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 3, 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 January 27, 2021
- b) Approval of the minutes of the work session of January 27, 2021
- c) Approval of the schedule for the week February 1, 2021
- d) Approval of the check register
- e) Approve and sign the OCB's

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve an agreement for a tax-sale dispute regarding the Basehor Town Center special assessment.
- b) Consider a motion to accept the Missouri River Watershed Grant to replace K-45 bridge/culvert on 187th Street and K-56 culvert on Millwood. Rd.
- c) Consider a motion to remand Case Number DEV-20-128, Deer Ridge Event Center, to the Planning Commission to allow for Public Works to review the traffic impacts of the additional requested capacity.
- d) Consider a motion to approve Resolution 2021-2, a renewal of a special use permit for M&M Concrete.
- e) Consider a motion to approve Resolution 2021-3, a rezone of property located at 24646 Conley Ave. from RR-5 to RR-2.5.
- f) Consider a motion to approve Resolution 2021-4, a rezone of lot 9A and lot 9B of Deer Mound Subdivision from RR-5 to RR 2.5.
- g) Consider a motion to approve Resolution 2021-5, a rezone a portion of property located at the northeast corner of 207th and Springdale from a split zoning of B-3 and RR-5 to B-3.
- VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.
 - IX. ADDITIONAL PUBLIC COMMENT IF NEEDED
 - X. ADJOURNMENT

WORK SESSION IMMEDIATELY FOLLOWING THE REGULAR MEETING TO DISCUSS CITY/COUNTY JOINT PROJECTS

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, February 1, 2021

Tuesday, February 2, 2021

Wednesday, February 3, 2021

9:00 a.m.	Leavenworth County Commission meeting • Commission Meeting Room, 300 Walnut, Leavenworth KS
Thursday, Feb	oruary 4, 2021
<u>Friday, Februa</u>	nry 5, 2021

ALL MEETINGS ARE OPEN TO THE PUBLIC

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

The Board of County Commissioners met in a regular session on Wednesday, January 27, 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; Jamie Miller; Public Health Officer; Krystal Voth, Planning and Zoning Director; Andy Dedeke, Leavenworth County Sheriff; Bill Noll, Infrastructure and Construction Services; Senator Jeff Pittman by phone; John Richmeier, Leavenworth Times

Residents: John Matthews

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Jamie Miller updated the Board on the COVID-19 vaccines and caseload.

Senator Jeff Pitman was available by phone for discussion and questions.

Bill Noll presented costs and options associated with the relocation of a driveway located on 178th Street.

A motion was made by Commissioner Stieben and seconded by Commissioner Doug Smith to authorize an amount not to exceed \$10,000.00 and work with the property owner to have the work done and the County will reimburse the cost.

Motion passed, 5-0.

Mark Loughry requested direction from the Board regarding funding for city projects with a cost share from the County indicating a grant was received but it will go toward a County project it was already appropriated for.

It was the consensus of the Board to schedule a work session to discuss the prioritization of the projects.

Commissioner Stieben asked about the status of Eagle Crossing building permits.

Mr. Loughry reported the road in the subdivision has not been built to county standards indicating if the contractor is willing to accept the road needs to have an overlay done and present a bond or an irrevocable letter of credit for the amount of the project then building permits could be issued.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to authorize staff to contact Eagle Crossing development to get a maintenance bond for the necessary repairs to allow for building permits to go forward.

Motion passed, 5-0.

Commissioner Doug Smith requested Ackerland Hill plat to be removed from the consent agenda.

A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to accept the consent agenda for Wednesday, January 27, 2021 as presented minus Ackerland Hill.

Motion passed, 5-0.

A motion was made by Commissioner Culbertson ands seconded by Commissioner Kaaz to accept the Ackerland Hill section of the consent agenda.

Motion passed, 4-0 Commissioner Doug Smith abstained.

Mr. Loughry reported Council on Aging has not received funds from grants anticipated from the State and requested to remove from the agenda at this time to see if the funds do come in before the end of their fiscal year.

Krystal Voth presented Board Order 2021-1, establishing a building codes Board of Appeals.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Kaaz approve Board Order 2021-1 creating a Board of Building Codes Appeals.

Motion passed, 4-0, Commissioner Culbertson abstained.

Commissioner Doug Smith attended the candle light vigil Friday evening at the Courthouse, JCAB meeting and the MARC meeting via Zoom. He will attend the Fairmount Township and the Basehor City Council meetings.

Commissioner Mike Smith announced Lansing City Council appointed Ron Dixson to the council.

Commissioner Stieben reported Sherman Township will have a meeting about the possible formation of a fire district. He also reported the tornado relief from property taxation for out buildings bill has been reintroduced to the senate.

