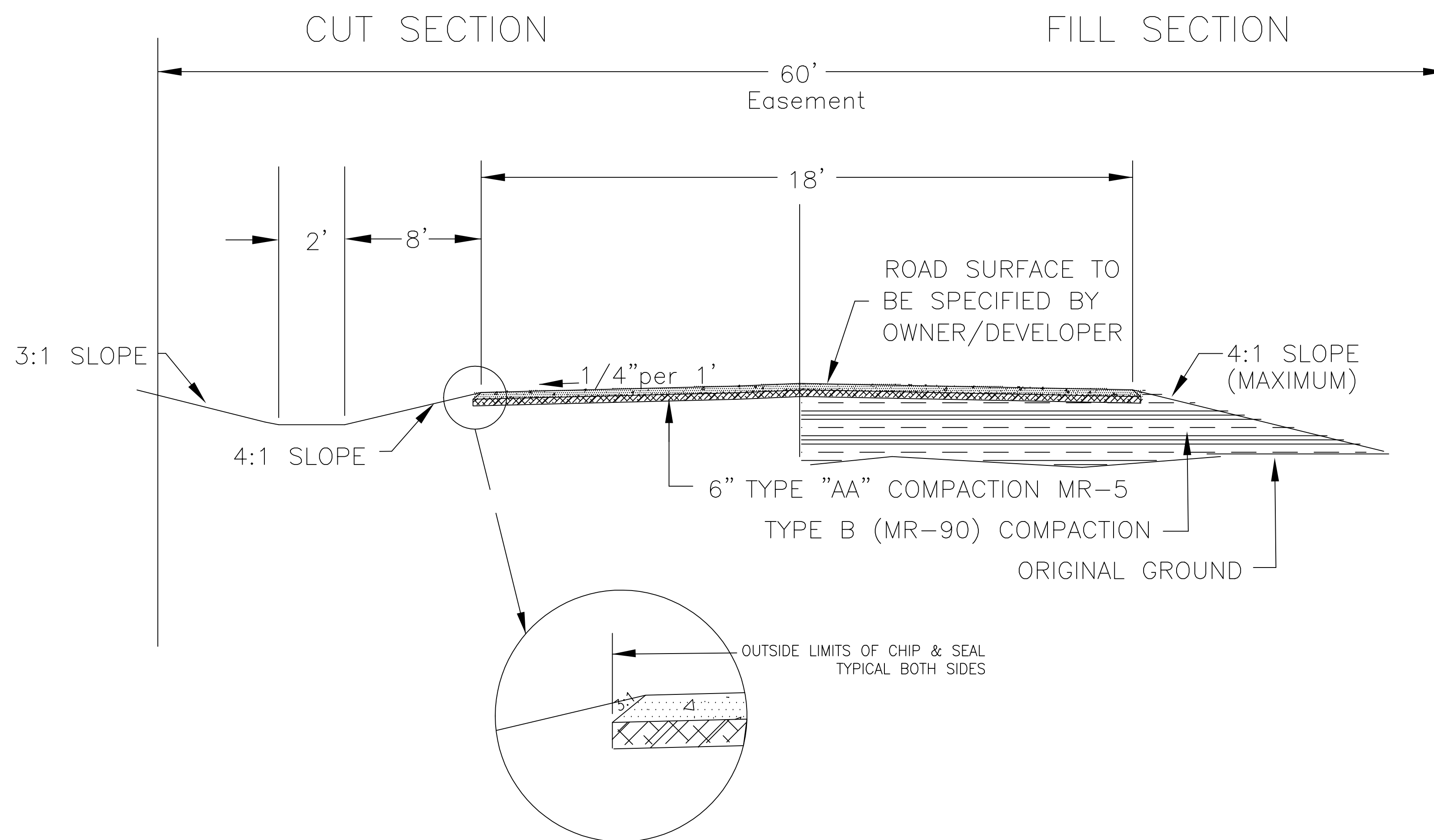
Engineer: David Lutgen
15554 Elm Street
Basehor, KS 66007



David P. Lutgen, P.E. _____ Date _____

	BY: APP'D
	REVISIONS
	NO. DATE
Designed By: _____	
Drawn By: _____	
Checked By: _____	
Issue Date: _____	
Job No. _____	
Sammons Private Road	TITLE SHEET

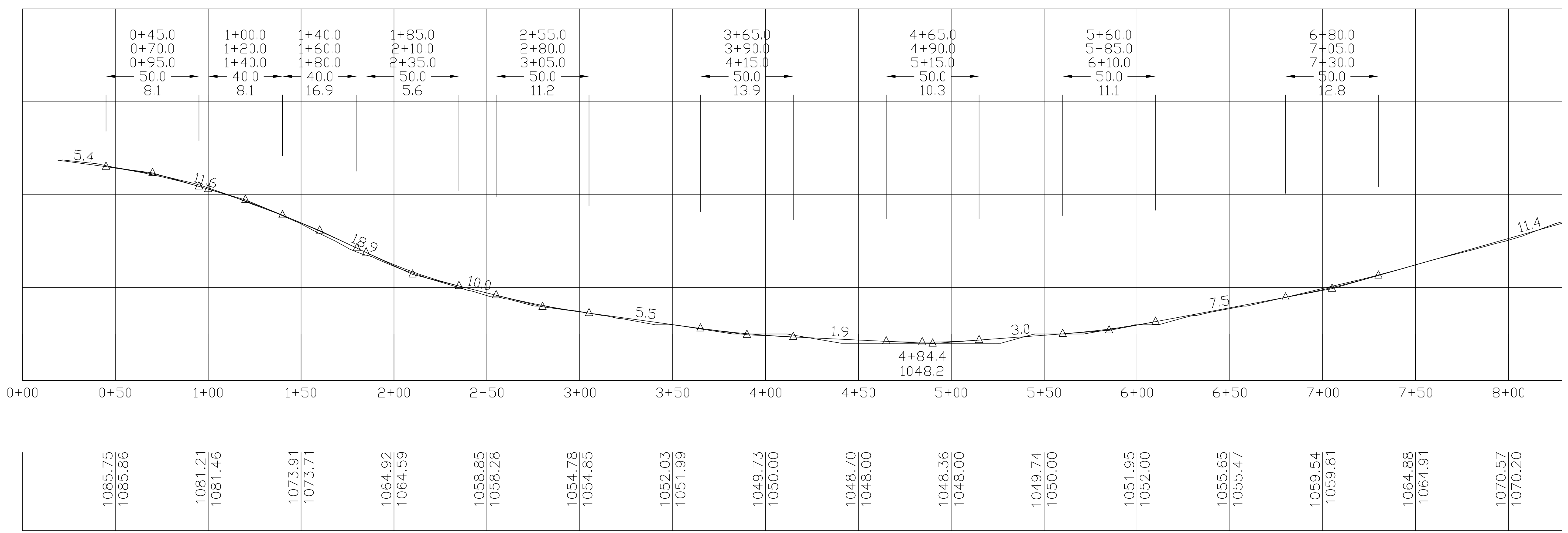
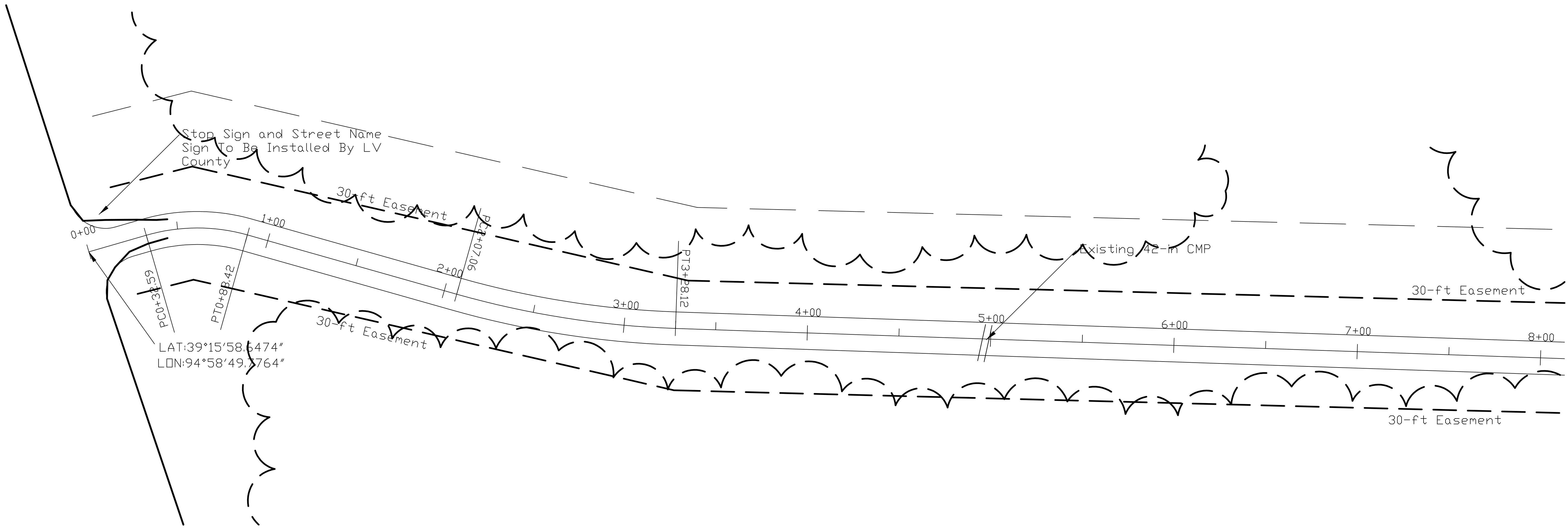
Private Road



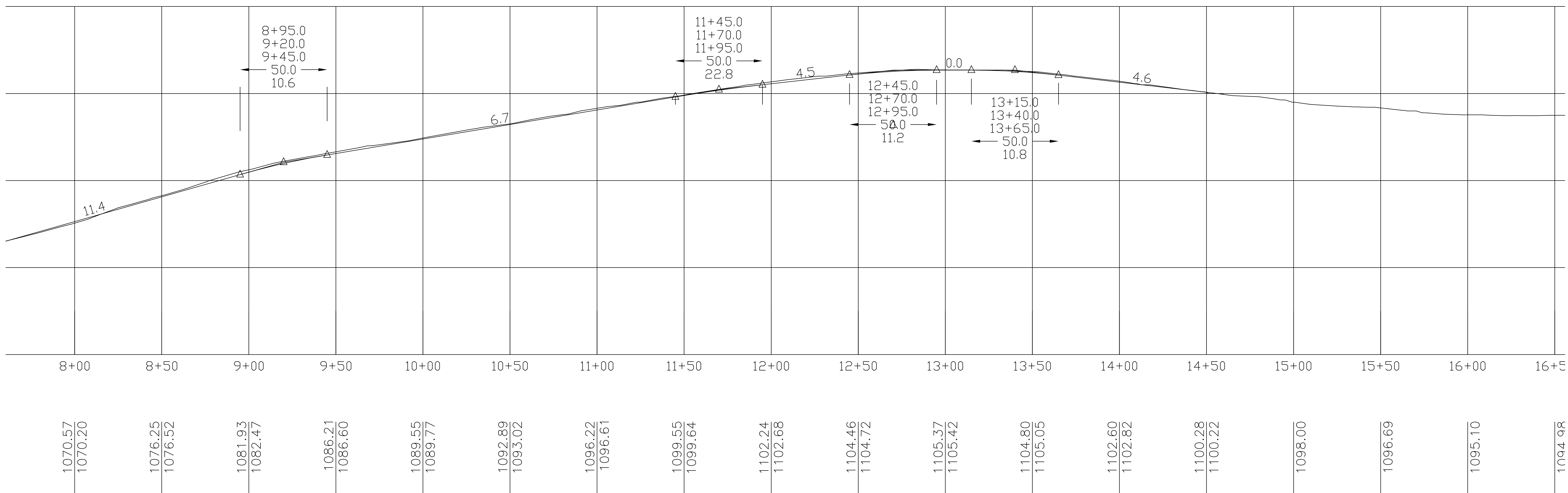
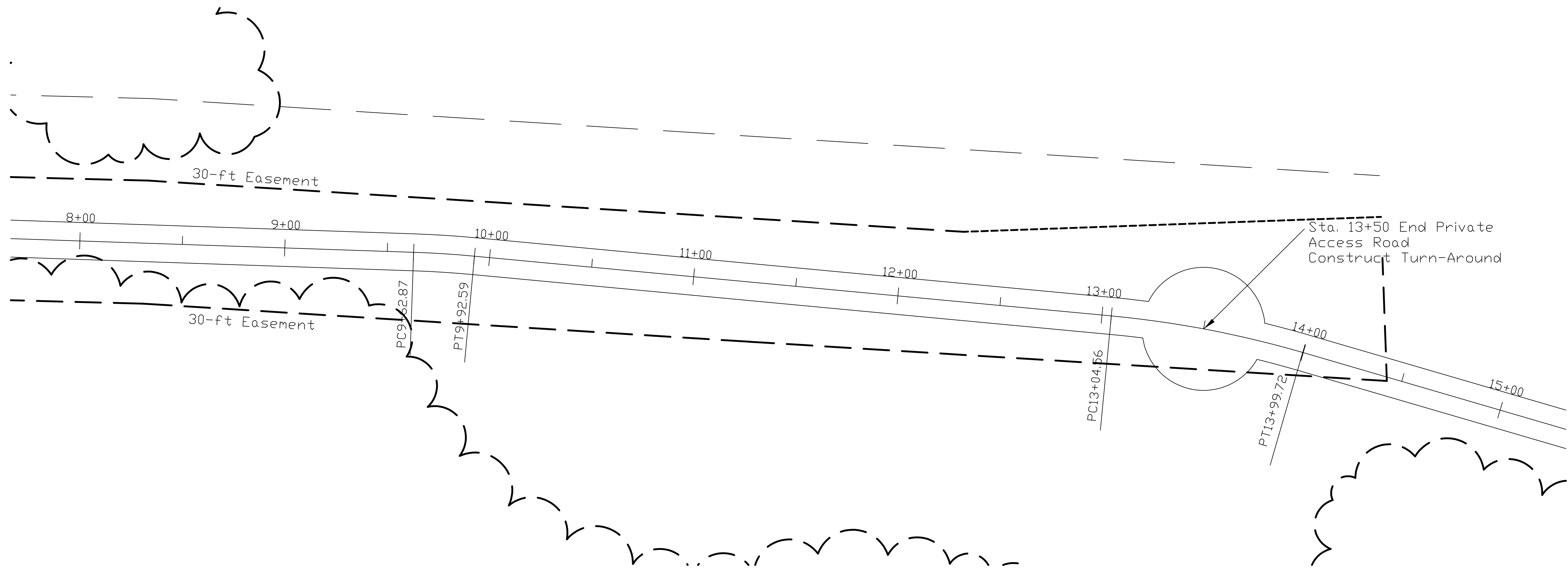
General Notes:

1. Utilities shown are based upon information available to the Engineer. Contractor shall verify all utility locations before digging.
2. Contractor shall provide adequate traffic control signing as outlined in the latest edition of the MUTCD.
3. All construction shall conform with current County specifications.
4. Contractor to obtain all necessary permits prior to construction.
5. All excavation is unclassified.
6. Contractor responsible for compliance with NPDES regulations. This includes obtaining a KDHE NOI permit and preparing/maintaining a SWPPP.
7. This private access road is to serve four single family home sites.

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REVISIONS	BY	APP'D				
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REVISIONS	BY	APP'D				
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5	4	3	2	1	NO.	DATE
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5	4	3	2	1	NO.	DATE
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5	4	3	2	1	NO.	DATE
REVISIONS	BY	APP'D				
5	4	3	2	1	NO.	DATE
REVISIONS	BY	APP'D				
5	4	3	2			



Designed By									
Drawn By									
Checked By									
Issue Date									
Job No.									
NO.	5	4	3	2	1				
DATE									
REVISIONS									
BY									
APP'D									
Sammons Private Road									
Plan & Profile									



Designed By: _____	NO.	DATE	REVISIONS	BY	APP'D
Drawn By: _____	5				
Checked By: _____	4				
Issue Date: _____	3				
Job No.: _____	2				
	1				

Sammons Private Road	
Plan & Profile	

SAMMONS ESTATES

A Cross Access Easement Plat in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:

Richard & Georgiann Sammons
17344 Eisenhower Road
Leavenworth, KS 66086
PID No. 104-17-0-00-002

RECORD DESCRIPTION:

The West half of the Northeast quarter (NE1/4) of Section 17, Township 9, Range 22, together with: Beginning at a point 20 feet East of the center corner of Section 17, Township 9, Range 22; thence South 315 feet to the North line of Perryville Road; thence North 83 1/2° East, 706 feet along the North line of said road; thence North 66° East 600 feet to the half Section line running East and West through said Section 17; thence West along said half Section line 1245 feet to the place of beginning, it being understood this description is meant to convey the piece of land lying in the Northwest corner of the Southeast quarter of Section 17, Township 9, Range 22 lying and being North and West of the Perryville Road and East of the North and South road through the center of said Section 17, Leavenworth County, Kansas.

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: SAMMONS ESTATES.

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

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same. 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.

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 SAMMONS ESTATES, have set our hands this _____ day of _____, 2021.

Richard Sammons

Georgiann Sammons

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Richard Sammons and Georgiann Sammons, a married couple, 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

My Commission Expires: _____ (seal)

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SAMMONS ESTATES this _____ day of _____, 2021.

Secretary
Krystal A. Voth

Chairman
Steven Rosenthal

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 - _____

COUNTY COMMISSIONER APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SAMMONS ESTATES, this _____ day of _____, 2021.

Chairman
Michael Smith

County Clerk
Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

COUNTY SURVEYOR

I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR -

Stephan C. Tuttle, KS PS No. 1252
Leavenworth County Reviewer

SURVEYOR'S DESCRIPTION:

A tract of land in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southwest corner of the Northeast Quarter of said Section 17; thence North 02 degrees 11'21" West for a distance of 2640.10 feet along the West line of said Northeast Quarter; thence North 87 degrees 55'36" East for a distance of 1323.75 feet along the North line of said Northeast Quarter; thence South 02 degrees 02'35" East for a distance of 2637.33 feet to the North right of way of Eisenhower Road, as it exists today; thence along a non-tangent curve to the left having a radius of 1472.69 feet and an arc length of 94.06 feet, being subtended by a chord bearing of South 73 degrees 49'39" West and a chord distance of 94.04 feet along said right of way; thence South 18 degrees 00'08" East for a distance of 5.00 feet along said right of way; thence South 71 degrees 59'52" West for a distance of 1278.44 feet along said right of way to the West line of the Southeast Quarter of said Section 17; thence North 01 degrees 44'35" West for a distance of 375.79 feet along said West line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 85.69 acres, more or less, including road right of way. Error of Closure - 1 : 790401

POB

71

North Quarter Corner

Section 17-9-22 (Level)(M.D.Cooper / Herring)

1/2" Bar Found next to Stone & Fence Corner Post

- 1) Nail Top Fence Post N 17.41'
- 2) Nail 12" Walnut NNE 33.13'
- 3) Nail 14" Walnut E 5.77'
- 4) Mag Nail w/ Washer E Face 4" Square Wood Stop Sign Post NW 55.85'

09J

Northeast Corner

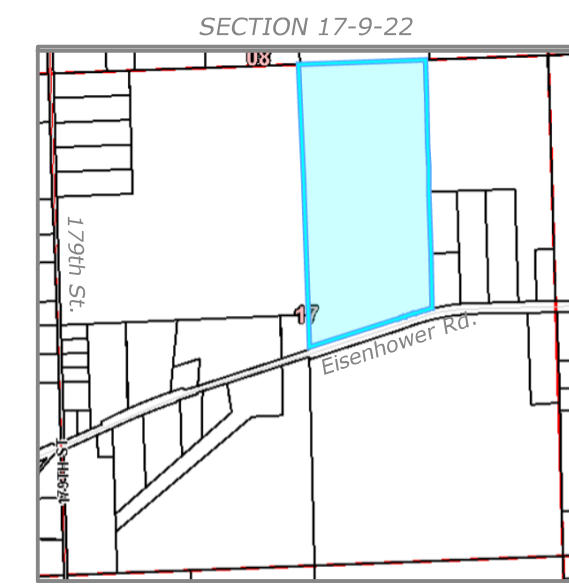
Section 17-9-22 (Level)(Herring)

- 1) 1/2" Bar
- 1) 60d Nail in 20" Tree NNE 1.74'
- 2) 60d Nail in 12" Elm Tree NNW 6.37'
- 3) 60d Nail in 20" Maple Tree W 25.4'
- 4) Mag Nail in Post E 37.88'

PID No. 104-17...005

LOT 4
61.9 Acres
more or less

PID No. 104-17...001



PID No. 104-17...021.z

PID No. 104-17...021

9L
East Quarter Corner
Section 17-9-22 (Level)(Hahn)
1/2" Pipe
1) Apparent Centerline S 9'+-
2) Nail with Washer in Corner Post S 60.9'
3) 1/2" Bar N 19.3'
4) PK Nail in 14" redbud NNW 59.4'

7L
Center (SW COR NE 1/4) of
Section 17-9-22 (Level)(Herring)

- 1) 1/2" Bar
- 1) Nail & Washer E Face 12" Hackberry NW 16.15'
- 2) Nail & Shiner E Face 18" Walnut NE 32.4'
- 3) Nail & Shiner N Face 12" Locust E 38.8'
- 4) Nail & Washer Top Fence Corner Post S 8.5'

PID No. 104-17...009.01

7N

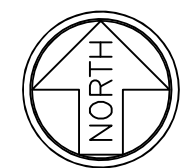
South Quarter Corner

Section 17-9-22 (Level)(Aley)

- 1) 1/2" Bar
- 1) Nail & Shiner E Face 18" Hackberry NNE 38.87'
- 2) Nail & Shiner W Face 18" Hedge NE 47.43'
- 3) Nail & Shiner N Face 30" Locust E 31.23'
- 4) Top of Fence SW 1.1'

LEGEND:

- - 1/2" Bar Set with Cap No. 1296
- - 1/2" Bar Found, unless otherwise noted.
- - Concrete Base to be Set around Point
- △ - PK Nail Found in Place
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- ⊕ - Centerline
- Section Line
- BM - Benchmark
- C.A.E. - Cross Access Easement
- POB - Point of Beginning
- //// - No Access

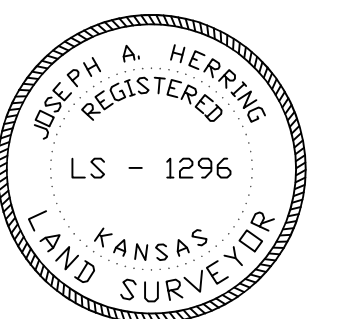
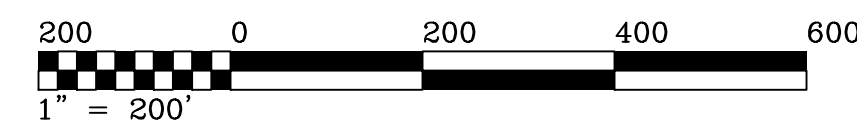


Scale 1" = 200'

Job # K-20-1417
December 22, 2020 Rev. 1/25/21



315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@herringinc.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

SAMMONS ESTATES

A Common Access Easement Plat in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Richard & Georglann Sammons
17344 Eisenhower Road
Leavenworth, KS 66086
PID No. 104-17-0-00-00-002

RECORD DESCRIPTION:
The West half of the Northeast quarter (NE1/4) of Section 17, Township 9, Range 22, together with:
Beginning at a point 20 feet East of the center corner of Section 17, Township 9, Range 22; thence South 315 feet to the North line of Perryville Road; thence North 83 1/2° East. 706 feet along the North line of said road; thence North 68° East 600 feet to the half Section line running East and West through said Section 17; thence West along said half Section line 1245 feet to the place of beginning, it being understood this description is meant to convey the piece of land lying in the Northwest corner of the Southeast quarter of Section 17, Township 9, Range 22 lying and being North and West of the Perryville Road and East of the North and South road through the center of said Section 17, Leavenworth County, Kansas.