Commissioner Culbertson met with the producers of the drone fly over for the Eastern Gateway Bridge Concept to present to the city of Lansing. He also met with the city of Easton to discuss cleaning up health hazards within the city.

Commissioner Kaaz attended the Adult Advisory Board meeting, the Leavenworth County Port Authority meeting and the Workforce Partnership meeting. She also listened in on the legislative hearings in Topeka.

A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben that this Board recess from open session and go into a closed executive session to discuss personnel matters of non-elected personnel as justified by K.S.A. 75-4319(b)(1) and to protect the privacy matters of the persons involved and that this Board resume at 10:50 a.m. Present in the executive session will be Commissioners Jeff Culbertson, Vicky Kaaz, Doug Smith, Mike Smith, Mike Stieben, County Administrator Mark Loughry and Sheriff Andy Dedeke.

Motion passed, 5-0.

The Board returned to regular session at 10:50 a.m. No decisions were made and discussion was limited to non-elected personnel.

A motion was made by Commissioner Culbertson and seconded at Commissioner Doug Smith that this Board recess from open session and go into a closed executive session to discuss personnel matters of non-elected personnel as justified by K.S.A. 75-4319(b)(1) and to protect the privacy matters of the persons involved and that this Board resume at 11:10 a.m. Present in the executive session will be Commissioners Jeff Culbertson, Vicky Kaaz, Doug Smith, Mike Smith, Mike Stieben, County Administrator Mark Loughry

Motion passed, 5-0.

The Board returned at 11:08 a.m. No decisions were made and discussion was limited to non-elected personnel.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to adjourn. Motion passed, 5-0.

The Board adjourned at 11:09 a.m.



The Board of County Commissioners met in a work session on Wednesday, January 27, 2021. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Stieben, Commissioner Kaaz, and Commissioner Culbertson are present; Mark Loughry, County Administrator is present; Also present: Krystal Voth, Planning and Zoning Director; Bill Noll, Infrastructure and Construction Services; John Richmeier, Leavenworth Times

Residents: Joe Herring, John Matthews

A work session was held to discuss traffic impact and cross access easement policies.

Direction was given to staff to make changes discussed to the traffic impact policy and place on the agenda for consideration.

The Board ended the work session at 11:53 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, February 8, 2021

Tuesday, February 9, 2021

Wednesday, Fe	ebruary 10, 2021
9:00 a.m.	Leavenworth County Commission meeting • Commission Meeting Room, 300 Walnut, Leavenworth KS
Thursday, Feb	ruary 11, 2021
<u>Friday, Februa</u>	ry 12, 2021