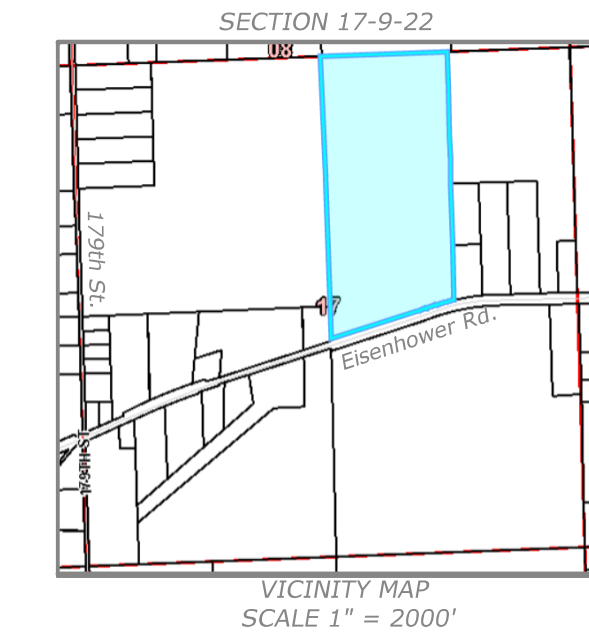
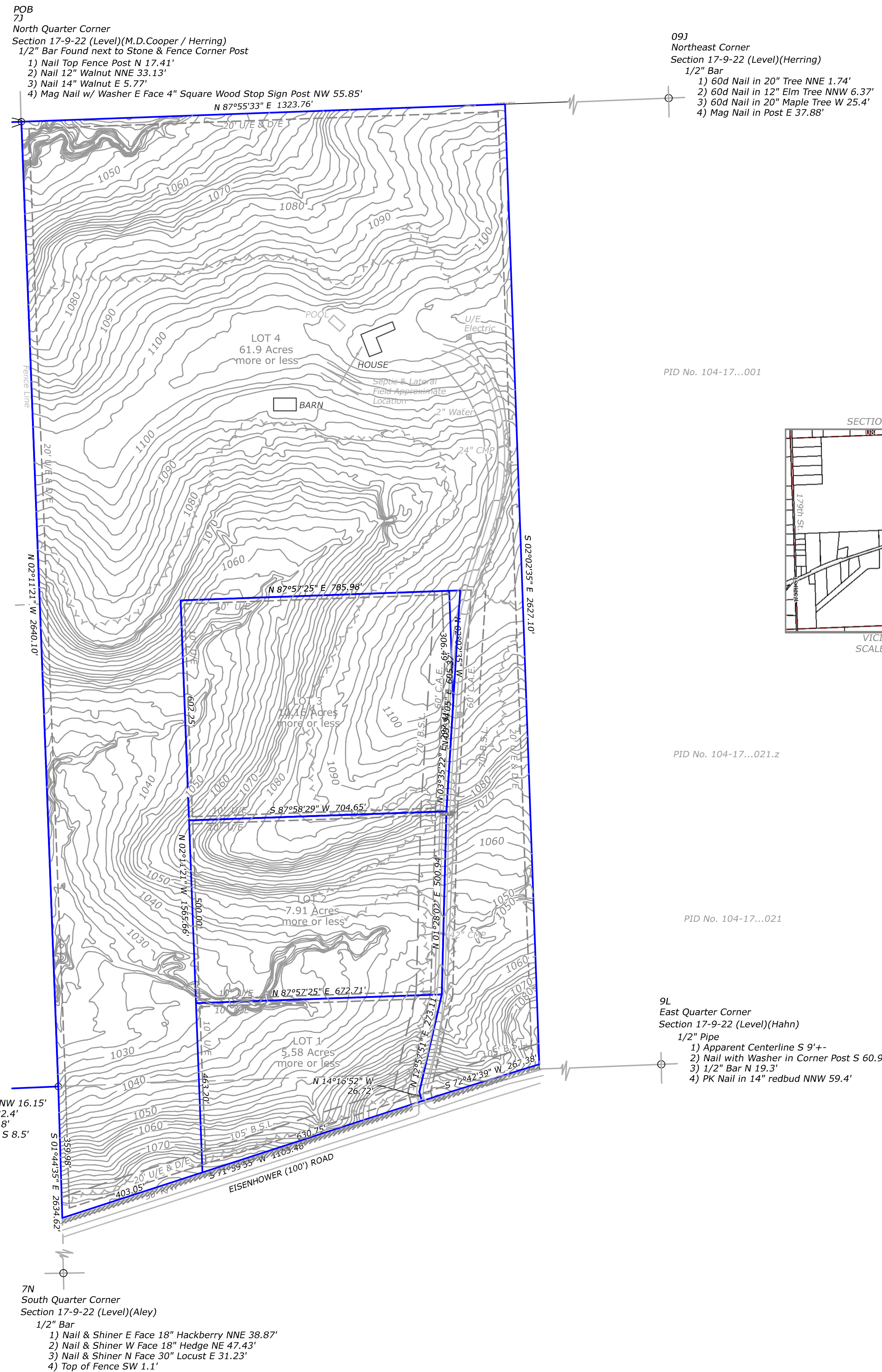
SURVEYOR'S DESCRIPTION:
A tract of land in the East Half of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southwest corner of the Northeast Quarter of said Section 17; thence North 02 degrees 11'21" West for a distance of 2640.10 feet along the West line of said Northeast Quarter; thence North 87 degrees 55'36" East for a distance of 1323.75 feet along the North line of said Northeast Quarter; thence South 02 degrees 02'35" East for a distance of 2637.33 feet to the North right of way of Eisenhower Road, as it exists today; thence along a non-tangent curve to the left having a radius of 1472.69 feet and an arc length of 94.04 feet, being subtended by a chord bearing of South 73 degrees 49'39" West and a chord distance of 94.04 feet along said right of way; thence South 18 degrees 00'08" East for a distance of 5.00 feet along said right of way; thence South 71 degrees 59'52" West for a distance of 1278.44 feet along said right of way to the West line of the Southeast Quarter of said Section 17; thence North 01 degrees 44'35" West for a distance of 375.79 feet along said West line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 85.69 acres, more or less, including road right of way.
Error of Closure - 1 : 790401

PID No. 104-17...005

PID No. 104-17...021.z

PID No. 104-17...021

PID No. 104-17...009.01



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 the current Access Management Policy
5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Common Access Easement. General terms - each Lot Owner is responsible for a 25% share of maintenance of said area. Lots 1, 2, and 3, each have 1 vote and Lot 4 has 2 votes.

ZONING:
RR-5, Rural Residential, 5-Acre minimum size parcels - Current and proposed

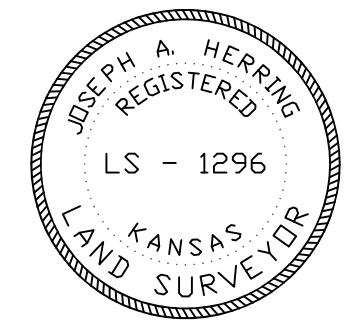
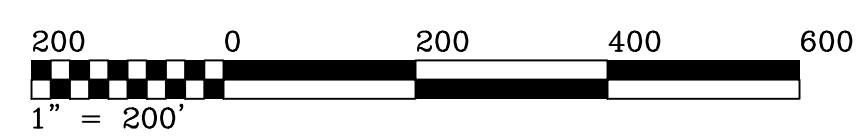
NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Error of Closure Calculations
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
6) Point Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - Southwest Corner SW 1/4 - 963'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Document No. 2017R10331
12) Utility Companies -
- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance Title Insurance Company Commitment Owners & Encumbrances updated December 7, 2020
14) Property is not in a Special Flood Hazard Area per FEMA FIRRM Map 20103C0325G & 350G 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
- No easements were listed on the provided O & E Report
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
(LTH) - L.T.Hahn Survey Document No. 2017S035
(JAH) - J.A.Herring recorded Plat - PARSON'S RIDGE

LEGEND:
● - 1/2" Bar Set with Cap No. 1296
○ - 1/2" Bar Found, unless otherwise noted.
□ - Concrete Base to be Set around Point
△ - PK Nail Found in Place
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement dedicated this plat
— Section Line
— Centerline
BM - Benchmark
→ DIRECTION OF WATER FLOW
○ - Power Pole
X - Fence Line
OHP - Overhead Power Lines
T - Underground Telephone/Fiber Optic Line
— Gas Valve
◆ - Water Meter/Valve
⊞ - Telephone Pedestal
— 2" Water Line - location as per district
W - U/E - Underground Electric Line
C.A.E. - Cross Access Easement
POB - Point of Beginning
//// - No Access
~ ~ ~ - Tree/Brush Line



Scale 1" = 200'

Job # K-20-1417
December 22, 2020 Rev. 1/25/21



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2020 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Leavenworth County Request for Board Action

Date: 2/12/2021

To: Board of County Commissioners

From: Public Works

Department Head Approval: *B. Noll*

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: Accept the recommendation for the Bridge SH-22 Replacement Construction Inspection Services and award to Finney & Turnipseed.

Recommendation: Approval

Analysis:

Proposals were solicited from four (4) KDOT prequalified Construction Inspection firms by the Public Works Department and submitted to the County Clerk by 10:00 a.m. on Friday, November 20, 2020. Proposal included estimated hours based upon a 180 calendar day construction window and contract amount for the proposed hours.

Only Finney & Turnipseed submitted a proposal to perform the SH-22 Replacement Construction Inspection Services

Finney & Turnipseed Contract Agreement (1,585 Combined Hours+Mileage+Testing): \$98,500

Alternatives: Deny, Table

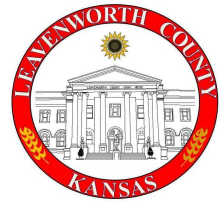
Budgetary Impact:

- Not Applicable
- Budgeted item with available funds (220 - Special Highway Fund)
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested: Not to Exceed \$98,500

Additional Attachments:

Finney & Turnipseed Agreement for Construction Engineering Services



PROPOSAL TO
LEAVENWORTH COUNTY
DEPARTMENT OF PUBLIC WORKS
FOR
CONSTRUCTION ENGINEERING SERVICES
FOR SH-22 BRIDGE REPLACEMENT



*F*INNEY & *T*URNIPSEED

TRANSPORTATION & CIVIL ENGINEERING, L.L.C.

FEBRUARY 2021

FINNEY & TURNIPSEED

CRAIG A. MATTOX, P.E., P.L.S.
Principal
KIP E. McNORTON, P.E.
TIMOTHY A. REED, P.E.
ANDREW S. STUEWE, P.E.

TRANSPORTATION & CIVIL ENGINEERING, L.L.C.
610 SW 10TH STREET, SUITE 200 PHONE (785) 235-2394
FAX (785) 235-1902
E-MAIL - cmattox@finturn.com
TOPEKA, KANSAS 66612-1674

DEBRA I. BRIANT, P.E.
JOSEPH A. HARRINGTON, P.E.
RACHEL M. SPICER, P.E.

February 8, 2021

Mr. William Noll, PS MPA CPM CFM
Infrastructure and Construction Services Director
Department of Public Works
300 Walnut, Suite 007
Leavenworth Ks, 66048-2815

Re: Request for Proposal for
Construction Engineering (Inspection) Services
Replacement of Bridge SH-22 on 206th Street over Ninemile Creek

Mr. Noll,

The firm of Finney & Turnipseed, Transportation & Civil Engineering, L.L.C thank you for the opportunity to submit on this project for construction engineering services. Finney & Turnipseed has provided construction engineering services on transportation projects to Cities, Counties, Kansas Turnpike Authority, Kansas Department of Transportation, and the U.S. Army Corps of Engineers for over 75 years. We currently have eight LPA certified inspectors on staff.

Qualified personnel available that would be assigned to this perform inspection on this project include;

Craig Mattox, PE, PLS - BS in Civil Engineering, 1985, MS Degree in Civil Engineering
Principal Kansas State University in 1992.
Kansas Registration No. 11405
KDOT L.P.A. Certification No. 426

Andrew Stuewe, PE - B.S. in Civil Engineering, Kansas State University in 1999.
Kansas Registration No. 17935
KDOT L.P.A. Certification No. 1903

Michael Mayer, ET Senior – Graduate of Topeka High in 1990, US Army 1990-1994
KDOT L.P.A. Certification No. 3183

Joshua Mattox, ET – B.S. in Grain Milling Science, Kansas State University in 2011.
KDOT L.P.A. Certification No. 5224

We would assign Michael Mayer, ET Senior to be the onsite resident inspector. Mike is KDOT Certified in all areas required to inspect this project. He has been with Finney & Turnipseed for over 14 years. He performed most recently the LPA construction inspection services on the following projects:

Project No. 44 C-4700-01, Jefferson County -Bridge replacement, grading and surfacing

Project No. 89 C-4614-01, Shawnee County -Bridge replacement, grading and surfacing

Project No. 44 C-4873-01, Jefferson County -Bridge replacement, grading and surfacing

KTA Contract 7506, K-31 Highway over the Kansas Turnpike/I-335 in Osage County

Four span steel bridge deck replacement and widening, grading and surfacing

Josh Mattox will assist as an inspector when needed. He has been with Finney & Turnipseed for over 3 years. Josh has completed several projects as the resident inspector including the following Shawnee County projects:

Project No. S-121041.00 - NW Dondee Lane over Br. to Halfday Cr. – County Bridge OSN 328 – RFB bridge replacement, grading and surfacing.

Project No. S-121040.00 - NW Button Rd. over Trib. over Halfday Cr. – County Bridge OSN 327 – RFB ridge replacement, grading and surfacing.

Project No. S-121037.00 - SE 29th St. over I-470/KTA – Steel bridge widening, grading and surfacing.

Project No. S-121049.00 - SE 69th St. over Lynn Cr. – 27'-36'-27' RC Slab Bridge replacement, grading and surfacing.

Craig Mattox and Andrew Stuewe will also assist in the field inspection to ensure that all elements of the structure meet the requirements of the plans and specifications.

In the past, the proposed personnel have also performed LPA construction inspection services on;



**Project No. 89 C-1943-01
Topeka Boulevard over Kansas
River & UPRR Owner – City of
Topeka**

Length = 3,376 feet Replaced existing structure built in 1936 with a six-unit combined Rolled Steel Beam, Welded Steel Plate Girder and RC Slab Structure with 215-foot maximum main spans and variable (52' to 64') roadway. Bridge crosses the Kansas River and levees, Crane St., Norris St., Laurent St. and the mainline Union Pacific Railroad tracks. (Project Cost \$38.4 million)



Contract No. 5005
Westbound and Eastbound
I-70/KTA over Kansas River -
Lawrence, Ks.

Owner – Kansas Turnpike
Authority

Total length – 2,332 feet
Structure Type – Twin two-unit
Continuous Steel Plate Girder spans
with maximum 250-foot main span.
Roadway width varies from 56 feet
to 68 feet.
(Project Cost- \$48 million)



Project No. 89 C-0066-01
NW Carlson Road (Willard) Bridge over
Kansas River: Shawnee & Wabaunsee
Counties

Total Length = 2,298' Structure Type –
Continuous Steel Deck Truss with 250-foot
maximum main spans and 36- foot
roadway with an 8-foot sidewalk. Bridge
spans the Kansas River and the UPRR
Tracks. The new structure was built on an
offset alignment requiring only a 90-day
closure to tie in to the existing roadway.
(Project Cost - \$16.4 million)

This firm has a lot of experience and expertise in the inspection of new bridges of all types as well as bridge rehabilitation on all types. Mike Mayer and Josh Mattox have helped to prepare the plans for this project and will be fully prepared to perform construction observation/inspection.

REFERENCES

Finney & Turnipseed, Transportation and Civil Engineering, L.L.C. has an experienced staff. We take great pride in the finished project and our ability to work with our clients and the public. Please review our work record with the any of the following engineers;

KDOT Area 4, District No. 1
Mr. Steve Baalman, PE
Metro Engineer
101 SW Gage Boulevard
Topeka, Kansas
(785) 296- 1768

Kansas Turnpike Authority
Mr. David Jacobson, PE
Director of Design/Chief Engineer
3939 SW Topeka Boulevard
Topeka, Kansas
(785) 274- 3650

Mr. Chad Voight, PE
Public Works Director/County Engineer
Douglas County Public Works
1242 Massachusetts
Lawrence, Kansas
(785) 832-5293

Mr. Thomas Flanagan, PE
Special Projects Engineer
Shawnee County Public Works
1515 Saline Street
Topeka, Kansas
(785) 251-6115

We propose to perform all the required duties as requested in your request for proposal.

Inspection Services shall include, but not limited to:

- a. Attend the preconstruction meeting
- b. The inspector shall serve as the resident representative of the Leavenworth County Public Works Department during the construction of the project.
- c. The inspector shall maintain all required records of the system installation to include locations of facilities, project log , contractor activities, working days, visitors, and testing in accordance with KDOT.
- d. Notification Process: The inspector shall maintain a log of contacts, communications, and complaints of the citizens and the Contractor initiated contacts of citizens during the construction of the project.
- e. Reporting: The inspector shall provide a weekly report to the Project Manager of the progress and anticipated work and shall prepare a monthly pay estimate of completed work. The resident inspector shall record the results of all required testing as specified and provide drafts of all required reports to the County.
- f. Engineer shall perform or subcontract all testing per KDOT specifications and testing frequencies (current edition).
- g. Provide consistent oversight on the Contractor's responsibilities for traffic control and erosion control inspections.
- h. Report to County, giving opinions and suggestions regarding defects or

deficiencies in the Contractor's work.

- i. Engineer shall provide and keep field and quantity diaries on hard cover books.
- j. Engineer shall provide electronic as-builts in pdf format.

Finney & Turnipseed, Transportation & Civil Engineering, L.L.C will perform this work for a maximum amount not to exceed of Ninety-Eight Thousand Five Hundred dollars (\$98,500.00) billed at the following hourly rates;

Salary Rates including overhead.

Classification	Hourly Rate
Principal	\$ 110.00
Engineer B	\$ 92.00
Engineering Technician A	\$ 57.00
Engineering Technician B	\$ 52.00

Mileage ----- \$ 0.53 per mile

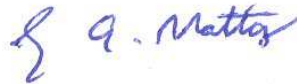
Prints ----- Actual Cost

Miscellaneous Testing -- Actual Cost

Attached is a spreadsheet showing how I arrived at this amount. We appreciate your consideration of our qualifications for providing Construction Engineering Inspection Services on this project. Attached is a spreadsheet showing our inspection staff and their qualifications as well as resumes.

Respectfully submitted,

FINNEY & TURNIPSEED
TRANSPORTATION & CIVIL ENGINEERING, L.L.C.



Craig A. Mattox, PE, PLS
Principal

APPENDIX A

COST SPREADSHEET

INSPECTION QUALIFICATIONS SPREADSHEET

RESUMES

SUMMARY OF INSPECTION HOURS
SH-22 Bridge over Ninemile Creek

Project Length = 180 Calendar Days is approximately 145 work days (plus 4 weekends)
(9 hours per day)

Task	Principal	Engineer A	Engineer B	Engineer C	Technician A	Technician B
Preconstruction	5				5	
Construction - Daily Inspection						
Resident Inspector - Daily reports and inspection documentation	24				1425	40
Material testing						40
Bridge Deck Pour Inspection	12					12
Post Construction						
Final documents and change orders	8					
As-Built Plans	4		8		2	
Total Hours	53		8	0	1432	92

Summary of Costs

	Total Hours	Hourly Rate	Cost
Principal	53	\$ 110.00	\$ 5,830.00
Engineer A	0	\$ 98.00	\$ -
Engineer B	8	\$ 92.00	\$ 736.00
Engineer C	0	\$ 73.00	\$ -
Engineering Tech A	1432	\$ 57.00	\$ 81,624.00
Engineering Tech B	92	\$ 53.00	\$ 4,876.00

1585

Total Salaries= \$ 93,066.00

Direct Expenses	Unit	Rate	Cost
Mileage	8500 miles	\$ 0.53	\$ 4,505.00
Contract Testing - Nuclear Meter			\$ 1,000.00

Total Direct Expenses = \$ 5,505.00

Total = \$ 98,571.00

\$ 98,500.00

CRAIG A. MATTOX, PE, PLS
PRINCIPAL

EDUCATION

B.S. in Civil Engineering, Kansas State University in 1985
Masters Degree in Civil Engineering - 1992 Kansas State University

PROFESSIONAL REGISTRATION

Kansas Registration No. 11405
Kansas Licensed Land Surveyor No. LS-1446
Certified Construction Inspector #426
NHI – Safety Inspection of In-Service Bridges
NHI - Fracture Critical Inspection of In-Service Bridges

COMMUNITY & PROFESSIONAL ACTIVITIES

American Society of Civil Engineers - Member
A.S.C.E. - Chair of Structural Group and Hospitality Committee - 3 years
A.S.C.E. Kansas Section - President Elect, 1994 and President 1995
Deacon/Elder/Treasurer – Shawnee Heights Baptist Church

KEY AREAS OF EXPERIENCE

Bridge Design/Analysis - New and Rehabilitation	Bridge Hydraulics
Bridge Inspection	Bridge Load Rating
Bridge Detailing	Public Relations
Construction Management/Inspection	Stormwater Drainage
Roadway Design	Surveying

Craig is a design engineer with considerable experience. Other Projects that Craig has worked on include:

- | | |
|--|---|
| - Kansas Ave. Bridge over Soldier Creek | Meriden Road Bridge over Soldier Creek |
| -Golden Ave. over Soldier Creek | 6th Street over Deer Creek |
| - S.W. 21st Street in Topeka | Eudora Bridge over the Kansas River |
| - Fairlawn Road - 10th to 17th | Gage Boulevard - 29th to 37th |
| - US 56 over Elm Creek - Lyon County | K-61 over Little Arkansas River - Reno County |
| - K-68 over Salt Creek, Osage County | US 75 over AT & SF RR. - Shawnee Co. |
| - US 75 over Old US 75, 85th St. over US 75 – Shawnee Co. | |
| - Kansas Avenue over Kansas River, City of Topeka | |
| -Oakland Expressway Bridge over the Kansas River, Shawnee Co. – both bridges | |
| -Topeka Boulevard over the Kansas River, City of Topeka – bridge replacement | |
| - Lecompton Bridge over the Kansas River, Douglas County | |
| - KTA/I-70 over Kansas River, Douglas County – Both EB & WB bridges | |
| -NW Carlson Road over Kansas River - bridge replacement | |
| - KTA/I470 over Topeka Boulevard & BNSF Railway (EB & WB) - Twin bridge rehab and widening | |
| - SE 29 th St. over I-470/KTA – replacement of concrete arch span, steel bridge widening, grading and surfacing. Roadway widening for 1.25 miles from rural 2-lane to urban 5-lane. | |
| - K-31 over I-335/KTA, Osage County – replaced deck and widened bridge and roadway | |

Even though Craig is the firm principal, he has been to every deck pour on every project the firm has inspected except two, in over 35 years.

ANDREW STUEWE, PE

Education

B.S. in Civil Engineering, Kansas State University in 1999

Professional Registration

Kansas Registration No. 17972
Certified Construction Inspector #1903
ACI Certified Field Concrete Testing Technician No. 036149
NHI – Safety Inspection of In-Service Bridges
NHI - Fracture Critical Inspection of In-Service Bridges

Professional Activities

Associate Member, A.S.C.E.

Key Areas of Experience

Bridge Analysis
Bridge Inspection
Construction Inspection
Surveying
CADD Drafting

Projects he has worked on include inspection of asphalt overlays, concrete pavement and concrete bridge construction. This work included materials testing and concrete inspection. Andy also performed numerous surveys on these projects. The following are a few of the projects Andy has worked on;

NW Brickyard Road over Soldier Creek - deck replacement and approaches
SE Berrinton Road over Berry Creek - bridge replacement and approaches
NW Huxman Road over Silver Lake Dt. - bridge replacement and approaches
NW Landon Road over Soldier Creek - bridge replacement and approaches
Kansas Avenue over the Kansas River - City of Topeka – bridge deck replacement and approaches.
Hodges Road over Silver Lake Ditch – Shawnee County – bridge replacement and approaches.
Hoch Road over Silver Lake Ditch – Shawnee County – bridge replacement, approaches and side road realignment.
NE 35th Street over Indian Creek – Shawnee County - bridge replacement, approaches and side road realignment.
NW Menoken Road over Soldier Creek – Shawnee County – bridge rehabilitation & widening.
US-40B over Smoky Hill River – Deck replacement and approaches – complete plans
US-81 over Solomon River, Ottawa County - bridge rehabilitation
US-81B over Smoky Hill River, McPherson County – Bridge replacement & widening
K-18 over Solomon River, Ottawa County – Bridge re-decking and widening
Topeka Boulevard over Kansas River –bridge replacement project
I-70/Polk Quincy Viaduct - Bridge rehabilitation and repair.
NW Carlson Road over Kansas River - bridge replacement on offset alignment
SE 29th St. over I-470/KTA – replacement of concrete arch span, steel bridge widening, grading and surfacing. Roadway widening for 1.25 miles from rural 2-lane to urban 5-lane.

MICHAEL E. MAYER, SENIOR ET

Education

Graduate of Topeka High in 1990, US Army 1990-1994

Professional Registration

Certified Construction Inspector #4304

Key Areas of Experience

Bridge Inspection
Construction Inspection
Surveying

Projects he has worked construction inspection on include the following;

Shawnee County

SE Paulen Road over Trib. Stinson Creek - bridge replacement
SE 89th Street over Lynn Creek- bridge replacement
NW Menoken Road over Soldier Creek – Shawnee County – bridge rehabilitation & widening.
SE Ratner Road over Wakarusa River - bridge replacement
NW 46th Street over Trib. to Cross Creek- bridge replacement
SW Carlson Road over Mission Creek – bridge replacement
NW Carlson Road over Kansas River - bridge replacement and approaches on offset alignment

For Jefferson County

Project No. 44 C-4700-01, Jefferson County -202nd Street over Slough Creek- Bridge replacement,
Project No. 44 C-4873-01, Jefferson County -98th Street over Bridge replacement, grading and surfacing

For the City of Topeka

Topeka Boulevard over Kansas River –bridge replacement and roadway approaches in downtown Topeka
KTA/I470 over Topeka Boulevard & BNSF Railway (EB & WB) - Twin 1,200' long steel bridge deck replacement and widening
Kansas Avenue Bridge over Kansas River – replacement of fire damaged span

For Kansas Turnpike Authority

KTA/I-70 over Kansas River, Douglas County – Both EB & WB bridges
K-31 over I-335/KTA, Osage County – replaced deck and widened bridge and roadway

When not performing construction inspection duties, Mike performs design surveys and assists in plans preparation.

JOSHUA C. MATTOX, ET

Education

B.S. in Grain Milling Science, Kansas State University in 2011

Professional Registration

Certified Construction Inspector #5224

Key Areas of Experience

Bridge Inspection
Construction Inspection
Surveying
CADD Detailing

Projects he has worked construction inspection on include the following;

Shawnee County

Proj. No. 89 C-0066-01 - NW Carlson Road over Kansas River - bridge replacement and approaches on offset alignment

Proj. No. S-121041.00 - NW Dondee Lane over Br. to Halfday Cr. – County Bridge OSN 328 – RFB bridge replacement, grading and surfacing.

Proj. No. S-121040.00 - NW Button Rd. over Trib. over Halfday Cr. – County Bridge OSN 327 – RFB bridge replacement, grading and surfacing.

Proj. No. S-121037.00 - SE 29th St. over I-470/KTA – Steel bridge widening, grading and surfacing. Roadway widening from rural 2-lane to urban 5-lane.

Proj. No. S-121049.00 - SE 69th St. over Lynn Cr. – 24'-32'-24' RC Slab Bridge replacement, grading and surfacing.

Proj. No. S-121051 – NW Glick Road over Ensign Creek - 24'-32'-24' RC Slab Bridge replacement, grading and surfacing.

When not performing construction inspection duties, Josh performs design surveys and assists in plans preparation. He has worked on many bridge projects from the initial survey to final plans.

Leavenworth County Request for Board Action

Date: February 24, 2020
To: Board of County Commissioners
From: Public Works

Department Head Approval: B. Noll

Additional Reviews as needed:

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

Action Requested: Accept a bid for the SH-22 Bridge Replacement project.

Recommendation: Select and approve the low bid for the SH-22 Bridge Replacement Project construction.

Analysis:

Consideration and acceptance of the construction bids for SH-22 Bridge Replacement on 206th Street. Low Bid was submitted by King Construction of Hesston, KS.

Bid Tab Attached.

King Construction Bid Price: \$1,383,095.00

+ ~5% Contingency: \$69,154.75

Total Amount Request: \$1,452,249.75

Alternatives: Table, Deny, Approve

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds –220 Special Highway Fun
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested:

Contract Selection not to exceed \$642,269.31

Additional Attachments:

SH-30 Bridge Construction Project contractor bid tab & summary.



**COUNTY OF LEAVENWORTH
SH-22 BRIDGE REPLACEMENT BID OPENING (02/12/2021)
BID TABULATION - FINAL**



Bid Received	Engineer's Estimate Prepared by Finney & Turnipseed	\$	1,577,157.00
1	King Construction Hesston - Harvey County	\$	1,383,095.00
2	Ebert Construction Wamego - Pottawatomie County	\$	1,456,597.42
3	Linaweaver Construction Lansing - Leavenworth County	\$	1,795,877.01



COUNTY OF LEAVENWORTH
SH-22 BRIDGE REPLACEMENT BID OPENING (02/12/2021)
BID TABULATION - FINAL



Item Description	Unit	Quantity	Engineer's Estimate Prepared by Finney & Turnipseed		King Construction Hesston - Harvey County		Ebert Construction Wamego - Pottawatomie County		Linaweaver Construction Lansing - Leavenworth County		Avg. Unit Price
			Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	
Road Items											
Clearing & Grubbing	L.S.	1	\$ 25,000.00	\$25,000.00	\$9,100.00	\$9,100.00	\$9,100.00	\$9,100.00	\$10,000.00	\$10,000.00	\$9,400.00
Removal of Existing Structure	L.S.	1	\$ 35,000.00	\$35,000.00	\$47,400.00	\$47,400.00	\$47,400.00	\$47,400.00	\$50,000.00	\$50,000.00	\$48,266.67
Common Excavation (Rural)	yd³	5,215	\$ 5.00	\$26,075.00	\$7.20	\$37,548.00	\$7.20	\$37,548.00	\$7.00	\$36,505.00	\$7.13
Common Excavation (Contractor Furnished)	yd³	9,406	\$ 12.00	\$112,872.00	\$7.60	\$71,485.60	\$7.60	\$71,485.60	\$8.00	\$75,248.00	\$7.73
Rock Excavation	yd³	580	\$ 20.00	\$11,600.00	\$11.25	\$6,525.00	\$11.25	\$6,525.00	\$20.00	\$11,600.00	\$14.17
Compaction of Earthwork (Type A)(MR 5-5)	yd³	11,166	\$ 2.00	\$22,332.00	\$0.90	\$10,049.40	\$0.90	\$10,049.40	\$1.00	\$11,166.00	\$0.93
Compaction of Earthwork (Type AA)(MR 5-5)	yd³	440	\$ 5.00	\$2,200.00	\$2.00	\$880.00	\$2.00	\$880.00	\$5.00	\$2,200.00	\$3.00
Water (Grading)(Set Price)	Mgal.	1	\$ 35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
Concrete Pavement (10")(Unif.)	yd²	95.4	\$ 225.00	\$21,465.00	\$225.00	\$21,465.00	\$408.49	\$38,969.95	\$291.00	\$27,761.40	\$308.16
Aggregate Ditch Lining (6")	tons	319	\$ 48.00	\$15,312.00	\$8.65	\$2,759.35	\$8.65	\$2,759.35	\$45.00	\$14,355.00	\$20.77
Entrance Pipe(24")(ACSP)	lin. ft.	48	\$ 65.00	\$3,120.00	\$60.00	\$2,880.00	\$60.00	\$2,880.00	\$65.00	\$3,120.00	\$61.67
End Section (24")(ACS)	each	2	\$ 425.00	\$850.00	\$615.00	\$1,230.00	\$615.00	\$1,230.00	\$650.00	\$1,300.00	\$626.67
Guard Rail, Steel Plate (MGS)	lin. ft.	262.5	\$ 45.00	\$11,812.50	\$62.00	\$16,275.00	\$62.00	\$16,275.00	\$68.00	\$17,850.00	\$64.00
Guard Rail, End Terminal (MGS-MSKT)	each	4	\$ 3,600.00	\$14,400.00	\$2,850.00	\$11,400.00	\$2,850.00	\$11,400.00	\$3,135.00	\$12,540.00	\$2,945.00
Mobilization	L.S.	1	\$ 75,000.00	\$75,000.00	\$87,500.00	\$87,500.00	\$125,077.65	\$125,077.65	\$175,000.00	\$175,000.00	\$129,192.55
Contractor Construction Staking	L.S.	1	\$ 8,000.00	\$8,000.00	\$5,800.00	\$5,800.00	\$7,000.00	\$7,000.00	\$6,500.00	\$6,500.00	\$6,433.33
Curing Environment	L.S.	1	\$ 1,250.00	\$1,250.00	\$1,500.00	\$1,500.00	\$150.00	\$150.00	\$2,500.00	\$2,500.00	\$1,383.33
Object Markers (Type 3)	each	4	\$ 150.00	\$600.00	\$140.00	\$560.00	\$140.00	\$560.00	\$155.00	\$620.00	\$145.00
Field Office & Laboratory (Type B)	L.S.	1	\$ 5,500.00	\$5,500.00	\$7,500.00	\$7,500.00	\$4,229.93	\$4,229.93	\$8,000.00	\$8,000.00	\$6,576.64
Foundation Stabilization (Set Price)	yd³	1	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
Concrete for Seal Course (Set Price)	yd³	1	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Temporary Surfacing (Aggregate)(Set Price)	yd³	1	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
Traffic Control	L.S.	1	\$ 7,500.00	\$7,500.00	\$4,000.00	\$4,000.00	\$2,940.00	\$2,940.00	\$3,250.00	\$3,250.00	\$3,396.67
Temporary Fertilizer (15-30-15)	lbs.	384	\$ 1.30	\$499.20	\$1.50	\$576.00	\$1.52	\$583.68	\$0.90	\$345.60	\$1.31
Temporary Seed (Canada Wildrye Grass Seed)	lbs.	51.2	\$ 17.50	\$896.00	\$10.00	\$512.00	\$11.79	\$603.65	\$20.25	\$1,036.80	\$14.01
Temporary Seed (Grain Oats)	lbs.	115.2	\$ 5.00	\$576.00	\$7.00	\$806.40	\$4.50	\$518.40	\$1.25	\$144.00	\$4.25
Temporary Seed (Sterile Wheatgrass)	lbs.	115.2	\$ 10.00	\$1,152.00	\$8.50	\$979.20	\$8.58	\$988.42	\$8.25	\$950.40	\$8.44
Soil Erosion Mix	lbs.	4.4	\$ 10.00	\$44.00	\$15.00	\$66.00	\$14.20	\$62.48	\$12.40	\$54.56	\$13.87
Biodegradable Log (9")	lin. ft.	638	\$ 4.00	\$2,552.00	\$1.50	\$957.00	\$4.84	\$3,087.92	\$4.00	\$2,552.00	\$3.45
Biodegradable Log (12")	lin. ft.	850	\$ 5.00	\$4,250.00	\$5.00	\$4,250.00	\$5.75	\$4,887.50	\$5.35	\$4,547.50	\$5.37
Biodegradable Log (20")	lin. ft.	60	\$ 7.25	\$435.00	\$7.00	\$420.00	\$6.79	\$407.40	\$7.55	\$453.00	\$7.11
12" Filter Sock	lin. ft.	638	\$ 6.25	\$3,987.50	\$8.50	\$5,423.00	\$6.67	\$4,255.46	\$7.00	\$4,466.00	\$7.39
18" Filter Sock	lin. ft.	60	\$ 8.75	\$525.00	\$7.50	\$450.00	\$10.70	\$642.00	\$15.55	\$933.00	\$11.25
Temporary Ditch Check (Rock)	yd³	28.4	\$ 80.00	\$2,272.00	\$62.00	\$1,760.80	\$68.00	\$1,931.20	\$50.00	\$1,420.00	\$60.00
Erosion Control (Class 1, Type C)	yd²	185	\$ 2.50	\$462.50	\$4.00	\$740.00	\$3.57	\$660.45	\$1.38	\$255.30	\$2.98
Mulching (Temporary)	ton	5.5	\$ 325.00	\$1,787.50	\$300.00	\$1,650.00	\$267.59	\$1,471.75	\$715.00	\$3,932.50	\$427.53
Fertilizer (13-13-13)	lbs.	512	\$ 1.15	\$588.80	\$3.00	\$1,536.00	\$1.18	\$604.16	\$0.80	\$409.60	\$1.66
Seed, (Blue Grama Grass) (Lovington)	lbs.	1.3	\$ 27.00	\$35.10	\$24.00	\$31.20	\$23.34	\$30.34	\$62.00	\$80.60	\$36.45
Seed, (Buffalo grass)(Treated)	lbs.	11.5	\$ 20.00	\$230.00	\$27.50	\$316.25	\$29.68	\$341.32	\$67.00	\$770.50	\$41.39
Seed, (Perennial Ryegrass)	lbs.	115.2	\$ 4.00	\$460.80	\$8.00	\$921.60	\$6.13	\$706.18	\$4.55	\$524.16	\$6.23
Seed, (Prairie Junegrass)	lbs.	6.7	\$ 37.00	\$247.90	\$62.00	\$415.40	\$71.80	\$481.06	\$70.85	\$474.70	\$68.22
Seed, (Side Oats Grama Grass) (El Reno)	lbs.	16.1	\$ 13.00	\$209.30	\$14.00	\$225.40	\$14.70	\$236.67	\$19.65	\$316.37	\$16.12
Seed, (Tall Fescue)(Endophyte Free)	lbs.	115.2	\$ 5.00	\$576.00	\$7.50	\$864.00	\$6.70	\$771.84	\$4.50	\$518.40	\$6.23
Seed, (Western Wheatgrass)(Barton)	lbs.	15.4	\$ 16.00	\$246.40	\$15.00	\$231.00	\$14.82	\$228.23	\$15.95	\$245.63	\$15.26
Mulching (Permanent)(Set Price)	ton	1	\$ 300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
HMA- Commercial Grade (Class A)	tons	1003	\$ 91.00	\$91,273.00	\$80.00	\$80,240.00	\$80.90	\$81,142.70	\$89.00	\$89,267.00	\$83.30
Aggregate Base (AB-3)(6")	yd²	2412	\$ 10.00	\$24,120.00	\$8.45	\$20,381.40	\$8.45	\$20,381.40	\$7.00	\$16,884.00	\$7.97
Road Items Subtotal				\$537,904.50		\$470,200.00		\$522,074.07		\$600,687.01	
Bridge Items											
Class I Excavation	yd³	113	\$ 40.00	\$4,520.00	\$60.00	\$6,780.00	\$34.48	\$3,896.24	\$66.00	\$7,458.00	\$53.49
Class II Excavation	yd³	2	\$ 110.00	\$220.00	\$60.00	\$120.00	\$338.07	\$676.14	\$275.00	\$550.00	\$224.36
Concrete Grade 4.0 (AE)	yd³	69.4	\$ 725.00	\$50,315.00	\$705.00	\$48,927.00	\$764.94	\$53,086.84	\$935.00	\$64,889.00	\$801.65
Concrete Grade 4.0 (AE)(SW)	yd³	549.2	\$ 725.00	\$398,170.00	\$705.00	\$387,186.00	\$548.53	\$301,252.68	\$820.00	\$450,344.00	\$691.18
Reinforcing Steel (Gr. 60)(Epoxy)	lb.	141040	\$ 1.30	\$183,352.00	\$1.00	\$141,040.00	\$1.28	\$180,531.20	\$1.48	\$208,739.20	\$1.25
Reinforcing Steel (Gr. 60)	lb.	11440	\$ 1.20	\$13,728.00	\$1.10	\$12,584.00	\$1.23	\$14,071.20	\$1.80	\$20,592.00	\$1.38
Bridge Deck Grooving	yd²	568	\$ 7.50	\$4,260.00	\$12.00	\$6,816.00	\$14.30	\$8,122.40	\$8.85	\$5,026.80	\$11.72
Steel Pile (HP10x42)	lin. ft.	348	\$ 40.00	\$13,920.00	\$28.00	\$9,744.00	\$51.32	\$17,859.36	\$60.00	\$20,880.00	\$46.44
Cast Steel Pile Point	each	8	\$ 200.00	\$1,600.00	\$200.00	\$1,600.00	\$109.00	\$872.00	\$195.00	\$1,560.00	\$168.00
Drilled Shaft (48")(Cased)	lin. ft.	250.5	\$ 925.00	\$231,712.50	\$600.00	\$150,300.00	\$833.80	\$208,866.90	\$1,045.00	\$261,772.50	\$826.27
Sonic Test (Drilled Shaft)(Set Price)	each	1	\$ 1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
Core Hole (Investigative)	lin. ft.	96	\$ 85.00	\$8,160.00	\$75.00	\$7,200.00	\$50.00	\$4,800.00	\$60.00	\$5,760.00	\$61.67
Abutment Strip Drain	yd²	36	\$ 75.00	\$2,700.00	\$60.00	\$2,160.00	\$62.67	\$2,256.12	\$82.00	\$2,952.00	\$68.22
Bridge Backwall Protection System	yd²	44	\$ 50.00	\$2,200.00	\$24.00	\$1,056.00	\$30.12	\$1,325.28	\$40.00	\$1,760.00	\$31.37
Slope Protection (Riprap Stone)	yd³	1832	\$ 65.00	\$119,080.00	\$71.00	\$130,072.00	\$71.00	\$130,072.00	\$74.00	\$135,568.00	\$72.00
Pavement Marking (Epoxy)(White)(6")	lin. ft.	2090	\$ 1.00	\$2,090.00	\$1.50	\$3,135.00	\$1.50	\$3,135.00	\$1.65	\$3,448.50	\$1.55
Pavement Marking (Epoxy)(Yellow)(4")	lin. ft.	1900	\$ 0.75	\$1,425.00	\$1.25	\$2,375.00	\$1.00	\$1,900.00	\$1.10	\$2,090.00	\$1.12
Bridge Items Subtotal				\$1,039,252.50		\$912,895.00		\$934,523.35		\$1,195,190.00	
			TOTAL	\$1,577,157.00		\$1,383,095.00		\$1,456,597.42		\$1,795,877.01	
			5% Contingency	\$78,857.85		\$69,154.75		\$72,829.87		\$89,793.85	
			TOTAL	\$1,656,014.85		\$1,452,249.75		\$1,529,427.29		\$1,885,670.86	
Leavenworth County Contractor (local preference, percentage difference from lowest bid)											22.98%