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

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

ALL MEETINGS ARE OPEN TO THE PUBLIC

1/29/21 11:31:25 DCOX WARRANT REGISTER - BY FUND / VENDOR Page 1 START DATE: 01/24/2021 END DATE: 01/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
0120	ADGOLUME GOMBODE MEG	ADGOLUTED COMPODE EDGUNOLOGICA	215006	01045 35	01/00/0001	1 001 5 21 000	DIANNED MATNE THEODERS OVE	207.00	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	317996	91047 AP	01/28/2021	1-001-5-31-290	PLANNED MAINT INSPECTIONS	307.00	
2138 2138	ABSOLUTE COMFORT TEC ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES ABSOLUTE COMFORT TECHNOLOGIES	317996 317996	91047 AP 91047 AP	01/28/2021	1-001-5-31-298	PLANNED MAINT INSPECTIONS PLANNED MAINT INSPECTIONS	437.50 467.50	
2130	ABSOLUTE COMPORT TEC	ADSOLUTE COMPORT TECHNOLOGIES	317990	91047 AP	01/28/2021	1-001-3-32-209	*** VENDOR 2138 TOTAL	467.50	1,212.00
249	ADVANCED HEALTH	ATCHISON HOSPITAL	317998	91049 AP	01/28/2021	1-001-5-28-212	RAPID RESPONSE SCREEN, PHYS CAP	460.00	1,212.00
10985	ARAMARK CO	ARAMARK CO	318001	91052 AP	01/28/2021	1-001-5-53-215	6853393 UNIFORM RENTALS NOX WE	65.70	
10985	ARAMARK CO	ARAMARK CO	318001	91052 AP	01/28/2021	1-001-5-53-215	6853393 UNIFORM RENTALS NOX WE	65.70	
10985	ARAMARK CO	ARAMARK CO	318001	91052 AP		1-001-5-53-215	6853393 UNIFORM RENTALS NOX WE	65.70	
10303	THE HILL CO	Thumbher Co	310001	31032 111	01/20/2021	1 001 3 33 213	*** VENDOR 10985 TOTAL	03.70	197.10
1523	BOB BARKER	BOB BARKER CO INC	318004	91055 AP	01/28/2021	1-001-5-07-359	LEAKS4 JAIL SUPPLIES	864.00	
283	BUSETTI ROBERT	ROBERT BUSETTI	318007	91058 AP	01/28/2021	1-001-5-07-219	DENTIST FOR INMATES (JANUARY)	350.00	
1639	CDWAK	COUNTY WEED DIRECTORS ASSN	318011	91062 AP	01/28/2021	1-001-5-53-203	83RD ANNUAL CWDAK CONF	300.00	
1639	CDWAK	COUNTY WEED DIRECTORS ASSN	318011	91062 AP	01/28/2021	1-001-5-53-203	83RD ANNUAL CWDAK CONF	80.00	
1639	CDWAK	COUNTY WEED DIRECTORS ASSN	318011	91062 AP	01/28/2021	1-001-5-53-203	83RD ANNUAL CWDAK CONF	75.00	
1639	CDWAK	COUNTY WEED DIRECTORS ASSN	318011	91062 AP	01/28/2021	1-001-5-53-203	83RD ANNUAL CWDAK CONF	90.00	
1639	CDWAK	COUNTY WEED DIRECTORS ASSN	318091	91133 AP	01/29/2021	1-001-5-53-203	2021 BASIC TRAINING	75.00	
1639	CDWAK	COUNTY WEED DIRECTORS ASSN	318091	91133 AP	01/29/2021	1-001-5-53-203	2021 BASIC TRAINING	75.00	
							*** VENDOR 1639 TOTAL		695.00
373	CHALLENGER FENCE	CHALLENGER FENCE COMPANY	318092	91134 AP	01/29/2021	0-001-5-14-312	COVID PORTION OF FENCING/GATES	42,000.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	0-001-5-31-383	BG:CONTR, JANITORIAL, JC BLDG MA	250.00-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	0-001-5-31-383	BG:CONTR, JANITORIAL, JC BLDG MA	250.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-01-202	KAC CONF COMM STIEBEN	150.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-02-212	IRON MOUNTAIN SHREDDING	9.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-02-301	CLERK OFFICE/KITCHEN SUPPLY	16.48	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-02-301	CLERK OFFICE/KITCHEN SUPPLY	88.05	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-05-202	EMS TNG, VEH/BLDG MAINT, FIELD S	248.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-05-209	EMS CABLE, SUB, OFC SUPPLY, UNIF	37.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-05-212	EMS CABLE, SUB, OFC SUPPLY, UNIF	99.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-05-215	TONGANOXIE WTER FOR EMS 9102	81.10	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-05-215	FREESTATE ELEC - EMS 9102	196.58	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-05-216	EMS CABLE, SUB, OFC SUPPLY, UNIF	295.06	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-05-280	MIDEST MOBILE RADIO - COUNTY C	215.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-05-280	MIDEST MOBILE RADIO - COUNTY C	174.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-05-301	EMS CABLE, SUB,OFC SUPPLY,UNIF	224.36	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-001-5-05-306	EMS TNG, VEH/BLDG MAINT, FIELD S	720.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021		EMS TNG, VEH/BLDG MAINT, FIELD S	131.88	
648 648	COMMERCE BANK-COMMER COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS COMMERCE BANK-COMMERCIAL CARDS	317995 317995	91046 AP 91046 AP	01/26/2021	1-001-5-05-306 1-001-5-05-350	EMS TNG, VEH/BLDG MAINT, FIELD S EMS TNG, VEH/BLDG MAINT, FIELD S	43.96 16.25-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP 91046 AP		1-001-5-05-350	EMS CABLE, SUB,OFC SUPPLY,UNIF	170.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-05-381	EMS TNG, VEH/BLDG MAINT, FIELD S	12.45	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-05-383	EMS TNG, VEH/BLDG MAINT, FIELD S	114.92	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-06-216	MIDEST MOBILE RADIO - COUNTY C	20.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021		AT&T MOBILITY - PLANNING MIFI	52.37	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021		CODE ENFORCEMENT MIFI BOX REPL	1.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-208	WASTE MGMT - SHF DUMPSTER	327.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-208	FIRST ADVANTAGE BACKGROUND SVC	8.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-208	MIDEST MOBILE RADIO - COUNTY C	175.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021		MIDEST MOBILE RADIO - COUNTY C	655.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-208	MIDEST MOBILE RADIO - COUNTY C	230.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-208	MIDEST MOBILE RADIO - COUNTY C	535.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-210	AT&T MONTHLY SVC SHF	46.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-210	AT&T SHERIFF WIRELESS	7,159.42	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-210	AT&T SHF MONTHLY	427.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-210	AT&T SHF WIRELESS MONTHLY	92.86	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-216	TIME WARNER CABLE - INTERNET E	74.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-07-219	SHF:UNIFORM, JAIL/SHF SUPPLY, ME	135.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-219	TIME WARNER - INTERNET ACCESS	182.05	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-07-223	FREESTATE ELEC SVC TO SIRENS	299.66	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-07-301	WARD:OFFICE SUPPLIES, TECH	148.13	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-07-350	SHF:UNIFORM, JAIL/SHF SUPPLY, ME	194.28	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-07-359	SHF:UNIFORM, JAIL/SHF SUPPLY, ME	63.24	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-07-360	SHF:UNIFORM, JAIL/SHF SUPPLY, ME	13.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-07-362	WARD:OFFICE SUPPLIES, TECH	205.88	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-11-213	WITNESS FEES, CO ATTY OFFICE S	104.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-11-301	WITNESS FEES, CO ATTY OFFICE S	2,564.19	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-14-210	SPECTRUM - COUNTY COMMUNICATIO	274.01	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-14-210	SPECTRUM - COUNTY COMMUNICATIO	1,015.67	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-14-210	SPECTRUM - COUNTY COMMUNICATIO	1,199.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-14-220	TONGANOXIE WATER SVC 725 LAMIN	52.48	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-14-229	WASTE MGMT - CTHSE TRASH/RECYC	389.53	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-14-247	IRON MOUNTAIN SHREDDING	19.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-14-312	HEALTH DEPT: MED/OFFICE SUPPLY,	16.50-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-14-369	711 MARSHALL/BROKEN LINE - HEA	149.91	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-18-213	SPECTRUM - COUNTY COMMUNICATIO	2,500.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-19-220	IRON MOUNTAIN SHREDDING	114.68	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-28-301	IRON MOUNTAIN SHREDDING	9.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-28-301	NOUHAUS - 2 CHAIRS FOR HR (RET	399.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-31-290	BG:CONTR, JANITORIAL, JC BLDG MA	304.34	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-31-297	BG:CONTR, JANITORIAL, JC BLDG MA	60.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-31-312	HERKEN/FLEX	17.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-31-384	BG:CONTR, JANITORIAL, JC BLDG MA	674.47	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-31-390	BG:CONTR, JANITORIAL, JC BLDG MA	298.32	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-31-391	BG:CONTR, JANITORIAL, JC BLDG MA	149.16	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-32-297	WASTE MGMT - JC DUMPSTER	263.65	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-32-391	GOETZ/JC BLDG MAINT SUPPLY	19.45	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-32-391	BG:CONTR, JANITORIAL, JC BLDG MA	115.44	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-41-371	APPRAISER - COMPUTER SUPPLIES	147.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-001-5-42-286	KAM MEMBERSHIP - GIS	75.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-001-5-53-207	WATE MGMT - NOX WEED TRASH	64.78	
							*** VENDOR 648 TOTAL		25,032.87
27486	INSIGHT	INSIGHT	318025	91076 AP	01/28/2021	1-001-5-18-254	10036173 TRENDMICRO SUB	3,972.00	
1525	JAY'S UNIF	JAY'S UNIFORM	318027	91078 AP	01/28/2021	1-001-5-07-350	SHF UNIFORMS	528.05	
3197	KLM	KANS ASSOC VO CITY/CO MGMTS	318029	91080 AP	01/28/2021	1-001-5-01-203	2021 FULL KACM MEMBERSHIP	300.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-001-5-07-301	SHERIFF OFFICE/JAIL SUPPLIES	19.50	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-001-5-07-359	SHERIFF OFFICE/JAIL SUPPLIES	3,026.40	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-001-5-07-359	SHERIFF OFFICE/JAIL SUPPLIES	151.80	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-001-5-19-301	DIST CT CSO OFFICE SUPPLIES	816.05	
							*** VENDOR 4755 TOTAL		4,013.75
537	LEAV TIMES	LEAVENWORTH TIMES	318032	91083 AP	01/28/2021	1-001-5-06-218	ACCT 267 PUBLIC NOTICES	20.25	
537	LEAV TIMES	LEAVENWORTH TIMES	318032	91083 AP	01/28/2021	1-001-5-06-218	ACCT 267 PUBLIC NOTICES	19.35	
537	LEAV TIMES	LEAVENWORTH TIMES	318032	91083 AP	01/28/2021	1-001-5-06-218	ACCT 267 PUBLIC NOTICES	22.95	
537	LEAV TIMES	LEAVENWORTH TIMES	318032	91083 AP	01/28/2021	1-001-5-06-218	ACCT 267 PUBLIC NOTICES	20.25	
537	LEAV TIMES	LEAVENWORTH TIMES	318032	91083 AP	01/28/2021	1-001-5-06-218	ACCT 267 PUBLIC NOTICES	22.05	
537	LEAV TIMES	LEAVENWORTH TIMES	318032	91083 AP	01/28/2021	1-001-5-53-216	ACCT 264 PUBLISH CHEMICAL BID	16.40	