NOTICE OF AWARD

DATED: February 24, 2021
TO: King Construction Company, Inc.
(Bidder)
ADDRESS: 301 N. Lancaster Ave., Hesston, KS 67062

PROJECT: **Bridge No. SH-22 Replacement**

You are notified that your Bid dated 2/12/2021 for the above Contract has been considered. You are the apparent successful bidder and have been awarded a contract for

Bridge No. SH-22 Replacement

(Indicate total Work, alternates or sections of Work awarded)

The Contract Price of your contract is as follows:

Base Bid: One Million, Three Hundred Eighty-Three, Ninety-five Dollars (\$1,383,095)

Three (3) copies of each of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

You must comply with the following conditions precedent within twelve days of the date of this Notice of Award that is by March 12, 2021 (3 /12/ 2021)

1. You must deliver to the OWNER three (3) fully executed counterparts of the Agreement. You must deliver with the executed Agreement the required Bonds and Certificate(s) of Insurance as specified in the Insurance Requirements included in the Contract Documents.
2. (List other conditions precedent).
 - A) Initial all pages of the Bid Form since they are copies.
 - B) Sign page CA-3 of the Contract Agreement.
 - C) Complete the Performance Bond.
 - D) Complete the Statutory Bond.
 - E) Complete the Maintenance Bond.
 - F) Complete the Payment Bond.
 - G) Provide Insurance Certificates as outlined in the Insurance Requirements.
 - H) Sign the appropriate line of the Notice of Award.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten days after you comply with those conditions, OWNER will return to you one fully signed counterpart of the Agreement with the Contract Documents attached.

Leavenworth County, Kansas
(OWNER)

By: _____
Mike Smith, 4th District and Chairman

ACCEPTANCE OF AWARD

(CONTRACTOR)

By: _____
(AUTHORIZED SIGNATURE)

(TITLE)

(DATE)

Leavenworth County Request for Board Action

Date: February 24, 2021

To: Board of County Commissioners

From: Public Works

Department Head Approval: *B. Noll*

Additional Reviews as needed:

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

Action Requested: Approve additional funds for utilization of the Olsson Master Agreement for Professional Services

Recommendation: Approve

Analysis: Olsson's contract, signed August 16, 2019, was for all On-Call Engineering Services. This will be an extension of that contract. Their professionals are currently assisting the Public Works Department on MARC funding applications, Eastern Gateway and Regional Transportation Plan coordination, project management and design review of ongoing Public Works improvement projects, capital Improvement plan creation, policy creation, traffic impact study/review, engineering mentorship, Planning & Zoning engineering needs, and other professional tasks.

May 2020 Contract Extension: \$75,000

Requesting approval for funds not to exceed \$120,000 in 2021 to continue use of Olsson's on-call engineering services.

Alternatives: Table, deny

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization (Dual Department Funded)
- Non-Budgeted item with additional funds requested

Total Amount Requested: Not to Exceed \$120,000

Additional Attachments: N/A

LEAVENWORTH COUNTY TREASURER OFFICE
JANICE VAN PARYS, COUNTY TREASURER

The County Treasurer's office has both County and State Functions. I have outlined the primary responsibilities for each, although this is not all-inclusive.

County Functions:

1. The Treasurer's Office serves as Accounts Receivable (or the "banker") of all County Funds. We are responsible for receipting all income to the County and posting the revenue to the appropriate accounts. This revenue may come by way of cash, check, electronic deposit, credit card payment or wire-in. The County is also responsible for all accounting (accounts payable and receivable) related to the State Motor Vehicle System. This includes daily transfers of money to the state based on audited motor vehicle transactions from the previous day. Each day all accounts (state and county) are audited by the County Clerk's office.
2. We are responsible for investing idle funds while ensuring available cash flow to meet the needs of the county on a daily basis.
3. We are the biller, collector and distributor of all taxes in Leavenworth County. This may sound somewhat simplified but maintaining the tax roll for Leavenworth County is a huge undertaking when you consider that we process all tax payments, OCBs, address changes, maintain mortgage information for each parcel, send delinquency letters, process homestead tax payments, assist with the tax sale, and process all tax related phone calls with title companies/banks, etc. In 2020, we processed 57,888 tax payments for the county.

State:

The Leavenworth County Treasurer Office processes all registrations for motor vehicles, antiques, heavy trucks, commercial vehicles, and personal property (trailers, etc). This may also sound simplified as well, however, in 2020 we processed 99,214 title transactions and 1,634 commercial vehicle transactions.

Did I tell you I have a wonderful staff? 😊

Please see the attached information

BUDGETARY (through January 31, 2021):

Motor Vehicle Fund – Fee Based Fund

<u>2020 Revenue</u>	<u>2020 Expenses</u>	<u>2021 Revenue</u>	<u>2021 Expenses</u>	<u>Fund Balance</u>
37,482.62	64,644.89	43,771.16	56,219.50	41,828.98

General Treasurer

<u>2021 Budget Allocation</u>	<u>2021 Expenses</u>	<u>Percentage Used</u>
487,789.00	37,295.43	7.6%

STAFFING LEVEL ON 02/17/2021:

	<u>FULL TIME</u>	<u>INTERMITTENT/ONCALL</u>	<u>PART-TIME</u>
Courthouse	12	1	1
Annex	<u>5</u>	<u>0</u>	
	17	1	1

If you have any questions regarding any part of this report, please contact me at 913-684-0432.

Janice Van Parys
County Treasurer
Leavenworth County

DATE: February 18, 2021

FROM: Janice Van Parys, County Treasurer

TO: Mark Loughry, County Administrator
Board of County Commissioners
David Van Parys, County Counselor

SUBJ: QUARTERLY REPORT

CURRENT 2021 INVESTMENTS

KANSAS MUNICIPAL INVESTMENT POOL – GENERALLY USED TO MAKE BOND PAYMENTS

<i>Name of Depositor</i>	<i>Account Description</i>	<i>Type of Account/Interest</i>	<i>Maturity</i>	<i>Principal</i>	<i>Interest on Maturity</i>
Leavenworth County – Sales Tax	BONDS TO BE PAID	Sales Tax	OVERNIGHT	1,814,134.76	2,492.13 In 2020
BOND PAYMENTS	2015-b			428,023.76	
DUE ON	2016-a			448,887.50	
03/01/2021	2016-b			640,990.00	
	2020-a			51,118.04	
Payment made on 02/18				1,569,019.31	
Balance				245,115.45	

There will be a payment for interest only in September in the amount of 355,996.26 and a full payment of principal and interest one year from now in the amount of \$1,720,996.26. This will require me to withhold an average of \$163,000 per month from the monthly Sales Tax allocation made to Leavenworth County from the State of Kansas.

COMMERCE CD INVESTMENTS - These investments include funds for the operations of the county, longer term investments based on cash flow needs, as well as future tax distributions.

<i>DATE</i>	<i>BANK</i>	<i>INTEREST RATE</i>	<i>Maturity</i>	<i>#DAYS</i>	<i>PRINCIPLE</i>	<i>PURPOSE</i>	<i>INTEREST</i>
02/28/2020	Commerce	1.00%	02/26/2021	364	2M	Investment	20,222.22
02/09/2021	Commerce	0.04%	06/01/2021	112	12M	Investment	1,493.33
02/01/2021	Commerce	0.04	03/01/2021	28	4M	Tax Distribution	124.44
02/01/2021	Commerce	0.04	03/15/2021	42	5M	Operational	233.33
02/01/2021	Commerce	0.04	04/01/2021	59	5M	Operational	327.78
02/01/2021	Commerce	0.06	06/01/2021	120	16M	Investment	3,200.00
TOTAL					44M		25,601.10

ROAD FEE BALANCES AT

CITIZENS SAVINGS & LOAN AS OF 02/10/2021:

Township	Total
Alexandra	104,041.12
Delaware	13,821.63
Easton	1,315.36
Fairmount	52,042.82
High Prairie	352,026.45
Kickapoo	457,367.81
Reno	17,661.20
Sherman	64,953.26
Stranger	30,542.77
Tonganoxie	631,497.06
Total	1,725,269.48

SALES TAX COLLECTED IN 2020

JANUARY	349,107.84
FEBRUARY	381,300.54
MARCH	331,418.94
APRIL	320,860.45
MAY	328,821.41
JUNE	344,920.59
JULY	364,295.85
AUGUST	415,632.57
SEPTEMBER	362,734.58
OCTOBER	408,596.23
NOVEMBER	277,697.72
DECEMBER	376,668.64
TOTAL	4,262,055.36

TOTAL COUNTY ASSETS AS OF 02/18/2021:

<i>BANK</i>	<i>TYPE ACCOUNT</i>	<i>BALANCE</i>
COMMERCE	CHECKING/PAYROLL	1,161,552
COMMERCE	CHECKING/OPERATING	6,071,196
COMMERCE	BOND 2015 CHECKING	6,806,937
FSB OF TONG	CHECKING	38,892
FSB OF TONG	CD AUTO RENEWS	100,000
COMMERCE	ACH ACCOUNT	1,000.00
EXCHANGE	CD AUTO RENEWS	505,536
CITIZENS	ROAD IMPROVE/IMPAC	1,725,269
COMMERCE	CD's/ OPER/INVEST	44,000,000
MIP	MUNICIPAL INVEST.	245,115
TOTAL FINANCIAL ASSETS		60,655,497

JANUARY 2021 -TAX DISTRIBUTION

The January tax distribution is the first distribution for the 2020 Tax Year. I have attached a breakdown of the distribution type (ad valorem, delinquent, motor vehicle, etc), as well as a breakdown of the actual disbursements to each taxing entity in Leavenworth County. As of February 18, 2021, 42% of the 2020 tax roll has been collected. The second half will be due May 10.

Tax Distributions are done in January, March, June, September, October, and December of every year.

ADVAL	16/20	Watercraft	Redempt	CMV	NHR	MV	ESCAPED	RV	PRIOR YR	TIF1	TIF 1 DEL	TIF 2	TOTAL
GENERAL	9,625,519.96	8,299.52	9,024.95	8,160.67	(29,910.20)	87,952.51	68.64	1,249.29	(311.46)	(59.10)	(71.14)	(5,564.64)	9,804,725.53
HEALTH	308,427.87	353.17	296.24	344.85	(1,350.96)	3,716.64	2.39	52.79	(10.22)	(1.89)	(2.34)	(178.31)	315,027.79
EMP BEN	93,689.10	2,293.11	87.43	2,269.88	(410.18)	24,463.90	4.76	347.49	(3.81)	(0.58)	(0.69)	(54.16)	128,301.75
NOX WEED	3,983,773.33	4,273.10	3,645.20	4,213.97	(17,404.56)	45,416.58	29.44	645.10	(126.13)	(24.41)	(28.74)	(2,298.81)	4,065,039.91
RD & BRIDGE	1,370,537.13	3,539.83	2,132.26	1,668.59	(604.99)	14,270.28	13.37	362.56	(1.27)	(0.85)	(1.08)	(79.81)	1,406,793.90
ECONOMIC DEV	138,046.34	184.65	137.00	163.56	(3,619.10)	1,762.78	1.12	25.04	(4.75)	(5.05)	(7.81)	(475.72)	843,806.60
COA	822,888.88	1,001.53	991.37	984.46	(7.63)	320.07	0.68	4.55	(3.61)	(0.82)			1,646.42
SOLID WASTE	2,227.52	20.05	1,179.22	29.70									2,227.52
FAIRMOUNT TWP: FEES	3,200.00												3,200.00
KICKAPOO TWP: FEES	3,958.79												3,958.79
SHERMAN TWP: FEES	6,359.72												6,359.72
STRANGER TWP: FEES	351,126.89	284.11	225.59	282.79	(1,529.82)	3,047.84	1.86	43.29	(7.83)	(2.16)	(1.78)	(202.99)	356,029.22
JUV DET													
BOND & INTEREST													
SD #1	34,248.50												34,248.50
SD #2	38,712.00												38,712.00
SD #3	60,172.20												60,172.20
SD # 5	9,680.00												9,680.00
SD # 7	33,139.92												33,139.92
001 Noxious Weed Dqtax													
SOLID WASTE MGMT													
WEST MEADOWS													
SUNFLOWER HILL													
STONAR LOMAR													
NOX WEED SP MISC													
SP ALCOHOL													
SP PARKS & REC													
Fairmount Spec Assess													
Sherman Spec Assess													
Stranger Spec Assess													
COUNTY DISTRIBUTION	\$ 16,885,708.15	\$ 20,229.07	\$ 16,645.25	\$ 18,118.47	\$ (54,837.46)	\$ 191,560.70	\$ 129.97	\$ 2,880.82	\$ (503.37)	\$ (94.86)	\$ (113.58)	\$ (8,854.44)	\$ 17,255,277.76

ADVAL	16/20	Watercraft	Redempt	CMV	NHR	MV	ESCAPED	RV	PRIOR YR	TIF	TIF 1 DEL	TIF 2	TOTAL
GENERAL	207,276.80	195.15	2,267.71	221.62		2,368.59	1.56	33.93	(6.75)				212,603.55
INSTITUTIONAL	414,553.58	449.87	390.30	443.25		4,777.17	3.14	67.85	(13.50)				425,207.01
EDUCATIONAL													
CORRECTIONAL													
TOTAL STATE	\$ 621,830.38	\$ 674.81	\$ 6,803.06	\$ 664.87	\$ -	\$ 7,165.76	\$ 4.70	\$ 101.78	\$ (20.25)	\$ -	\$ -	\$ -	\$ 637,810.56
COUNTY CONTROL	\$ 16,885,708.15	\$ 20,229.07	\$ 184,409.04	\$ 18,118.47	\$ (54,837.46)	\$ 191,560.70	\$ 129.97	\$ 2,880.82	\$ (503.37)	\$ (94.86)	\$ (113.58)	\$ (8,854.44)	\$ 17,893,088.32
COUNTY DISTRIBUTION	\$ 16,885,708.15	\$ 20,229.07	\$ 184,409.04	\$ 18,118.47	\$ (54,837.46)	\$ 191,560.70	\$ 129.97	\$ 2,880.82	\$ (503.37)	\$ (94.86)	\$ (113.58)	\$ (8,854.44)	\$ 17,255,277.76
total distribution	\$ 54,479,602.54	\$ 44,332.65	\$ 48,734.29	\$ 46,661.53	\$ (228,563.37)	\$ 527,991.45	\$ 412.10	\$ 6,996.92	\$ (1,977.40)	\$ 18,129.66	\$ (328.98)	\$ (17,800.68)	\$ 55,521,847.38
COUNTY CONTROL	\$ 16,885,708.15	\$ 20,229.07	\$ 184,409.04	\$ 18,118.47	\$ (54,837.46)	\$ 191,560.70	\$ 129.97	\$ 2,880.82	\$ (503.37)	\$ (94.86)	\$ (113.58)	\$ (8,854.44)	\$ 17,255,277.76
STATE CONTROL	\$ 621,830.38	\$ 674.81	\$ 6,803.06	\$ 664.87	\$ -	\$ 7,165.76	\$ 4.70	\$ 101.78	\$ (20.25)	\$ -	\$ -	\$ -	\$ 637,810.56
CITY CONTROL	\$ 11,674,832.47	\$ 3,296.66	\$ 135,631.40	\$ 9,745.65	\$ (68,846.01)	\$ 128,143.50	\$ 67.09	\$ 1,097.31	\$ (705.77)	\$ 18,345.64	\$ (97.74)	\$ -	\$ 11,908,172.95
TWP CONTROL	\$ 1,134,109.10	\$ 2,086.36	\$ 9,781.13	\$ 1,130.65	\$ (104,879.90)	\$ 12,038.13	\$ 10.24	\$ 263.13	\$ (0.13)	\$ -	\$ -	\$ -	\$ 1,160,924.64
SCHOOL CONTROL	\$ 24,163,122.44	\$ 18,045.75	\$ 23,334.81	\$ 17,001.89	\$ (104,879.90)	\$ 189,083.36	\$ 200.10	\$ 2,653.88	\$ (747.88)	\$ (121.12)	\$ (117.66)	\$ (8,946.24)	\$ 24,559,661.47
TOTAL	\$ 54,479,602.54	\$ 44,332.65	\$ 48,734.29	\$ 46,661.53	\$ (228,563.37)	\$ 527,991.45	\$ 412.10	\$ 6,996.92	\$ (1,977.40)	\$ 18,129.66	\$ (328.98)	\$ (17,800.68)	\$ 55,521,847.38



An Introduction to the Information Systems Department

The Information Systems Department (I.S.) was created in the nineties. Originally known as Computer Services, the department's purpose and name changed due to significant county investment in technology and reorganization efforts in 1998. I believe the Justice Center Project along with other major technological upgrades highlighted the need for a department to implement, manage and administrate information technology.

The Roles of Information Systems

Hardware - I.S. is responsible for administration of the servers, desktop computers, communications equipment, network devices, copiers, audio-visual equipment and virtually any other digital device that a user comes into contact with.

I.S. budgets for and procures information technology for *most* county departments, maintains an asset inventory of technology equipment, determines and plans the life cycle of equipment and manages the life of the equipment from deployment to final disposal. An exception would be the Sheriff's Office, which employs a technician and manages their own assets.

Data - I.S. is responsible for managing user credentials, access control, backup, digital discovery requests and provisioning of digital storage. We administrate a number of application, database and file servers critical to the daily operation of county departments. While this is likely the least glamorous item on our task list, the management of data is the most critical function of this department.

Software - I.S. procures and installs authorized software. This includes core software such as endpoint security, utilities, department specific applications and utilities. I.S. manages and monitors updates to software such as operating systems and endpoint security. Adhering to the principle of least privilege, end users are not allowed to have administrative privileges to their workstations. This time honoured security measure is invaluable, however, it does increase the need for technical assistance with some updates and installations of any software.