TYPES OF CHECKS SELECTED: * ALL TYPES

100 WITNESS LIST

			P.O.NUMBER	CHECK#					
							*** VENDOR 537 TOTAL		121.25
22606	MAZZA MEREDITH	MEREDITH DAWN MAZZA	318035	91086 AP	01/28/2021	1-001-5-11-240	APPEAL 2019CV58 - NICHOLS	600.00	121.25
105	MIDWEST M	MIDWEST MOBILE RADIO SERVICE	318038	91089 AP	01/28/2021	1-001-5-07-203	R2158:FCC APPLICATION WNNS500	30.00	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	318039	91090 AP	01/28/2021	1-001-5-01-201	OPK595 K COPIER USAGE	238.13	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	318041	91090 AP	01/28/2021	1-001-5-07-213	39279 2-PACK BETTERIES FOR KEY	7.99	
196	OLSSON	OLSSON, INC	318042	91093 AP	01/28/2021	1-001-5-14-312	COMPREHENSIVE PLAN - CONTRACT	11,511.80	
1280	POSTMASTER	U S POSTMASTER	318043	91094 AP	01/28/2021	1-001-5-41-302	556644 POSTAGE DUE ACCT (APPRA	200.00	
512	PROFESSIONAL ASSOCIA	PROFESSIONAL ASSOCIATION	318045	91096 AP	01/28/2021	1-001-5-07-240	ACCT 85 DIAGNOSTIC INTERVIEWS	350.00	
6713	REILLY & S	REILLY & SONS INC	318048	91099 AP	01/28/2021	1-001-5-14-224	791-00-06-17-0007 ADD 711 MARS	254.00	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	318050	91101 AP	01/28/2021	1-001-5-07-213	SHF/EOC FUEL, VEH MAINT	18.49	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	318050	91101 AP	01/28/2021	1-001-5-07-213	SHF/EOC FUEL, VEH MAINT	1,697.02	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	318050	91101 AP	01/28/2021	1-001-5-11-253	CO ATTY MAINT - TAURUS	254.83	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	318050	91101 AP	01/28/2021	1-001-5-14-332	SHF/EOC FUEL, VEH MAINT	403.85	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	318050	91101 AP	01/28/2021	1-001-5-14-332	SHF/EOC FUEL, VEH MAINT	72.48	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	318050	91101 AP	01/28/2021	1-001-5-14-336	DECEMBER FUEL - NOX WEED	269.33	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	318050	91101 AP	01/28/2021	1-001-5-41-213	APPRAISER VEH MAINT	29.00	
430	ROAD & BRIDGE	HEAV CO FORHIC WORKS	310030	JIIUI AF	01/20/2021	1-001-3-41-213	*** VENDOR 458 TOTAL	29.00	2,745.00
22374	RVI	REAL VISION SOFTWARE INC	318051	91102 AP	01/28/2021	1-001-5-18-254	ACCT 904 ANNUAL SUPPORT	3,000.00	2,743.00
6148	SHERIFF	LEAV CO SHERIFF DEPT	318051	91102 AF	01/28/2021	1-001-5-07-203	REIM - LEAV CO LAW LIBRARY	10.00	
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	318055	91104 AP	01/28/2021	1-001-5-07-203	PEST CONTROL ACCT 204513	510.00	
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	318055	91106 AP	01/28/2021	1-001-5-31-212	PEST CONTROL ACCT 204513 PEST CONTROL ACCT 204513	72.00	
913	SMITHEREEN PEST MANA	SMIINEKEEN FESI MANAGEMENI	316033	91100 AP	01/28/2021	1-001-5-32-211	*** VENDOR 915 TOTAL	72.00	582.00
248	SUMMIT FOOD	ELIOR, INC	318056	91107 AP	01/28/2021	1-001-5-07-261	C74100 INMATE MEALS	4,409.99	362.00