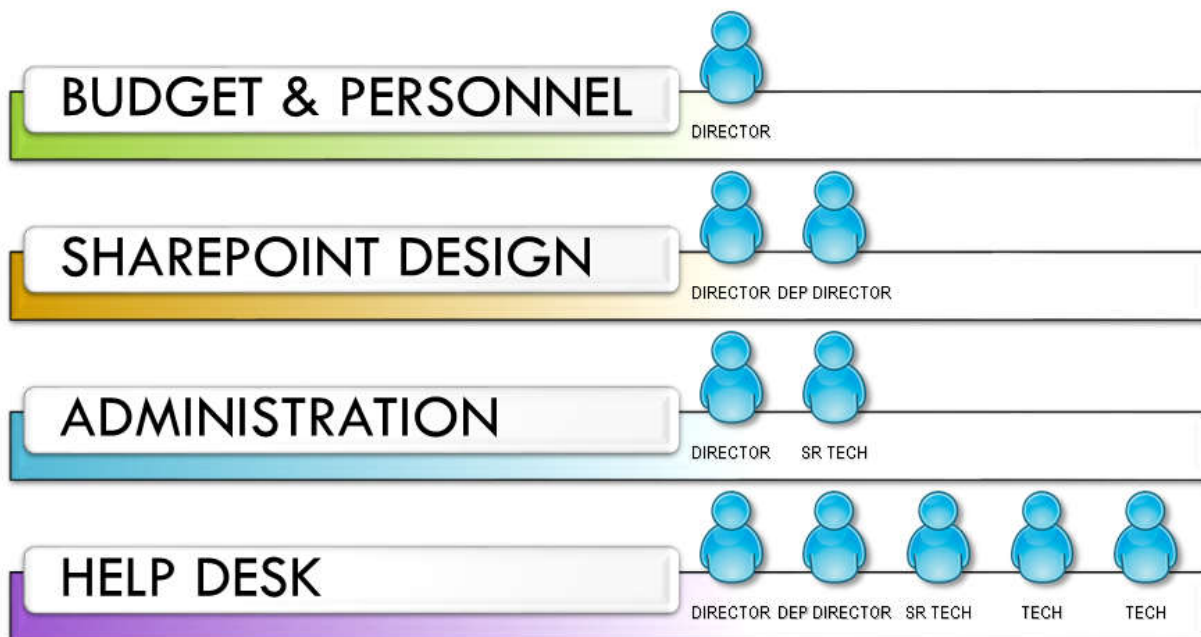
Contracts - I.S. budgets for and processes contracts relating to information technology. Examples would be software maintenance as well as communications circuits. In 2020, this comprised over 18% of the I.S. Department budget.

Network - I.S. plans, implements and manages the county network, which includes contracted circuits, switched networks, wireless networks, teleworker gateways, virtual private network connections, firewalls and all connectivity. Network management includes configuring switches for county devices and implementing strategies designed to prevent unauthorized use.

Through a variety of different technologies, all county facilities are interconnected and access shared resources located throughout the county. In the past year we've expanded resources in order to accommodate a number of teleworker environments that support the unique requirements of various employees.

Information Systems Personnel:

In 1999, the department contained three full time employees, however, it expanded to five in 2000. In 2010, the deputy director position was abolished, however, the position was reinstated in 2016. The reinstatement of the deputy director position was suggested by Human Resources as a means to satisfy a unique personnel need of the county at that time. Personnel accounts for 50% of the I.S. Department's total budget in 2020.



SharePoint Design - The I.S. Department has created a number of custom SharePoint applications used on a daily basis. For District Court, applications for Record of Appeals as well as Search Warrant submission and approval. For the County Attorney's Office, a Discovery Portal wherein they provide electronic discovery to various defense attorneys. For Planning and Zoning an application to process and track permits.

Roger is currently working on an application that would disperse and track status of proposed journal entries between the County Attorney's Office and defense attorneys.

The county intranet is on SharePoint and used by county departments on a daily basis.

Administration – Administration of servers, network accounts, backup jobs, network configurations, firewalls and other similar devices. These critical tasks are handled by the

Director with the assistance of the Senior Technician. These are production systems so much of this work is done after regular business hours to minimize disruption to county departments.

The I.S. Director assists county departments with technology solutions, recommendations and implementation of new solutions or processes. Focus is targeted on leveraging existing solutions that minimize additional investments and ensuring any new solutions work in harmony with existing infrastructure.

Help Desk Operations – Service requests are routed through the Help Desk - most of the time. From one to all of us may be involved on a particular ticket depending on the nature of the request.

The majority of end user support is performed by the technicians. It is their responsibility to setup and deploy equipment to the end users. They respond to requests for service from county employees. These requests cover a vast range of issues that end users may encounter during their daily operations. The technicians focus on keeping the equipment in front of county employees working so the county employee can keep working. They also perform a variety of routine tasks in support of the administration of the I.S. Department.

Current and Future Projects:

Currently we are focusing on finishing existing projects only. New projects are on hold.

For 2021, I had planned to replace the firewalls and continue upgrades to the network. Focus was primarily on the Justice Center, where we have some aging switches and wireless access points.

I.S. is currently assisting District Court with deployment of audio-visual equipment to provide livestreaming of court proceedings. District Court is also scheduled to migrate to the new state provided software named Odyssey. They were originally scheduled to go live in November of 2020 but it was delayed due to the pandemic. The current "go-live" estimate is optimistically set at May of 2021.



Information Systems Department Quarterly Report

February 24, 2021

Fourth Quarter of 2020

File Server

Replaced the primary file server used by several county departments. Setup distributed file system replication in order to stress test the new server while maintaining data availability. Completed full migration of data in January of 2021.

Antivirus Software

Migrated the TrendMicro Antivirus software from an end of life version to the new version called ApexOne. Staff ensured each endpoint had the old product updated to the new product.

Network Upgrades

Replaced several aging network switches in the courthouse. The new switches will increase bandwidth to endpoints and is one phase of a long term strategy of improving the county's network performance.

County Website

The new web site, hosted by Revize, went live on December 22, 2020.

Several departments and employees were involved in this project. In addition to participating in the partner selection committee and the web steering committee, they also assigned staff to manage their own sections of the web site. This is a significant change to how the county's web site managed. The I.S. Department still handles administration of the site and updates content in the general areas, however, most county departments have taken control over their content.

For the few departments that have not embraced editing their own content, the I.S. Department will continue to handle their publications.

There are still a few outstanding items that have not been completed. We are still working on a solution to the county surveyor's land record search services we had on our internally hosted web site. Revize is trying to develop a suitable solution. We had a similar application for searching cemetery information. The cemetery search is being resolved by the GIS Department, wherein they are integrating that information into their ESRI platform, which would remove the need for a web based solution.

It has also been necessary to provision a web service for files data. GIS and the Register of Deeds have need for a large quantity of files to be available through a web front end. The interactive map GIS creates relies on image files to be stored elsewhere. We still intend to decommission the old web server so an alternative means of serving the data internally was found.

Access Control List Review

I.S. conducted a thorough access control list review regarding network file storage. Reports for file and folder access permissions were created and provided to department heads for their review. A small number of necessary changes were identified through this review process.

Network Attached Storage

Added a new NAS (network attached storage) device in preparation for replacing an existing aging NAS.

Election Assistance

Assisted the Election Office with the primary and general elections. The Clerk's Office authorized the purchase of two new wireless access points as they were experiencing issues updating their poll books. They have 50 poll books and the external internet circuit was insufficient. With the new access points, they were able to leverage the county's primary internet circuit and get the necessary updates installed. I.S. assists on election night by posting election results to the web as well as a local presentation in the board room.

Quarterly Report

February 24th 2021

Prepared By:
Bob Weber, County Appraiser

Ongoing Activities

1. Appraisal Activities

- a. The county appraiser is required to discover, list and value all real-estate in the county as of January 1st of each year. 31,684 Real estate change of value notices will be mailed March 1st for the 2021 tax year. Property owners wishing to appeal the valuation on their change of value notice can do so by contacting the County Appraiser's Office within 30 days of the mail date printed on the change of value notice.

Parcel Count by Class

Agricultural	3,028	Other	8
Commercial	981	Residential	21,398
Exempt	748	Utilities	47
Farm (residential with ag land)	3,459	Vacant	2,010
Not for profit (not exempt)	5		

- b. In January we sent out approximately 5,500 personal property renditions. By state law taxpayers must report all taxable personal property to the County Appraiser by March 15th of each year. The county appraiser is required to assess a late filing penalty of 5% per month up to a maximum penalty of 25%. The failure to file penalty is 50% and is assessed after one year. We have been receiving personal property renditions back from taxpayers and are mailing personal property change of value notices as soon as the renditions have been worked. Personal property valuations can be appealed by contacting the County Appraiser's Office by May 15th.
- c. Agriculture properties are appraised at their use value. Values for crop ground have gone up an average of 2% from 2020 to 2021 in Leavenworth County. Grass land values have increased an average of 7.5%. Kansas statutes require the Director of PVD to set values for agricultural land based upon its agricultural income or productivity. State statute requires the use of an 8-year average of landlord's share of net income when computing the income value of Ag land. There is a two year lag in the data. Data from 2019 is the newest year added for 2021 values.

2. Sales and Building Permits

- a. The county wide average sale prices of homes increased 10% from 2019 to 2020. The number of single family residential sales increased to 1,374 a 21% increase over the previous year.
- b. The number of new single family homes built in the county decreased by 13% from 2019 to 2020.

3. Sales Ratio & Sales trends

- a. Paired sales analysis compares properties that sold twice over a given time frame and computes a time trend by comparing the two sales prices. Sales with changes to the property between sales are not included. A paired sales analysis selecting 140 paired sales from 2018 through 2021 results in a median monthly time trend of 1.00531 per month or a positive 6.6% per year.
- b. The following are results of sales ratio reports for the county. All properties are appraised every year as of January 1st. A sales ratio is conducted by comparing sales prices of properties that sold from January 1st through December 31st to their appraised value. State compliance standards require the median ratio (appraisal level) on residential and commercial properties be 90% or above and 110% and below. A ratio over 100% indicates properties are over appraised, a ratio under 100% indicates properties are under appraised.

Group	Median Ratio
<u>Residential</u>	
Total County	92.9%
Leavenworth	93.1%
Lansing	92.7%
Tonganoxie	91.2%
Basehor	94.6%
Rural	90.4%

REAL-ESTATE APPRAISED VALUES

ENTITY	2021 ASSESSED VALUE	2020 ASSESSED VALUE	Total % Change	New Construction and Remodel % Change	Reval % Change	2019 TO 2020 VALUE CHANGES	2018 TO 2019 VALUE CHANGES	2017 TO 2018 VALUE CHANGES	2016 TO 2017 VALUE CHANGES	2015 TO 2014 VALUE CHANGES
Total County	782,120,327	721,695,867	8.37%	2.11%	6.26%	5.5%	8.3%	6.4%	4.5%	3.2%
Leavenworth City (TD 001, 002, 120, 121, 122)	231,268,534	216,727,243	6.71%	1.39%	5.32%	4.7%	4.3%	4.0%	2.7%	0.3%
BASEHOR CITY (TD 004)	90,183,529	81,313,176	10.91%	3.17%	7.74%	6.6%	13.3%	10.8%	8.8%	7.4%
LANSING CITY (TD 007)	116,889,069	110,041,416	6.22%	0.91%	5.31%	4.2%	4.1%	4.2%	1.6%	0.2%
TONGANOXIE CITY (TD 010)	51,768,785	47,104,943	9.90%	4.88%	5.02%	8.8%	8.7%	8.1%	6.1%	2.9%
Easton (TD 005, 006)	591,131	575,273	2.76%	2.35%	0.41%	1.7%	0.3%			
Linwood (TD 008, 009)	2,735,575	2,385,557	14.67%	6.27%	8.40%	14.5%	26.6%			
Rural	288,683,704	263,548,259	9.54%	2.34%	7.20%	5.7%	11.7%			

**LEAVENWORTH COUNTY AVERAGE SALE PRICES
SINGLE FAMILY HOMES**

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
1990	\$106,239	\$61,223	\$71,376	735	351
1995	\$126,515	\$80,610	\$87,643	718	322
2000	\$160,902	\$101,149	\$110,696	895	333
2001	\$169,213	\$111,067	\$121,464	939	360
2002	\$182,619	\$114,951	\$127,846	997	446
2003	\$196,422	\$121,585	\$139,997	1,118	446
2004	\$214,988	\$132,909	\$149,511	1,142	452
2005	\$220,834	\$147,679	\$166,922	1,342	572
2006	\$235,155	\$142,104	\$165,060	1,212	479
2007	\$231,150	\$153,753	\$170,752	988	390
2008	\$234,148	\$146,307	\$162,848	855	203
2009	\$237,721	\$149,747	\$163,144	788	180
2010	\$237,763	\$152,123	\$161,749	685	130
2011	\$256,608	\$151,354	\$160,125	637	104
2012	\$243,588	\$145,747	\$153,464	629	131
2013	\$260,985	\$155,777	\$167,680	714	158
2014	\$268,508	\$158,269	\$171,493	806	218
2015	\$268,341	\$165,659	\$180,433	973	214
2016	\$282,995	\$173,823	\$188,075	1,137	213
2017	\$295,380	\$192,283	\$207,024	1,176	285
2018	\$309,089	\$198,534	\$213,412	1,268	263
2019	\$323,799	\$210,690	\$225,725	1,136	281
2020	\$336,951	\$232,418	\$249,384	1,374	244

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Leavenworth					
2006	\$224,534	\$106,892	\$127,975	560	148
2007	\$220,742	\$115,014	\$130,756	450	79
2008	\$224,830	\$114,728	\$128,766	400	64
2009	\$227,994	\$110,812	\$127,598	370	66
2010	\$239,458	\$105,406	\$124,737	319	44
2011	\$271,480	\$103,378	\$121,598	285	46
2012	\$247,250	\$112,302	\$120,432	283	21
2013	\$262,129	\$107,529	\$115,237	262	16
2014	\$258,057	\$108,448	\$113,698	276	17
2015	\$256,713	\$111,418	\$116,490	330	12
2016	\$252,583	\$119,388	\$122,438	465	13
2017	\$283,857	\$140,321	\$145,094	421	20
2018	\$347,867	\$142,905	\$146,550	506	17
2019	\$328,108	\$142,408	\$149,655	410	35
2020	\$330,890	\$171,996	\$182,185	514	35
Lansing					
2006	\$260,769	\$161,756	\$186,929	178	37
2007	\$280,329	\$183,067	\$205,568	135	39
2008	\$284,789	\$166,962	\$185,611	139	21
2009	\$290,292	\$159,980	\$182,905	108	30
2010	\$290,143	\$171,267	\$186,126	104	16
2011	\$268,231	\$180,394	\$188,894	94	12
2012	\$297,841	\$172,775	\$188,232	78	22
2013	\$308,584	\$171,814	\$188,519	116	18
2014	\$341,897	\$161,856	\$179,732	120	25
2015	\$329,322	\$168,528	\$186,646	130	11
2016	\$342,083	\$189,509	\$204,180	150	19
2017	\$379,003	\$198,605	\$213,232	185	19
2018	\$352,796	\$218,984	\$227,954	179	13
2019	\$420,577	\$221,218	\$231,937	186	9
2020	\$351,047	\$236,311	\$241,008	172	4

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Tonganoxie					
2006	\$174,011	\$145,397	\$155,897	109	43
2007	\$176,257	\$136,660	\$152,651	104	59
2008	\$176,471	\$141,450	\$155,625	84	23
2009	\$170,880	\$137,062	\$144,276	75	15
2010	\$187,683	\$139,938	\$147,765	61	19
2011	\$188,350	\$130,747	\$135,712	59	7
2012	\$192,244	\$128,632	\$135,074	71	13
2013	\$211,057	\$132,342	\$139,229	73	7
2014	\$215,861	\$145,427	\$151,421	95	17
2015	\$197,035	\$150,411	\$157,616	116	18
2016	\$197,123	\$165,286	\$169,031	125	20
2017	\$231,561	\$162,161	\$179,511	153	56
2018	\$255,732	\$183,716	\$201,480	150	33
2019	\$264,107	\$185,087	\$206,638	143	41
2020	\$256,605	\$204,463	\$218,916	184	36
Basehor					
2006	\$253,225	\$168,633	\$227,696	140	82
2007	\$236,663	\$202,468	\$218,681	116	105
2008	\$259,829	\$195,179	\$224,335	102	45
2009	\$252,190	\$218,076	\$227,992	86	25
2010	\$197,286	\$204,741	\$203,926	64	14
2011	\$215,209	\$187,348	\$189,919	66	14
2012	\$218,784	\$177,209	\$184,768	80	35
2013	\$231,070	\$197,902	\$211,333	119	67
2014	\$246,978	\$203,331	\$223,385	148	105
2015	\$254,383	\$209,860	\$231,782	198	98
2016	\$275,937	\$223,986	\$251,602	196	92
2017	\$285,058	\$252,272	\$265,811	201	97
2018	\$295,460	\$252,876	\$270,156	207	105
2019	\$337,740	\$264,481	\$289,609	207	87
2020	\$368,063	\$293,675	\$319,848	270	65

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Rural					
2006	\$265,153	\$198,628	\$209,608	215	166
2007	\$284,561	\$223,296	\$231,132	174	107
2008	\$312,219	\$201,016	\$208,077	122	49
2009	\$306,715	\$218,943	\$224,391	145	44
2010	\$263,000	\$219,509	\$219,836	133	37
2011	\$286,925	\$223,210	\$224,190	131	25
2012	\$277,988	\$199,355	\$201,438	137	40
2013	\$364,416	\$224,412	\$231,483	162	50
2014	\$357,885	\$231,184	\$237,852	188	54
2015	\$377,924	\$245,228	\$253,653	228	75
2016	\$352,677	\$277,270	\$283,502	228	69
2017	\$416,982	\$285,901	\$297,410	205	93
2018	\$421,674	\$306,483	\$319,159	209	84
2019	\$399,611	\$334,409	\$338,072	178	103
2020	\$433,040	\$348,012	\$357,503	215	100

Linwood/ Easton

4

Ag-Use Eight Year Average of Eight Year Average

LNI year	2019	2018	2017	2016	2015	2014	2013	2012									
2021																	
2018																	
2017																	
2016																	
2015																	
2014																	
2013																	
2012																	
# of occurrences	1	2	3	4	5	6	7	8	7	6	5	4	3	2	1	total 64	
% Influence	1.5625%	3.1250%	4.6875%	6.2500%	7.8125%	9.3750%	10.9375%	12.5000%	10.9375%	9.3750%	7.8125%	6.2500%	4.6875%	3.1250%	1.5625%	100%	

LNI double from 100 to 200	year	
	1	101.563
	2	104.688
	3	109.375
	4	115.625
	5	123.438
	6	132.813
	7	143.75
	8	156.25
	9	167.188
	10	176.563
	11	184.375
	12	190.625
	13	195.313
	14	198.438
	15	200



COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS



Public Works 4th Quarter 2021 Report

February 2021

1. Road and Bridge:

a. 108.3 miles of Chip and Seal Maintenance was completed in 2020 – **See Attached Maps**

b. 186 culverts were replaced in 2020

c. Ice and Snow Removal - Snow Events were addressed. The salt supply lasted throughout the winter season thus far.

d. Personnel - We have hired and processed 25 new hires in the last six months to fill both seasonal and full-time positions. **Public Works Organizational Chart Attached**

2. Fleet Operations

a. Frank George was brought on as the Fleet Operations Coordinator – He is responsible for the management of the Enterprise Fleet and writing the specifications and bidding for heavy machinery/dump truck procurement.

b. Zach Evans was promoted to Mechanic Supervisor to replace the Superintendent of Fleet Operations at the county shop.

c. **See attached Enterprise Vehicle Replacement Schedule**

d. **See attached GPS/Camera Installation Information for Heavy Machinery and Dump Trucks**

3. Noxious Weed

a. Chemical Sales – Are currently and will be located at their shop location

b. Clearing right of ways as needed

c. Snow & Ice Removal

d. Clearing trees off roadways after storms

4. Engineering Projects

A. Project Update Information – See Attached Spreadsheets

i. 2021 Project Map – Attached

ii. Capital Improvement Plan

B. Other Projects

a. Eastern Gateway Feasibility Study

i. Arup is waiting on TranSystem to produce the additional traffic projections over a 50 year timeframe. TranSystems is waiting on MARC's traffic modeling. The projected timeframe for the completion of the traffic data is 5 weeks. Arup said it will take an additional two weeks to produce their investment information after TranSystems final report.



COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS



- b. **HRRR Traffic Sign Grant** (\$129,825) – Plans are now completed and KDOT has approved the field check final plans.
- c. **HRRR Local Road Safety Plan** – The plan development is ongoing and TranSystems has produced data sheets for the ten sites that were selected for the study.
- d. **Regional Transportation Capital Improvement Plan Study** – On behalf of the Port Authority, county staff in conjunction with Olsson prepared a draft RFP/RFQ. The document was reviewed by MARC and KDOT and their comments were incorporated into the document. The Port Authority intends on reaching out to the cities and counties to secure funding for the study. Projected cost \$400,000-\$600,000.
- e. **County/City Maintenance Agreements** – Lansing, Linwood, and Jefferson County are now completed. Atchison County has a current agreement in place that is recent and does not expire. Leavenworth City, Basehor, Tonganoxie, Easton, Wyandotte County, Local Douglas County Township have all been supplied to the correct point of contact and we are trying to get them approved by their governing boards prior to bringing them before the BoCC.
- f. **PubWorks software reconfiguration and updating** - Public Works and GIS staff collaborated to breakdown the roadway centerline file by roadway and township intersections and properly named each section of roadway for integration into the updated PubWorks map based data entry system. This project was complete at year's end which allowed us to start inputting maintenance data for 2021 with a much higher degree of accuracy. 2021 maintenance records can be pulled for each roadway segment when requested.