248	SUMMIT FOOD	ELIOR, INC	318056	91107 AP 91107 AP	01/28/2021	1-001-5-07-261	C74100 INMATE MEALS	741.91	
248	SUMMIT FOOD	ELIOR, INC	318056	91107 AP 91107 AP	01/28/2021	1-001-5-07-261	C74100 INMATE MEALS	5,185.54	
	SUMMIT FOOD		318056	91107 AP 91107 AP	01/28/2021	1-001-5-07-261	C74100 INMATE MEALS		
248 248	SUMMIT FOOD	ELIOR, INC	318056	91107 AP 91107 AP	01/28/2021	1-001-5-07-261	C74100 INMATE MEALS	5,149.19	
240	SUMMIT FOOD	ELIOR, INC	318036	91107 AP	01/28/2021	1-001-5-07-201	*** VENDOR 248 TOTAL	5,131.27	20,617.90
1003	SUPERION	CENTRALSQUARE TECHNOLOGIES, LLC	318058	91109 AP	01/28/2021	1-001-5-07-262	CUST 6790 CONTRACT Q-17071 ANN	875.16	20,617.90
22972	TRANSFER STATION	TRANSFER STATION	318059	91109 AP 91110 AP	01/28/2021	1-001-5-32-297	ACCT 158 BG:JC CONSTRUCTION WA	26.00	
22972	TRANSFER STATION	TRANSFER STATION TRANSFER STATION	318059	91110 AP 91110 AP	01/28/2021	1-001-5-32-297	ACCT 158 BG:JC CONSTRUCTION WA	20.00	
22912	TRANSPER STATION	TRANSPER STATION	316039	91110 AP	01/28/2021	1-001-5-32-297	*** VENDOR 22972 TOTAL	20.00	46.00
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-001-5-01-302	BOCC/LEGAL 22972 TOTAL	20.95	40.00
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-001-5-01-302	DEC POSTAGE	13.00	
575		. ~	318060	91111 AP	01/28/2021	1-001-5-02-302	DEC POSTAGE TREASURER	26.05	
	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO							
575 575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP 91111 AP	01/28/2021 01/28/2021	1-001-5-04-302	ROD POSTAGE	54.00 369.05	
	US POSTAL SERVICE US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060		01/28/2021	1-001-5-05-302	DECEMBER POSTAGE EMS		
575 575	US POSTAL SERVICE	· · ·	318060	91111 AP	01/28/2021	1-001-5-06-302	DEC POSTAGE PLANNING/ZONING	54.80 256.04	
		US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-001-5-07-302	DECEMBER POSTAGE SHF	168.30	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP		1-001-5-09-302	BOCC/LEGAL DEC DOCTAGE CO ATTIV		
575 575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-001-5-11-302	DEC POSTAGE CO ATTY	642.58	
575 575	US POSTAL SERVICE US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO US POSTAL SERVICE (QUADIENT-PO	318060 318060	91111 AP 91111 AP	01/28/2021 01/28/2021	1-001-5-14-302 1-001-5-19-302	DEC POSTAGE DIST CT DEC POSTAGE	22.00 623.75	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP 91111 AP	01/28/2021	1-001-5-19-302	DEC POSTAGE DEC POSTAGE	68.15	
575					01/28/2021				
575 575	US POSTAL SERVICE US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP 91111 AP	01/28/2021	1-001-5-41-302	DEC APPRAISER POSTAGE DEC POSTAGE	33.10 98.65	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060 318060	91111 AP 91111 AP	01/28/2021	1-001-5-49-302	DECEMBER POSTAGE NOX WEED	15.30	
313	ON LONIAL NEWALCE	OS LOSIAT SEKATOR (MONDIENT-BO	310000	JIIII AP	01/20/2021	T 001-0-00-001	*** VENDOR 575 TOTAL	10.30	2 465 72
							····· VENDOR 5/3 TOTAL		2,465.72