5. **GIS**

- a. The GIS Department was transferred from Planning and Zoning to Public Works. Soma San was hired for the position of GIS Supervisor. Tim Urban was moved from the Public Works office area to the GIS office area to combine all mapping personal into one office space.
- b. Created and hosted a new GIS webmap that includes all GIS public layers allowing anyone with an internet connection to use them.
- c. Created and hosted a new ArcGIS HUB site that categorizes GIS data based on departments and public uses.
- d. All maps and data have been updated to 2021
- e. Uploaded 150 maps in pdf format and GIS data in shapefiles to the Leavenworth county website GIS department
- f. Mapbook created for the cities



COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS



- g. 2020 Aerial imagery was purchased for use in data creation and mapping.
- h. Boundary and Annexation updated with the census.
- i. Added NG911 address points to be used by EMS, Fire department and shared with Cities
- j. Updated parcel data and shared with Kansas state and MARC
- k. Filled 25 requests from external organizations.

2021 Budget

Road and Bridge	Budgeted \$9,809,725.56	YTD Spent \$397,860.27	Remaining 95.9%
Local Service	Budgeted \$3,606,264.00	YTD Spent \$161,701.96	Remaining 95.5%
Noxious Weed	Budgeted \$516,066.00	YTD Spent \$20,331.63	Remaining 96.1%
GIS	Budgeted \$257,283.00	YTD Spent \$4,562.05	Remaining 98.2%

Leavenworth County, Public Works Department

Last updated on 02.17.2021



Infrastructure and Construction Services/Director
2020.02.28
SUV #1
NOLL, BILL
Road and Bridge-15600 L44, S24

Office Manager/ Executive Admin Assistant
1997.09.22
BLACKETER, DALANI
Road and Bridge-15639 L15, S11

ENGINEERING SUPERINTENDENT
2019.06.26
ANDERSON, LAUREN
Road & Bridge-15601 L33, S17

Engineering Assistant Intern
Summer
R&B /1000 hour-15649 L4, S9

Engineering Assistant Intern
Summer
R&B /1000 hour-15649 L4, S9

GIS SUPERVISOR
2020.10.14
SAN, SOMA
Road & Bridge-15650 L20, S14

GIS ANALYST
2017.11.06
WEHR, TYLER
Road & Bridge- L20 S6

GIS TECH II
2019.11.12
RESLER, SHANE
Road & Bridge- L12 S9

ENGINEERING TECHNICIAN
2004.07.01
URBAN, TIM
Road & Bridge-15605 L10, S13

FLEET OPERATIONS COORDINATOR
2020.09.09
GEORGE, FRANK
Road & Bridge- L20, S11

COUNTY SURVEYOR
2009.03.16
MALNICOF, WAYNE
Road & Bridge-15602 L32, S14

ROAD & BRIDGE SUPERINTENDENT
2017.01.03
GRIER, VINCENT
Road and Bridge-15603 L35, S10

Administrative Assistant I
2017.03.15
NESTER, ASHLEY
Road & Bridge-15604 L8, S4

Rd & Bridge Assistant Superintendent & Crewman Supervisor
1996.03.26
LEE, JEFF
Road & Bridge-15634 L19, S15

Signage Technician III
1996.09.09
SEXTON, JIM
Road and Bridge-15632 L12, S14

Signage Technician II
2009.07.29
COURTER, ALEX
Road & Bridge-15642 L10, S8

Fleet Operations

Noxious Weeds

Special Projects Crew

Mechanic Supervisor
2016.04.25
EVANS, ZACH
Road & Bridge-15610 L19, S11

Heavy Equipment Technician II
2021.03.01
Banister, Scott
Road & Bridge-15606 L15, S7

LV Equipment Tech III
Hill, Kenneth
Road & Bridge-15633 L14, S

Lead Equipment Technician
Moved to Fleet Coord.
AREVALO, ALAN
Road & Bridge-15607 L16, S6

Parts Room Specialist III
2019.03.11
AREVALO, ALAN
Road & Bridge-15640 L12, S5

Heavy Equipment Technician I
2017.12.27
WAGNER, PAUL
Road & Bridge-15631 L12, S8

Parts Room Specialist II
2003.09.23
WILLIAMS, JOHN R.
Road & Bridge-15641 L10, S9

HEAVY EQUIPMENT TECHNICIAN I
2019.09.04
LADESIC, BROCK
Road & Bridge-15637 L10, S5

Noxious Weed Operations Manager
2014.08.04
PHILLIPS, ALAN
Noxious Weed-15400 L18, S5

Noxious Weed Crewman Lead
2017.12.28
BAUSWELL, SHAWN
Noxious Weed-15402 L14, S3

Noxious Weed Operator II
2007.05.24
JEANNIN, KENNETH
Noxious Weed-15401 L10, S10

Noxious Weed Operator I
2019.08.06
HARDISTY, KYLE
Noxious Weed-15203 L9, S7

MOWER OPERATOR
Seasonal
LS/1000 hour-15212 L5, S8

MOWER OPERATOR
Seasonal
LS/1000 hour-15215 L5, S

MOWER OPERATOR
Seasonal
LS/1000 hour-15214 L5, S8

NOXIOUS WEED ASSISTANT
Intermittent
NW/1000 hour-15404 L3, S8

Special Projects Supervisor
ELLIOTT, TERRY (MATT)
Road & Bridge-15635 L16, S10

Special Projects Crewman II
2017.06.21
PETERSON, JARED
Road & Bridge-15630 L14, S2

Special Projects Crewman II
2020.02.05
BEACH, JARRET
Road & Bridge-15629 L14, S2

Heavy Equipment Operator II
2014.04.14
QUARLES, SCOTT
Road & Bridge-15614 L10, S7

Heavy Equipment Operator I
2020.07.29
REYNOLDS, MICHAEL
Road & Bridge-15616 L9, S3

Heavy Equipment Operator I
2020.08.21
GRAHAM, JENNIFER
Road & Bridge-15617 L9, S2

Heavy Equipment Operator I
2020.06.17
BAUSWELL, MICHAEL
Road & Bridge-15628 L9, S2

Heavy Equipment Operator I
2020.07.29
VACANT
Road & Bridge-15700 L9, S2

Heavy Equipment Operator I
2020.06.04
MARSHALL, RODNEY
Road & Bridge-15701 L9, S4

Maintenance Crewman Lead
1997.09.22
HEIM, GARY
Local Service-15209 L14, S14

Heavy Equipment Operator I
2020.08.12
FRIE, COBI
Road & Bridge-15699 L9, S2

Heavy Equipment Operator I
2020.12.07
DAVENPORT, CAMERON
Road & Bridge-15612 L9, S6

Heavy Equipment Operator I
2020.06.16
GRAHAM, TRISTAN
Road & Bridge-15611 L9, S2

Heavy Equipment Operator I
2020.11.16
DUNCAN, DAKOTA
Road & Bridge-15620 L9, S2

Heavy Equipment Operator I
2018.11.28
KOCH, DAN
Road & Bridge-15623 L9, S8

Heavy Equipment Operator I
1996.04.11
MONROE, TIMOTHY
Road & Bridge-15624 L9, S17

Heavy Equipment Operator I
1992.05.26
SHADE, BOBBY
Road & Bridge-15626 L9, S20

Heavy Equipment Operator I
2020.11.02
BEACH, AUSTIN
Local Service-15612 L9, S6

Maintenance Crewman Lead
1996.08.05
LLAMAS, DOUG
Local Service-15210 L14, S16

Heavy Equipment Operator II
2020.12.21
SALMON, JEFF
Road & Bridge-15619 L10, S5

Heavy Equipment Operator I
2014.09.09
SMELSER, RUSSELL
Road & Bridge-15615 L9, S6

Heavy Equipment Operator I
2008.05.17
FOCHT, DAVID
Road & Bridge-15622 L9, S16

Heavy Equipment Operator I
2008.05.29
BLASER, JOSEPH
Road & Bridge-15625 L10, S10

Heavy Equipment Operator I
1993.09.15
HENCHEK, MIKE
Road & Bridge-15627 L9, S21

Heavy Equipment Operator I
2014.08.12
MCCAULLY, RICHARD
Road & Bridge-15613 L9, S6

HEAVY EQUIPMENT OPERATOR I
2019.11.14
MOREY, JACOB
Road & Bridge-15618 L9, S3

Maintenance Crewman Lead
1996.07.03
MORTON, SAM (Brett)
Local Service-15200 L14, S14

Heavy Equipment Operator III
2002.09.16
NORMAN, STEVE
Local Service-15208 L12, S11

Heavy Equipment Operator II
2000.06.12
DOHLE, JESSE
Local Service-15202 L10, S14

Heavy Equipment Operator II
2012.06.13
FOLSOM, CARL
Local Service-15205 L10, S16

Heavy Equipment Operator II
2020.01.29
SPURLOCK, SEAN
Local Service-15207 L10, S5 6

Heavy Equipment Operator II
2000.04.17
ZABEL, REX
Local Service-15211 L12, S9

Heavy Equipment Operator II
2020.01.29
GRANDSTAFF, KERRY
Local Service-15201 L10, S12

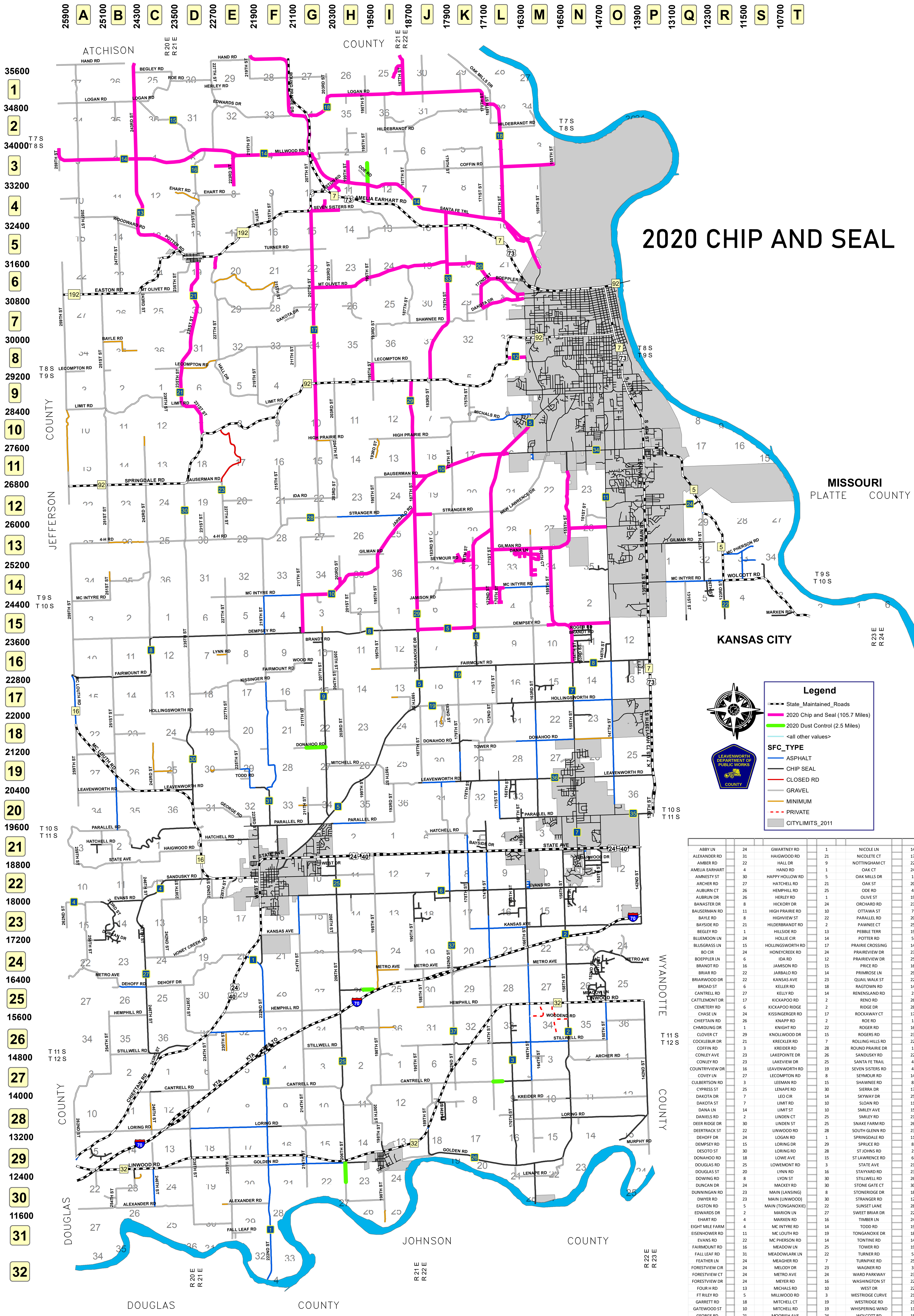
Heavy Equipment Operator III
2006.07.24
ZULE, RICHARD
Local Service-15206 L12, S6

HEAVY EQUIPMENT OPERATOR II
2020.10.01
HERMRECK, RYAN
Road & Bridge-15204 L10, S11

SUMMER FLAGGERS

Rd & Br FLAGGERS
Summer Hires
L2, S

LEAVENWORTH COUNTY



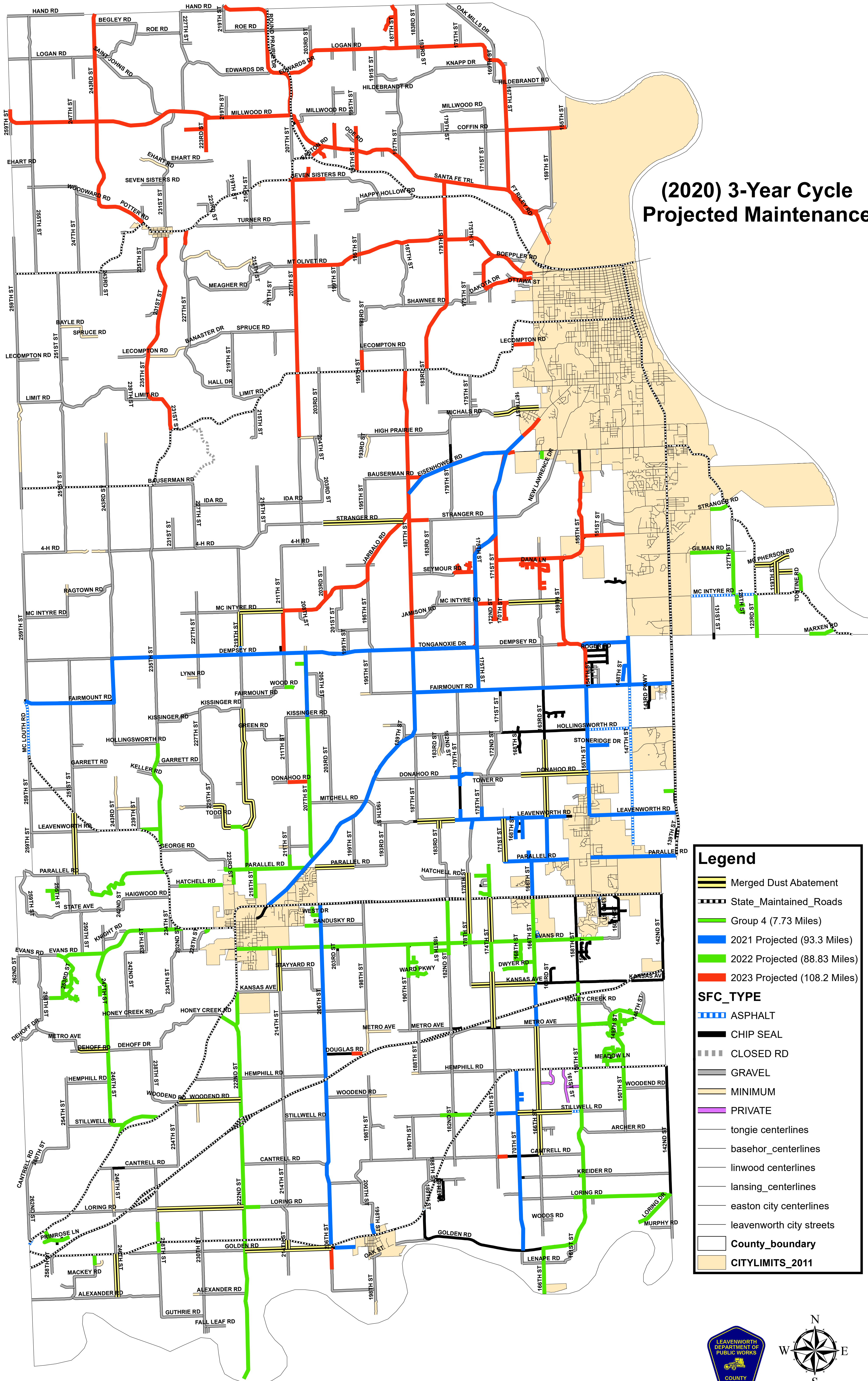
2020 CHIP AND SEAL



Legend	
	State_Maintained_Roads
	2020 Chip and Seal (105.7 Miles)
	2020 Dust Control (2.5 Miles)
	<all other values>
SFC_TYPE	
	ASPHALT
	CHIP SEAL
	CLOSED RD
	GRAVEL
	MINIMUM
	PRIVATE
	CITYLIMITS_2011

ABBY LN	24	GWARTNEY RD	1	NICOLE LN	14
ALEXANDER RD	31	HAIWOOD RD	21	NICOLETTE CT	17
AMBER RD	22	HALL DR	9	NOTTINGHAM CT	22
AMELIA EARHART	40	HAND RD	1	OAK CT	24
ANNEX ST	3	HAPPY HOLLOW RD	5	OAK MILLS DR	1
ARCHER RD	27	HATCHELL RD	21	OAK ST	20
AUBURN CT	26	HEMPHILL RD	25	ODE RD	4
AUBURN DR	26	HERLEY RD	1	OLIVE ST	19
BANASTER DR	8	HICKORY DR	24	ORCHARD RD	23
BAUSERMAN RD	11	HIGH PRAIRIE RD	10	OTTAWA ST	7
BAYLE RD	8	HIGHVIEW ST	22	PARALLEL RD	20
BAYSIDE DR	21	HILDEBRANDT RD	2	PAWNEE CT	19
BEGLEY RD	1	HILLSIDE RD	13	PEBBLE TERR	25
BLUEMOUND LN	24	HOLLIE DR	14	POTTER RD	5
BLUGRASS LN	15	HOLLINGSWORTH RD	17	PRAIRIE CROSSING	23
BO CIR	24	HONEYCREEK RD	24	PRAIRIEVIEW DR	2
BOEPLER LN	6	IDA RD	12	PRAIRIEVIEW DR	15
BRANDT RD	16	JAMISON RD	15	PRICE RD	26
BRIAR DR	22	JARBALO RD	14	PRIMROSE LN	29
BRIARWOOD DR	22	KANSAS AVE	23	QUAIL WALK ST	22
BROAD ST	6	KELLER RD	18	RAGTOWN DR	14
CANTRELL RD	27	KELLY RD	14	RENESSLAND RD	2
CATTLEMONT DR	17	KICKAPOO RD	2	RENO RD	26
CEMENTERY RD	6	KICKAPOO RIDGE	2	RIDGE DR	28
CHASE LN	24	KISSINGER RD	17	ROCKAWAY CT	17
CHETFAN RD	26	KNIGHT RD	23	ROGER RD	1
CHMOUND DR	1	KNIGHT RD	23	ROGER RD	1
CLOVER CT	29	KNOLLWOOD DR	15	ROGERS DR	23
COCKLEBUR DR	21	KREIDER RD	28	ROLLING HILLS RD	22
COFFIN RD	3	KREIDER RD	28	ROUND PRAIRIE DR	1
CONLEY AVE	23	LAKEVIEW DR	26	SANDUSKY RD	22
CONLEY RD	23	LAKEVIEW DR	26	SANTA FE TRAIL	4
COUNTRYVIEW DR	16	LEAVENWORTH RD	19	SEVEN SISTERS RD	4
COVEY LN	27	LECOMPTON RD	8	SEYMOUR DR	14
CULBERTSON RD	3	LEEMAN RD	15	SHAWNEE DR	8
CYPRESS ST	25	LENAPE RD	30	SIERRA DR	17
DAKOTA ST	7	LIMIT DR	10	STILLWELL RD	25
DANA LN	14	LIMIT ST	10	SMILEY AVE	15
DANIELS RD	2	LINDEN CT	25	SMILEY RD	21
DEER RIDGE DR	30	LINDEN ST	25	SNAKE FARM RD	26
DEERTRACK ST	22	LINWOOD RD	28	SPRINGDALE RD	23
DEHOFF DR	24	LOGAN RD	1	SPRINGDALE RD	11
DEMPSEY RD	15	LORING DR	29	SPRUCE RD	8
DESOOT ST	30	LORING DR	28	ST JOHNS RD	2
DONAHOO RD	18	LOWE AVE	15	ST LAWRENCE RD	6
DOUGLAS RD	25	LOWMONT RD	3	STATE AVE	21
DOUGLAS ST	20	LYNN RD	16	STAYFORD RD	23
DOWNING RD	8	LYON ST	30	STILLWELL RD	25
DUNCAN DR	24	MACKLEY RD	30	STONE GATE CT	30
DUNNINGAN RD	23	MAIN (LANSING)	8	STONEBRIDGE DR	18
DWYER ST	5	MAIN (LINWOOD)	30	STRANGER RD	12
EASTON RD	23	MAIN (TONGANOXIE)	22	SUNSET LANE	28
EDWARDS DR	2	MARION LN	27	SWEET BRIAR DR	22
EHART RD	4	MARXEN RD	16	TIMBER LN	24
EIGHT MILE FARM	4	MC INTYRE RD	14	TODD RD	19
EISENHOWER RD	11	MC LOUTH RD	19	TONGANOXIE DR	18
EVANS RD	22	MC PHERSON RD	14	TONTINE RD	14
FAIRMOUNT RD	16	MEADOW LN	25	TOWER RD	19
FALL LEAF DR	31	MEADOWLARK LN	22	TURNER RD	5
FEATHER LN	24	MELDY DR	23	TURNPIKE RD	25
FORESTVIEW CIR	24	MELDY DR	23	WAGNER RD	3
FORESTVIEW CT	24	METRO AVE	24	WARD PARKWAY	23
FORESTVIEW DR	24	MEYER RD	16	WASHINGTON ST	22
FOUR H RD	13	MICHALS RD	10	WEST DR	21
FT RILEY RD	5	MILLWOOD RD	3	WESTRIDGE CURVE	22
GARRETT RD	18	MITCHELL CT	19	WESTRIDGE CURVE	22
GATEWOOD ST	10	MITCHELL RD	19	WHISPERS WIND	11
GEORGE RD	21	MOORISH AVE	24	WOLCOTT RD	15
GILMAN RD	13	MORNING DEER DR	28	WOOD RD	16
GLENWOOD DR	23	MORNINGSIDES DR	23	WOODEN DR	26
GOLDEN RD	29	MT CALVERT RD	11	WOODRIDGE CIR	14
GREEN RD	17	MT OLIVET RD	6	WOODRIDGE DR	14
GREEN ST	30	MURPHY DR	29	WOODS DR	5
GUTHRIE DR	31	NEW LAWRENCE DR	12	WOODWARD RD	29