warrants by vendor

WARRANT REGISTER - BY FUND / VENDOR
START DATE: 01/24/2021 END DATE: 01/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

P.O.NUMBER CHECK#

100 WITNESS LIST

							TOTAL FUND 001		123,889.95
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-104-5-00-220	CO ATTY/WITNESS FEES TOTAL FUND 104	879.80	879.80
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-108-5-00-211	HEALTH DEPT:MED/OFFICE SUPPLY,	81.65	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-108-5-00-213	HEALTH DEPT: MED/OFFICE SUPPLY,	31.98-	ļ
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-108-5-00-219	AT&T MOBILITY HEALTH DEPT	164.74	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-108-5-00-301	HEALTH DEPT: MED/OFFICE SUPPLY,	668.12	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-108-5-00-380	HEALTH DEPT: MED/OFFICE SUPPLY,	424.07	ļ
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-108-5-00-601	HEALTH DEPT: MED/OFFICE SUPPLY,	6.55	ļ
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-108-5-00-601	MIDEST MOBILE RADIO - COUNTY C	75.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-108-5-00-606	HEALTH DEPT: MED/OFFICE SUPPLY,	6.55	ļ
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-108-5-00-610	TEEN PREGNANCY PROGRAMS/CLIENT	545.85	ļ
							*** VENDOR 648 TOTAL		1,940.55
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-108-5-00-302	DECEMBER POSTAGE HEALTH DEPT	79.75	ļ
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-108-5-00-606	DECEMBER POSTAGE HEALTH DEPT	152.00	ļ
							*** VENDOR 575 TOTAL		231.75
							TOTAL FUND 108		2,172.30
24545	CDW GOVERN	CDW GOVERNMENT INC	318010	91061 AP		1-115-5-00-409	3773122 WORKSTATION AND DISPLA	1,076.83	
24545	CDW GOVERN	CDW GOVERNMENT INC	318010	91061 AP	01/28/2021	1-115-5-00-409	3773122 WORKSTATION AND DISPLA	159.78	
							*** VENDOR 24545 TOTAL		1,236.61
284	FOXIT SOFTWARE	FOXIT SOFTWARE INCORPORATED	318018	91069 AP	01/28/2021	1-115-5-00-409	SOFTWARE - IS	179.00	
284	FOXIT SOFTWARE	FOXIT SOFTWARE INCORPORATED	318018	91069 AP	01/28/2021	1-115-5-00-409	SOFTWARE - IS	179.00	
							*** VENDOR 284 TOTAL		358.00
							TOTAL FUND 115		1,594.61
12240	MODUS	INTECH SOFTWARE SOLUTIONS, INC	318040	91091 AP		1-117-5-00-303	MODUS ELECTION MANAGEMENT SUBS	6,965.00	
							TOTAL FUND 117		6,965.00
24553	ATCHISON	ATCHISON CO COMMUNITY CORRECTI	318002	91053 AP		1-121-5-00-2	3RD QTR JISP,CCMA	35,182.55	
24553	ATCHISON	ATCHISON CO COMMUNITY CORRECTI	318002	91053 AP	01/28/2021	1-121-5-00-2	3RD QTR JISP,CCMA	11,642.67	
							*** VENDOR 24553 TOTAL	,	46,825.22
							TOTAL FUND 121		46,825.22
23435	GUIDANCE C	THE GUIDANCE CENTER	318021	91072 AP	01/28/2021	1-122-5-00-217	RE-INVESTMENT GRANT (STATE)	31,789.82	

*** VENDOR

100 TOTAL

610.23

warrants by vendor

P.O.NUMBER

318046

WARRANT REGISTER - BY FUND / VENDOR
START DATE: 01/24/2021 END DATE: 01/31/2021

CHECK#

91097 AP

TYPES OF CHECKS SELECTED: * ALL TYPES

QUILL CORP

QUILL CORP

7098

TOTAL FUND 122 31,789.82 01/26/2021 COMM CORR VERIZON INTERNET COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 1-126-5-00-210 40.01 648 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-126-5-00-225 IRON MOUNTAIN SHREDDING 9.98 *** VENDOR 648 TOTAL 49.99 CULLIGAN OF GREATER CULLIGAN OF GREATER KANSAS CIT 318014 01/28/2021 1-126-5-00-225 1220762 WATER/COOLER RENTAL CO 1220 91065 AP 21.00 INTRINSIC INTERVENTIONS 01/28/2021 2505 INTRINSIC INTERVENTI 318026 91077 AP 1-126-5-00-226 COMM CORRECTIONS-SMART SCREEN 375.50