(2020) 3-Year Cycle Projected Maintenance

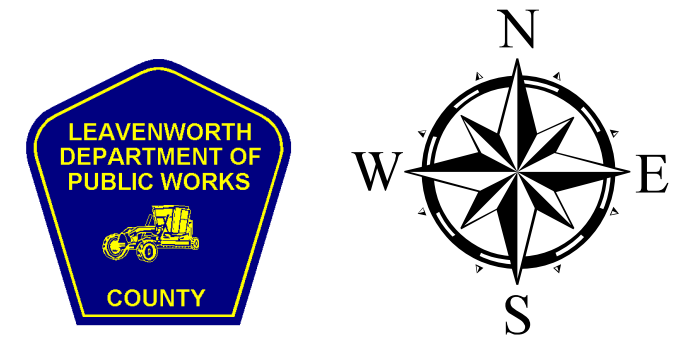


Legend

- Merged Dust Abatement
- State_Maintained_Roads
- Group 4 (7.73 Miles)
- 2021 Projected (93.3 Miles)
- 2022 Projected (88.83 Miles)
- 2023 Projected (108.2 Miles)

SFC_TYPE

- ASPHALT
- CHIP SEAL
- CLOSED RD
- GRAVEL
- MINIMUM
- PRIVATE
- tongie centerlines
- basehor_centerlines
- linwood_centerlines
- lansing_centerlines
- easton city centerlines
- leavenworth city streets
- County_boundary
- CITYLIMITS_2011



LEAVENWORTH COUNTY

PROJECT STATUS UPDATE



JEFFERSON COUNTY

JEFFERSON COUNTY

MISSOURI PLATTE COUNTY

R 23 E
R 24 E

JEFFERSON COUNTY

JEFFERSON COUNTY

DOUGLAS COUNTY

DOUGLAS COUNTY

WYANDOTTE COUNTY

WYANDOTTE COUNTY

WYANDOTTE COUNTY

LEAVENWORTH COUNTY
PUBLIC WORKS DEPT.
300 WALNUT
LEAVENWORTH KANSAS

DOUGLAS COUNTY

DOUGLAS COUNTY



PROJECTS

- 1) Sales Tax Project/Eisenhower Rd
- 2) 235th Street
- 3) 158th Street
- 4) Bridge A-49
- 5) Bridge E-18
- 6) Bridge F-46
- 7) Bridge HP-10 & HP-17
- 8) Bridge HP-19
- 9) Bridge SH-30
- 10) Bridge SH-22
- 11) Bridge T-34

Centerlines

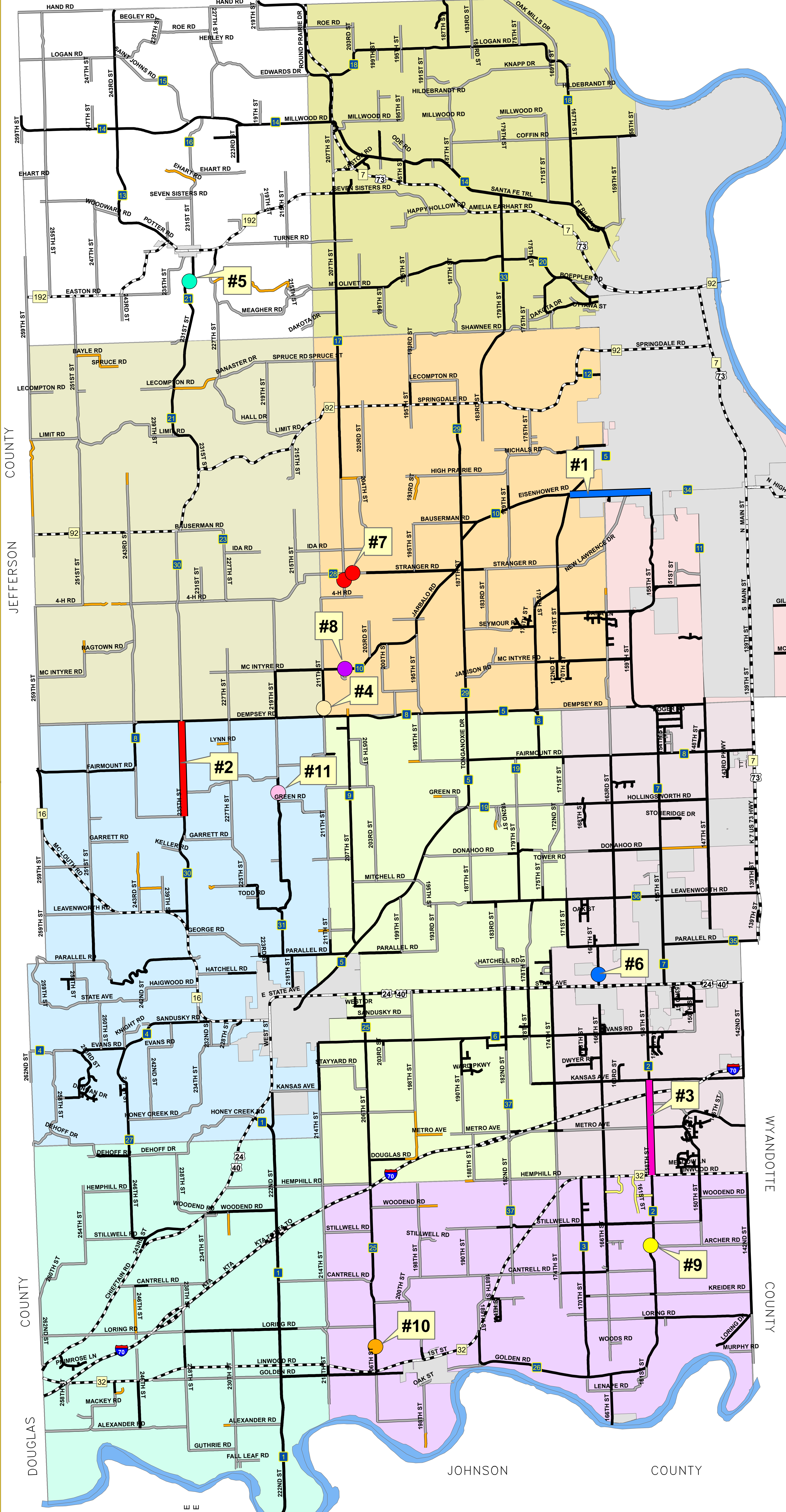
SFC_TYPE

- ASPHALT
- CHIP SEAL
- GRAVEL
- MINIMUM
- PRIVATE
- State_Maintained_Roads

Townships Area

Name

- ALEXANDRIA
- DELAWARE
- EASTON
- FAIRMOUNT
- HIGH PRAIRIE
- KICKAPOO
- RENO
- SHERMAN
- STRANGER
- TONGANOXIE



Enterprise Vehicle Leasing

Replacement Status	ENT #	New Vehicle#	Old Vehicle#	Department	Year	Make	Model	Vehicle Type	VIN#	Enterprise monthly	Camera monthly	GPS Monthly	Order approval	Date Delivered	GPS/CAM
Delivered	23KBVV	02-04	APP11	Appraiser	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F66LUB84709	\$ 394.46	\$ 19.00	\$ 16.33		11/4/2020	y
Delivered	23KBW8	02-02	APP9	Appraiser	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F63LUB84702	\$ 394.46	\$ 19.95	\$ 16.33		1/19/2021	
Delivered	23KBWC	02-05	APP15	Appraiser	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F64LUB84630	\$ 394.46	\$ 19.95	\$ 16.33		1/19/2021	
Delivered	23KC24	02-03	APP10	Appraiser	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F69LUB84932	\$ 394.46	\$ 19.95	\$ 16.33		1/19/2021	
Delivered	23KC2B	02-01	APP8	Appraiser	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F60LUB84639	\$ 394.46	\$ 19.95	\$ 16.33		1/19/2021	
Delivered	23KBW3	11-01	no#	Comm. Corrections	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F65LUB84622	\$ 394.46	\$ 19.95	\$ 16.33		1/13/2021	y
Delivered	23JQS8	09-21	n/a	Council on Aging	2020	Chevrolet	Equinox	LS front wheel drive	3GNAXHEV2LS600624	\$ 406.26	\$ 19.95	\$ 16.33		3/26/2020	n
Delivered	23M34S	09-01	5	Council on Aging	2020	Dodge	Grand Caravan	SE Front-wheel Drive Passenger Van	2C7WDGBGXL224861	\$ 591.56	\$ 19.00	\$ 16.33		9/28/2020	y
Delivered	23M34X	09-02	12	Council on Aging	2020	Dodge	Grand Caravan	SE Front-wheel Drive Passenger Van	2C7WDGBG5LR227649	\$ 591.56	\$ 19.00	\$ 16.33		9/28/2020	y
Delivered	23M355	09-03	6	Council on Aging	2020	Dodge	Grand Caravan	SE Front-wheel Drive Passenger Van	2C7WDGBG3LR227651	\$ 591.56	\$ 19.00	\$ 16.33		9/28/2020	y
Delivered	23KBVS	09-10	36	Council on Aging	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F63LUB84909	\$ 394.46	\$ 19.00	\$ 16.33		11/4/2020	y
Delivered	23KBZS	09-08	15	Council on Aging	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F64LUB84921	\$ 394.46	\$ 19.00	\$ 16.33		11/4/2020	y
Delivered	23KBZX	09-06	22	Council on Aging	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F66LUB84841	\$ 394.46	\$ 19.00	\$ 16.33		11/4/2020	y
Delivered	23LZGG	09-12	1	Council on Aging	2020	Ford	Transit 350	XL Rear-wheel Drive Medium Roof Van 148 in.	1FDAX2C8XLKA98634	\$ 767.53	\$ 19.00	\$ 16.33		12/8/2020	y
Delivered	23KBVX	09-07	33	Council on Aging	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F6XLUB84664	\$ 394.46	\$ 19.95	\$ 16.33		1/13/2021	
Delivered	23KC26	09-05	19	Council on Aging	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F63LUB84635	\$ 394.46	\$ 19.95	\$ 16.33		1/13/2021	
Delivered	23KC28	09-11	24	Council on Aging	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F62LUB84626	\$ 394.46	\$ 19.95	\$ 16.33		1/19/2021	
Delivered	23KBWS	09-04	29	Council on Aging	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F63LUB84487	\$ 394.46	\$ 19.95	\$ 16.33		2/3/2021	
Delivered	23KBVR	00-01	no#	Planning & Zoning	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F68LUB84694	\$ 394.46	\$ 19.00	\$ 16.33		11/4/2020	y
Delivered	23MKR4	10-01	9b	Public Works	2020	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV	1FT7W2B60LED69572	\$ 852.81	\$ 19.95	\$ 16.33		9/28/2020	n
Delivered	23LR6M	10-02	88a	Public Works	2020	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV	1FT7W2B60LEE96838	\$ 650.68	\$ 19.00	\$ 16.33		1/11/2021	y
Delivered	23LR6D	10-03	8a	Public Works	2020	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV	1FT7W2B60LEE96841	\$ 650.68	\$ 19.00	\$ 16.33		1/13/2021	y
Delivered	23LR6V	10-04	129	Public Works	2020	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV	1FT7W2B69LEE96840	\$ 650.68	\$ 19.00	\$ 16.33		1/13/2021	y
Delivered	23KBWD	10-11	89	Public Works	2020	Ford	Escape	S 4 door all wheel drive	1FMCU9F65LUB84720	\$ 394.46	\$ 19.95	\$ 16.33		1/13/2021	
Delivered	23LTQZ	06-02	54	Solid Waste	2020	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV	1FT7W2B62LEE96842	\$ 650.68	\$ 19.00	\$ 16.33		1/13/2021	y
Ordered			replaces no#	Attorney	2021	Ford	Escape	S 4 door all wheel drive		\$ 411.71	\$ 19.95	\$ 16.33	1/22/2021		
Ordered			replaces 97	B&G	2021	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV		\$ 705.51	\$ 19.95	\$ 16.33	12/29/2020		
Ordered			replaces 98	B&G	2021	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV		\$ 705.51	\$ 19.95	\$ 16.33	12/29/2020		
Ordered	23NLQS	09-09	31	Council on Aging	2021	Ford	F-250	XL 4x4 SD Regular Cab 8 ft. box	1FTBF2B69MED04554	\$ 650.68	\$ 19.95	\$ 16.33			
Ordered			replaces 34	Council on Aging	2021	Chrysler	Voyager	SE Front-wheel Drive Passenger Van		\$ 490.00	\$ 19.95	\$ 16.33	12/14/2020		
Ordered			replaces 35	Council on Aging	2021	Chrysler	Voyager	SE Front-wheel Drive Passenger Van		\$ 490.00	\$ 19.95	\$ 16.33	12/14/2020		
Ordered			replaces25	Council on Aging	2021	Chrysler	Voyager	SE Front-wheel Drive Passenger Van		\$ 490.00	\$ 19.95	\$ 16.33	12/14/2020		
Ordered			replaces 14	Council on Aging	2021	Chrysler	Voyager	SE Front-wheel Drive Passenger Van w/c		\$ 746.73	\$ 19.95	\$ 16.33	12/29/2020		
Ordered		nlu sent	replaces 26	Council on Aging	2021	Chrysler	Voyager	SE Front-wheel Drive Passenger Van		\$ 490.84	\$ 19.95	\$ 16.33	1/22/2021		
Ordered			replaces 30	Council on Aging	2021	Chrysler	Voyager	SE Front-wheel Drive Passenger Van		\$ 490.84	\$ 19.95	\$ 16.33	1/22/2021		
Ordered			replaces 23	Council on Aging	2021	Chrysler	Voyager	SE Front-wheel Drive Passenger Van		\$ 490.84	\$ 19.95	\$ 16.33	1/22/2021		
Ordered			replaces 2	Council on Aging	2021	Ford	Transit 350	XL Rear-wheel Drive Med. Roof Van 148 in. WB		\$ 915.10	\$ 19.95	\$ 16.33	12/30/2020		
Ordered			replaces 13	Council on Aging	2021	Chrysler	Voyager	SE Front-wheel Drive Passenger Van w/c		\$ 746.73	\$ 19.95	\$ 16.33	12/29/2020		
Ordered	23LR73	03-01	206	Noxious Weed	2020	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV	1FT7W2B62LEE96839	\$ 650.68	\$ 19.95	\$ 16.33			
Ordered	23SBRB	10-07	replaces 127	Public Works	2021	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV		\$ 650.68	\$ 19.95	\$ 16.33	12/20/2020		
Ordered	23SBQK	10-08	replaces 128	Public Works	2021	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV		\$ 650.68	\$ 19.95	\$ 16.33	12/20/2020		
Ordered	23SBS8	10-09	REPLACES 130	Public Works	2021	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV		\$ 650.68	\$ 19.95	\$ 16.33	12/20/2020		
Ordered	23T589	10-06	replaces 111a	Public Works	2021	Ford	F-550	enclosed Utility box 1.5 ton		\$ 1,031.03	\$ 19.95	\$ 16.33	1/19/2021		
Ordered			replaces 1	Public Works	2021	Ford	Escape	S 4 door all wheel drive		\$ 411.71	\$ 19.95	\$ 16.33	1/22/2021		
Ordered	23TMXT	10-05	replaces 10a	Public Works	2021	Ford	F-350	Utility box 1 ton	1FDRF3HN0MDA03515	\$ 868.72	\$ 19.95	\$ 16.33	2/1/2021		
Ordered	23NLLK	06-01	531	Solid Waste	2021	Ford	F-250	XL 4x4 SD Crew Cab 6.75 ft. box 160 in. WB SRV	1FT7W2B63MED04555	\$ 650.68	\$ 19.95	\$ 16.33			

Enterprise Vehicle Leasing

Replacement Status	ENT #	New Vehicle#	Old Vehicle#	Department	Year	Make	Model	Vehicle Type	VIN#	Enterprise monthly	Camera monthly	GPS Monthly	Order approval	Date Delivered	GPS/CAM
Future Replacement			APP1	Appraiser	2019	Ford	Fusion	s front wheel drive	3FA6P0G79KR239256		\$ 19.95	\$ 16.33			
Future Replacement			APP2	Appraiser	2019	Ford	Fusion	s front wheel drive	3FA6P0G70KR239257		\$ 19.95	\$ 16.33			
Future Replacement			99	B&G	2019	Ford	F-250	4x4 reg cab ,bed , plow, sander	1FTBF2B65KEC42518		\$ 19.95	\$ 16.33			
Future Replacement			17	Council on Aging	2015	Ford	E-450	Cutaway	1FDFF4FS1FDA00775		\$ 19.95	\$ 16.33			
Future Replacement			8	Council on Aging	2017	Dodge	Grand Caravan	passenger van W/C	2C4RDGBG2HR843178		\$ 19.95	\$ 16.33			
Future Replacement			18	Council on Aging	2017	Chevrolet	Silverado 1500	4x2 reg cab 6.6" bed	1GCNCNEH9HZ124512		\$ 19.95	\$ 16.33			
Future Replacement			9	Council on Aging	2018	Dodge	Grand Caravan	Passenger van W/C	2C7WDGBG4JR363588		\$ 19.95	\$ 16.33			
Future Replacement			20	Council on Aging	2019	Chevrolet	Equinox	LS front wheel drive	2GNAXHEV9K6289996		\$ 19.95	\$ 16.33			
Future Replacement			27	Council on Aging	2019	Chevrolet	Equinox	LT front wheel drive	2GNAXKEV4K6128694		\$ 19.95	\$ 16.33			
Future Replacement			28	Council on Aging	2019	Chevrolet	Equinox	LS front wheel drive	2GNAXHEV8K6288290		\$ 19.95	\$ 16.33			
Future Replacement			38	Council on Aging	2019	Chevrolet	Equinox	LS front wheel drive	2GNAXHEV0K6242145		\$ 19.95	\$ 16.33			
Future Replacement			ADMIN 1	EMS	2014	Ford	Utility Police Int.	Explorer all wheel drive	1FM5K8AR1EGC49624		\$ 19.95	\$ 16.33			
Future Replacement			ADMIN3	EMS	2016	Chevrolet	silverado 2500hd	4x4 crewcab 6.6 bed 84000 miles	1GC1KUEG8GF212177		\$ 19.95	\$ 16.33			
Future Replacement			ADMIN2	EMS	2017	Ford	Utility Police Int.	Explorer all wheel drive	1FM5K8AR0HGC56794		\$ 19.95	\$ 16.33			
Future Replacement			ADMIN4	EMS	2017	Ford	Utility Police Int.	Explorer all wheel drive	1FM5K8AR2HGC56795		\$ 19.95	\$ 16.33			
Future Replacement			PAR2	EMS	2017	Ford	Utility Police Int.	Explorer all wheel drive 59052 miles	1FM5K8ARXHGC48377		\$ 19.95	\$ 16.33			
Future Replacement			SUP1	EMS	2017	Ford	Utility Police Int.	Explorer all wheel drive 77591 miles	1FM5K8AR8HGC48376		\$ 19.95	\$ 16.33			
Future Replacement			05-00	Health Dept.	2020	Chevrolet	Traverse	LS w/1LS All-wheel Drive	1GNEVFKW9LJ145927		\$ 19.95	\$ 16.33			
Future Replacement				Health Dept.	2020	Chevrolet	Traverse	LS w/1LS All-wheel Drive	1GNEVFKW6LJ142886		\$ 19.95	\$ 16.33			
Future Replacement			202b	Noxious Weed	2017	Chevrolet	Silverado 3500hd	4x4 reg cab,137.5"wb ,plow, sander, spray tank	1GB3KYCG2HF165849		\$ 19.95	\$ 16.33			
Future Replacement			204b	Noxious Weed	2017	Ford	F-550	4x4 supercab 168"wb	1FD0X5HT0HEB62714		\$ 19.95	\$ 16.33			
Future Replacement			299b	Noxious Weed	2017	Chevrolet	Silverado 3500hd	4x4 reg cab, 137.5"wb,plow,sander,spray tank	1GB3KYCG4HF166324		\$ 19.95	\$ 16.33			
Future Replacement			No unit number	Planning & Zoning	2018	Chevrolet	Silverado 1500	4x4 double cab 6.6" bed	1GCVKNEC4JZ185084		\$ 19.95	\$ 16.33			
Future Replacement			93	Public Works	2015	Ford	F-150	xl supercab styleside 6.5 bed	1FTFX1EF1FKD44815		\$ 19.95	\$ 16.33			
Future Replacement			94	Public Works	2016	Ford	F-350	xl 4x4 flatbed, plow,spreader, spray tank	1FDRF3HT3GEA15980		\$ 19.95	\$ 16.33			
Future Replacement			5a	Public Works	2016	Chevrolet	silverado 2500hd	4x4 reg cab 8' bed	1GC0KUEG9GZ315442		\$ 19.95	\$ 16.33			
Future Replacement			95a	Public Works	2017	Ford	F-550	4x2 reg cab 145"wb sign truck	1FDUF5GT4HEB23386		\$ 19.95	\$ 16.33			
Future Replacement			2	Public Works	2018	Chevrolet	Silverado 1500	4x4 double cab 6.6" bed	1GCVKNEC5JZ109258		\$ 19.95	\$ 16.33			
Future Replacement			6b	Public Works	2018	Chevrolet	Silverado 1500	4x4 double cab 6.6" bed	1GCVKNEC4JZ115360		\$ 19.95	\$ 16.33			
Future Replacement			4	Public Works	2019	Ford	F-250	4x4 reg cab, 8' bed, plow,sander	1FTBF2B67KEC42519		\$ 19.95	\$ 16.33			
Future Replacement			401	Public Works	2019	RAM	1500 Classic	Tradesman 4x4 crew cab 140" wb. Special tool	1C6RR7KT5KS692901		\$ 19.95	\$ 16.33			
Future Replacement			3b	Public Works	2019	RAM	1500 Classic	Tradesman 4x4 crew cab 140" wb	1C6RR7KT9KS692903		\$ 19.95	\$ 16.33			
Future Replacement			7	Public Works	2019	RAM	1500 Classic	Tradesman 4x4 crew cab 140" wb	1CRR7KT7KS692902		\$ 19.95	\$ 16.33			
Future Replacement			424	Solid Waste	2018	Ford	Escape	s front wheel drive	1FMCU0F73JUD38424		\$ 19.95	\$ 16.33			

Enterprise Vehicle Leasing

Replacement Status	ENT #	New Vehicle#	Old Vehicle#	Department	Year	Make	Model	Vehicle Type	VIN#	Enterprise monthly	Camera monthly	GPS Monthly	Order approval	Date Delivered	GPS/CAM
Heavy Equipment (GPS & Cameras)			11B	Public Works	2015	Freightliner	108SD	Dump Truck	3ALHG5CY2FDGS7397		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			13	Public Works	2013	Freightliner	108SD	Dump Truck	1FVHG5BS7DHFH8133		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			14B	Public Works	2018	Freightliner	108SD	Dump Truck	1FVHG4FE3JHJJ4581		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			16	Public Works	2012	Freightliner	M2106V	Dump Truck	1FVHC3BSXCHBP5833		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			17	Public Works	2018	Freightliner	108SD	Dump Truck	1FVHG5FE7JHJL3814		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			18B	Public Works	2019	Freightliner	108SD	Dump Truck	1FVHG5FE0KHKS9012		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			54	Public Works	2012	Freightliner	M2106V	Dump Truck	1FVHCBB57CDBL7919		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			56	Public Works	2015	Freightliner	108SD	Dump Truck	3ALHG5CYXFDGS7406		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			64	Public Works	2019	Freightliner	108SD	Dump Truck	1FVHG5FE2KHKS9013		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			66A	Public Works	2014	Freightliner	108SD	Dump Truck	3ALHG5CY2EDGA3613		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			83	Public Works	2018	Freightliner	108SD	Dump Truck	1FVHG5FE 1JHJJ4577		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			91B	Public Works	2018	Freightliner	108SD	Dump Truck	1FVHG5FE1JHJL3811		\$ 19.95	16.33			
Heavy Equipment (GPS & Cameras)			23B	Public Works LS	2019	CAT	140M3	Motorgrader	N9D01315		no cam	16.33			
Heavy Equipment (GPS & Cameras)			24B	Public Works LS	2019	CAT	140M3	Motorgrader	N9D01269		no cam	16.33			
Heavy Equipment (GPS & Cameras)			25	Public Works LS	2007	CAT	140H	Motorgrader	APM03185		no cam	16.33			
Heavy Equipment (GPS & Cameras)			26	Public Works LS	2020	John Deere	770GP	Motorgrader	1DW770GPKLF708030		no cam	16.33			
Heavy Equipment (GPS & Cameras)			27C	Public Works LS	2018	CAT	140M3	Motorgrader	N9D00923		no cam	16.33			
Heavy Equipment (GPS & Cameras)			30C	Public Works LS	2018	CAT	140M3	Motorgrader	N9D01015		no cam	16.33			
Heavy Equipment (GPS & Cameras)			31	Public Works LS	2020	John Deere	770GP	Motorgrader	1DW770GPKLF708033		no cam	16.33			
Heavy Equipment (GPS & Cameras)			32C	Public Works LS	2017	CAT	140M3	Motorgrader	N9D00744		no cam	16.33			
Heavy Equipment (GPS & Cameras)			80C	Public Works LS	2017	CAT	140M3	Motorgrader	N9D00743		no cam	16.33			
Heavy Equipment (GPS & Cameras)			29	Public Works LS	2004	CAT	143H	Motorgrader	APN00458		no cam	16.33			
Heavy Equipment (GPS & Cameras)			35	Public Works LS	2020	Case	580SN	Backhoe	JJGN58WTCLC774031		no cam	16.33			
Heavy Equipment (GPS & Cameras)			36	Public Works LS	2020	Case	580SN	Backhoe	JJGN58WTLLC774034		no cam	16.33			
Heavy Equipment (GPS & Cameras)			63	Public Works LS	2020	Case	580SN	Backhoe	JJGN58WTPLC774042		no cam	16.33			

Camera Purchase price: \$257.50

GPS Purchase price: \$62.50

Go Rugged for heavy equipment

\$99.00

Enterprise Vehicle Leasing

Replacement Status	ENT #	New Vehicle#	Old Vehicle#	Department	Year	Make	Model	Vehicle Type	VIN#	Enterprise monthly	Camera monthly	GPS Monthly	Order approval	Date Delivered	GPS/CAM
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(pin connectors for big trucks \$28.06

	# of Vehicles	Enterprise monthly	Camera monthly	GPS Monthly
Delivered	25	\$ 12,320.90	\$ 486.40	\$ 408.25
Ordered	21	\$ 13,389.35	\$ 418.95	\$ 342.93
To Be Ordered	0	\$ -	\$ -	\$ -
Future Replacement	34	\$ -	\$ 678.30	\$ 555.22
Heavy Equipment (GPS & Cameras)	25	\$ -	\$ 239.40	\$ 408.25
Total	105	\$ 25,710.25	\$ 1,823.05	\$ 1,714.65

Updated:
 (171) 2021.02.09
 (220) 2021.02.05
 (180) 2021.02.11

Accounts

PROJECTS	SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie
2025												
Borrow Expenses (Current Year)		\$ (2,057,533.00)										
AVAILABLE BALANCE	\$ 3,605,745.86	\$ 2,745,186.75	\$ 12,000.00	\$ 61,821.33	\$ 48,000.00	\$ 24,000.00	\$ 36,000.00	\$ 416,567.81	\$ 61,861.20	\$ 48,000.00	\$ 88,240.43	\$ 12,000.00
CURRENT YEAR CONSTRUCTION												
Bridge E-18 (231st Street over Dawson Creek)	\$ (1,122,814.01)				\$ (48,000.00)							
1 Bridge Construction	\$ (1,009,003.01)											
FUTURE CONSTRUCTION EXPENSES												
2026 Project Expenses												
1 Bridge Utility Relocation	\$ (30,000.00)											
2026 Project Expenses												
1 Bridge Utility Relocation	\$ (30,000.00)											
2027 Project Expenses												
1 Bridge 100% Design & Property Acquisition	\$ (30,000.00)											
2027 Project Expenses												
1 Bridge 100% Design & Property Acquisition	\$ (30,000.00)											
2028 Project Expenses												
1 Bridge 80% Design	\$ (80,000.00)											
2028 Project Expenses												
1 Bridge 80% Design	\$ (80,000.00)											
Revenue (from Year)		\$ 4,000,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
YEAR END BALANCE	\$ 1,193,928.84	\$ 6,745,186.75	\$ 24,000.00	\$ 73,821.33	\$ 12,000.00	\$ 36,000.00	\$ 48,000.00	\$ 428,567.81	\$ 73,861.20	\$ 60,000.00	\$ 100,240.43	\$ 24,000.00
Approved/Budgeted Transfer to -220	\$ 1,570,000.00											
2026												
Borrow Expenses (Current Year)		\$ (2,055,505.00)										
AVAILABLE BALANCE	\$ 2,763,928.84	\$ 4,689,681.75	\$ 24,000.00	\$ 73,821.33	\$ 12,000.00	\$ 36,000.00	\$ 48,000.00	\$ 428,567.81	\$ 73,861.20	\$ 60,000.00	\$ 100,240.43	\$ 24,000.00
CURRENT YEAR CONSTRUCTION												
1 Bridge Construction	\$ (1,049,363.13)							\$ (428,567.81)				
1 Bridge Construction	\$ (1,049,363.13)											
FUTURE CONSTRUCTION EXPENSES												
2027 Project Expenses												
1 Bridge Utility Relocation	\$ (30,000.00)											
2027 Project Expenses												
1 Bridge Utility Relocation	\$ (30,000.00)											
2028 Project Expenses												
1 Bridge 100% Design & Property Acquisition	\$ (30,000.00)											
2028 Project Expenses												
1 Bridge 100% Design & Property Acquisition	\$ (30,000.00)											
2029 Project Expenses												
1 Bridge 80% Design	\$ (80,000.00)											
2029 Project Expenses												
1 Bridge 80% Design	\$ (80,000.00)											
Revenue (from Year)		\$ 4,000,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
YEAR END BALANCE	\$ 385,202.58	\$ 8,689,681.75	\$ 36,000.00	\$ 85,821.33	\$ 24,000.00	\$ 48,000.00	\$ 60,000.00	\$ 12,000.00	\$ 85,861.20	\$ 72,000.00	\$ 112,240.43	\$ 36,000.00
Approved/Budgeted Transfer to -220	\$ 1,570,000.00											
2027												
Borrow Expenses (Current Year)		\$ (2,056,583.00)										
AVAILABLE BALANCE	\$ 1,955,202.58	\$ 6,633,098.75	\$ 36,000.00	\$ 85,821.33	\$ 24,000.00	\$ 48,000.00	\$ 60,000.00	\$ 12,000.00	\$ 85,861.20	\$ 72,000.00	\$ 112,240.43	\$ 36,000.00
CURRENT YEAR CONSTRUCTION												
1 Bridge Construction	\$ (1,091,337.65)											
1 Bridge Construction	\$ (1,091,337.65)											
FUTURE CONSTRUCTION EXPENSES												
2028 Project Expenses												
1 Bridge Utility Relocation	\$ (30,000.00)											
2028 Project Expenses												
1 Bridge Utility Relocation	\$ (30,000.00)											
2029 Project Expenses												
1 Bridge 100% Design & Property Acquisition	\$ (30,000.00)											
2029 Project Expenses												
1 Bridge 100% Design & Property Acquisition	\$ (30,000.00)											
2030 Project Expenses												
1 Bridge 80% Design	\$ (80,000.00)											
2030 Project Expenses												
1 Bridge 80% Design	\$ (80,000.00)											
Revenue (from Year)		\$ 4,000,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
YEAR END BALANCE	\$ (507,472.73)	\$ 10,633,098.75	\$ 48,000.00	\$ 97,821.33	\$ 36,000.00	\$ 60,000.00	\$ 72,000.00	\$ 24,000.00	\$ 97,861.20	\$ 84,000.00	\$ 124,240.43	\$ 48,000.00
Approved/Budgeted Transfer to -220	\$ 1,570,000.00											
#												
Borrow Expenses (Current Year)		\$ (2,055,107.70)										
AVAILABLE BALANCE	\$ 1,062,527.27	\$ 8,577,991.05	\$ 48,000.00	\$ 97,821.33	\$ 36,000.00	\$ 60,000.00	\$ 72,000.00	\$ 24,000.00	\$ 97,861.20	\$ 84,000.00	\$ 124,240.43	\$ 48,000.00

Engineering Status Update

158 th Street Road Improvement Project – Kansas Cost Share Program			
Construction Schedule:	KDOT Cost Share Grant - Federal Fiscal Year 2022 (Oct. 1, 2021 - Sept. 30, 2022) Construction Bidding Q4 2021 Construction begin Q1/Q2 2022 Construction Completion Q4 2022		
Status:	Existing 2004 Construction Drawings require updating Minor property acquisition may be needed Utilities Minor utility relocation may be needed, appear to have relocated during original design		
Estimated Project Cost:	\$2,910,000		
Funding Source:	KDOT Cost Share (\$900,000), Sales Tax		
	Amount (Estimated)	Remaining	% Complete
Design Contract (MHS):	\$ 75,000.00	\$ 75,000.00	0%
Inspection Contract (MHS):	\$ 250,000.00	\$ 250,000.00	0%
Construction Contract	\$ 2,180,000.00	\$ 2,180,000.00	0%

Bridge SH-22 (County Route 25)			
Construction Schedule:	Early Start – April 15, 2021 Late Start – May 19, 2021 Completion - November 15, 2021 (\$1,000/day penalty after)		
Status:	Design Complete (Not Billed) Property Acquisition completed Utility Relocation efforts in progress CE Services Proposals & Construction Bid submitted 2/12		
Estimated Project Cost:	\$1,740,000		
Funding Source:	Sherman Township Funds (If available) & Special Highway Fund		
	Amount	Remaining	% Complete
Design Contract (Finney & Turnipseed):	\$ 72,000.00	\$ 72,000.00	0%
Inspection Contract (Finney & Turnipseed):	\$ 98,000.00	\$ 98,000.00	0%
Construction Contract (King Construction):	\$ 1,383,095.00	\$ 1,383,095.00	0%

Bridge E-58 (Millwood Road over Stranger Creek)			
Construction Schedule:	Completed 2020		
Status:	Bridge construction completed & opened GBA completed KDOT inspections & load rating 2/5 Received As-Builts 1/8/2021 (Not yet billed)		
Final Project Cost:	\$1,869,345		
Funding Source:	Eastern Township Funds & Special Highway Fund		
	Contract Amount	Remaining	% Complete
Design Contract (GBA):	\$ 310,995.00	\$ -	100%
Inspection Contract (MHS):	\$ 104,921.22	\$ 9,273.53	91%
Construction Contract (Kings Construction):	\$ 1,419,631.95	\$ -	100%

178 th St (Evans to Kansas)			
Construction Schedule:	Completed 2020		
Status:	Final Payment issued for construction 01/14/2021 Received As-Builts 1/8/2021 (Not yet billed) Remaining driveway resolution - BoCC approved \$10,000 for resident to relocate existing driveway, work is incomplete		
Final Project Cost:	\$806,695		
Funding Source:	Sales Tax Fund		
	Amount	Remaining	% Complete
Design Contract (Napier Engineering):	\$ 34,050.00	\$ -	100%
Inspection Contract (MHS):	\$ 669,190.46	\$ 7,453.76	99%
Construction Contract (Linaweaver):	\$ 103,454.50	\$ -	100%

Dust Abatement Program (Group 2, 4, 5, & 7)			
Construction Schedule:	Construction ended in 2020, Completion TBD		
Status:	Boring & testing in progress (Bartlett & West), final findings report not yet received. 10% retainage continues to be withheld from final payment to McAnany		
Estimated Project Cost:	\$5,683,143.56		
Funding Source:	Sales Tax & Township Funds (If Available)		
	Amount	Remaining	% Complete
Design Contract (Schlagel):	\$ 173,812.56	\$ -	100%
Observation Contract (Schlagel):	\$ 83,601.51	\$ -	100%
Construction Contract (McAnany):	\$ 5,425,729.49	\$ 542,572.94	90%

Eisenhower Road - Sales Tax Project			
Construction Schedule:	Completion - December 31, 2021 (\$1,000/day penalty after)		
Status:	Waterline and general excavation work is ongoing		
Estimated Project Cost:	\$8,120,724		
Funding Source:	Sales Tax Fund		
	Amount	Remaining	% Complete
Design Contract (Wilson):	\$ 1,014,349.00	\$ 1,000.00	99.9%
Inspection Contract (MHS):	\$ 333,339.08	\$ 333,339.08	0.0%
Construction Contract (Kings Construction):	\$ 6,149,831.55	\$ 6,023,030.55	2.1%

235th St (Hollingsworth to Dempsey) – Wilson			
Construction Schedule:	Completion Q4 2023		
Status:	Design in progress, expected completion Q2 2021 Property acquisition & Utility relocation efforts 2021		
Estimated Project Cost:	\$2,475,000		
Funding Source:	Tonganoxie Township Fund & Sales Tax		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Wilson):	\$ 75,400.00	\$ 3,620.00	95%
Inspection Contract (TBD):	\$ 333,350.00	\$ -	100%
Construction Contract (TBD):	\$ 6,052,000.00	\$ -	100%

Bridge HP-19			
Construction Schedule:	Construction Bidding in 4th Quarter 2021 Construction Completion in 4th Quarter 2022		
Status:	Bridge design is complete, finalizing permitting & property acquisition		
Estimated Project Cost:	\$2,031,000		
Funding Source:	High Prairie Township Fund & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Wilson):	\$ 192,430.00	\$ -	100%
Inspection Contract (TBD):	\$ 167,100.00	\$ 167,100.00	0%
Construction Contract (TBD):	\$ 1,671,000.00	\$ 1,671,000.00	0%

Bridge SH-30			
Construction Schedule:	Early Start – April 1, 2021 Late Start – June 30, 2021 Completion - November 2, 2021 (\$1,000/day penalty after)		
Status:	Waiting for Construction to begin		
Estimated Project Cost:	\$760,000		
Funding Source:	Sherman Township Funds (If available) & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 80,846.00	\$ 1,536.07	98%
Inspection Contract (Finney & Turnipseed):	\$ 39,900.00	\$ 39,900.00	0%
Construction Contract (Dondlinger Construction):	\$ 612,269.31	\$ 612,269.31	0%

Bridge A-49 – Benesch			
Construction Schedule:	Construction Bidding in 4th Quarter 2023 Construction Completion in 4th Quarter 2024		
Status:	Design in progress, expected completion Q2 2021 Property acquisition & Utility relocation efforts 2021		
Estimated Project Cost:	\$782,000		
Funding Source:	Alexandria Township (If available funds) & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 75,362.00	\$ 2,637.67	97%
Inspection Contract (TBD):	\$ 87,000.00	\$ 87,000.00	0%
Construction Contract (TBD):	\$ 580,000.00	\$ 580,000.00	0%

Bridge T-34 – Benesch			
Construction Schedule:	Construction Bidding in 4th Quarter 2023 Construction Completion in 4th Quarter 2024		
Status:	Design in progress, expected completion Q2 2021 Property acquisition & Utility relocation efforts 2021		
Estimated Project Cost:	\$802,000		
Funding Source:	Tonganoxie Township (If Available) & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 83,556.00	\$ 26,687.36	68%
Inspection Contract (TBD):	\$ 90,000.00	\$ 90,000.00	0%
Construction Contract (TBD):	\$ 590,000.00	\$ 590,000.00	0%

Bridge F-46 – Benesch			
Construction Schedule:	Construction Bidding in 4th Quarter 2022 Construction Completion in 4th Quarter 2023		
Status:	Design in progress, expected completion Q2 2021 Property acquisition & Utility relocation efforts 2021		
Estimated Project Cost:	\$694,000		
Funding Source:	Fairmount Township (If Available) & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 77,200.00	\$ 9,264.00	88%
Inspection Contract (TBD):	\$ 75,000.00	\$ 75,000.00	0%
Construction Contract (TBD):	\$ 502,000.00	\$ 502,000.00	0%

Bridge E-18 – Benesch			
Construction Schedule:	Construction Bidding in 4th Quarter 2024 Construction Completion in 4th Quarter 2025		
Status:	Design in progress, expected completion Q2 2021 Property acquisition & Utility relocation efforts 2021		
Estimated Project Cost:	\$1,318,000		
Funding Source:	Easton Township (If Available) & Special Highway		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 106,225.00	\$ 10,888.06	90%
Inspection Contract (TBD):	\$ 153,000.00	\$ 153,000.00	0%
Construction Contract (TBD):	\$ 1,171,000.00	\$ 1,171,000.00	0%

Olsson Engineering Services			
	Planning & Zoning Development Review	Public Works Engineering Services	Percent Split
2019 Contract Usage	\$ 30,740.00	\$ 71,529.32	30.06% / 69.94%
2020 Contract Usage	\$ 91,217.00	\$ 133,600.81	40.57% / 59.43%
2021 Contract Usage	\$ 3,606.50	\$ 5,213.95	40.89% / 59.11%