01/28/2021

1-126-5-00-321

11:31:25

392.07

Page

5645204 OFFICE SUPPLIES COMM C

7098 **OUILL CORP** OUILL CORP 318046 91097 AP 01/28/2021 1-126-5-00-321 5645204 OFFICE SUPPLIES COMM C 137.99-*** VENDOR 7098 TOTAL 254.08 01/28/2021 113 SUMNERONE INC SUMNERONE INC 318057 91108 AP 1-126-5-00-321 50COL COPIER MAINT COMMUNITY C 21.79 575 US POSTAL SERVICE US POSTAL SERVICE (QUADIENT-PO 318060 91111 AP 01/28/2021 1-126-5-00-210 DECEMBER POSTAGE COMM CORR 44.55 112 ZECK FORD ZECK FORD 318080 91131 AP 01/28/2021 1-126-5-00-221 11707 REPAIR/REPLACE BRAKES, O 377.78 TOTAL FUND 126 1.144.69 COMMERCE BANK-COMMERCIAL CARDS 318093 91135 AP 01/29/2021 1-127-5-00-3 FIRSTNAT- COMMUNITY CORRECTION 648 COMMERCE BANK-COMMER 172.77 TOTAL FUND 127 172.77 10985 ARAMARK CO ARAMARK CO 318001 91052 AP 01/28/2021 1-133-5-00-215 1-16 6853380 UNIFORM RENTAL 109.96 10985 ARAMARK CO 01/28/2021 1-133-5-00-215 1-16 6853380 UNIFORM RENTAL 109.96 ARAMARK CO 318001 91052 AP 10985 ARAMARK CO ARAMARK CO 318001 91052 AP 01/28/2021 1-133-5-00-215 1-16 6853380 UNIFORM RENTAL 109.96 01/28/2021 10985 ARAMARK CO ARAMARK CO 318001 91052 AP 1-133-5-00-312 1-16 6853380 UNIFORM RENTAL 137.96 10985 ARAMARK CO ARAMARK CO 318001 91052 AP 01/28/2021 1-133-5-00-312 1-16 6853380 UNIFORM RENTAL 137.96 10985 ARAMARK CO ARAMARK CO 318001 91052 AP 01/28/2021 1-133-5-00-312 1-16 6853380 UNIFORM RENTAL 137.96 *** VENDOR 10985 TOTAL 743.76 4136 BRANDT FAB BRANDT FABRICATING 318005 91056 AP 01/28/2021 1-133-5-00-326 1-17 ANGLE, PIPE 383.00 01/28/2021 25101 CANON U S CANON U S A INC 318008 91059 AP 1-19 1865950 COPIER MAINT JGB5 10.00 1-133-5-00-301 01/28/2021 12-96 COMMERCIAL SECURITY FENC 373 CHALLENGER FENCE CHALLENGER FENCE COMPANY 318012 91063 AP 0-133-5-00-440 46,401.87 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 318093 91135 AP 01/29/2021 1-133-5-00-207 1-27 MIDWEST MOBILE RADIO 375.00 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-209 1-18 MALNICOF-KANS SOCIETY LAN 135.00 01/29/2021 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 318093 91135 AP 1-133-5-00-210 1-2 AT&T MOBILITY - DATA CONNE 87.86 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-214 1-15 PARTS, ASPHALT/SEAL, SIGNS, 143.07 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 318093 91135 AP 01/29/2021 1-133-5-00-251 1-13 FREESTATE ELEC SVC TONGIE 45.52 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-301 1-15 PARTS, ASPHALT/SEAL, SIGNS, 25.00 COMMERCE BANK-COMMERCIAL CARDS 648 COMMERCE BANK-COMMER 317995 91046 AP 01/26/2021 1-133-5-00-301 1-15 PARTS, ASPHALT/SEAL, SIGNS, 13.97 01/26/2021 1-15 PARTS, ASPHALT/SEAL, SIGNS, COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 1-133-5-00-301 11.98 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 01/26/2021 1-133-5-00-301 1-14 PARTS, SHOP/WED/OFC SUPPL 27.98 648 91046 AP 01/26/2021 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 1-133-5-00-301 1-14 PARTS, SHOP/WED/OFC SUPPL 386.01 648 91046 AP 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-309 1-15 PARTS, ASPHALT/SEAL, SIGNS, 131.09 01/26/2021 1-14 PARTS, SHOP/WED/OFC SUPPL 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 1-133-5-00-311 156.10 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-311 1-14 PARTS, SHOP/WED/OFC SUPPL 65.98 01/26/2021 1-14 PARTS, SHOP/WED/OFC SUPPL 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 1-133-5-00-312 47.69 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-360 1-15 PARTS, ASPHALT/SEAL, SIGNS, 1,596.24 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-360 1-14 PARTS, SHOP/WED/OFC SUPPL 2,821.08 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-362 1-15 PARTS, ASPHALT/SEAL, SIGNS, 754.11 648 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 01/26/2021 1-133-5-00-363 1-15 PARTS, ASPHALT/SEAL, SIGNS, 156.83 01/26/2021 1-14 PARTS, SHOP/WED/OFC SUPPL 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 1-133-5-00-363 308.13 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 01/26/2021 1-133-5-00-365 1-14 PARTS, SHOP/WED/OFC SUPPL 147.42 648 91046 AP 01/26/2021 648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995 91046 AP 1-133-5-00-365 1-14 PARTS, SHOP/WED/OFC SUPPL 696.11 *** VENDOR 648 TOTAL 8,132.17 COMMERCIAL INDUSTRIAL SUPPLY C 01/28/2021 1-20 LEAVENWORTH COUNTY SVC CA 2533 COMMERCIAL INDUSTRIA 318013 91064 AP 1-133-5-00-207 213.33 86 **EVERGY** EVERGY KANSAS CENTRAL INC 318017 91068 AP 01/28/2021 1-133-5-00-251 ELEC SVC CO SHOP ET AL 969.35

COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995

648

START DATE: 01/24/2021 END DATE: 01/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
86	EVERGY	EVERGY KANSAS CENTRAL INC	318017	91068 AP	01/28/2021	1-133-5-00-251	ELEC SVC CO SHOP ET AL	665.43	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318017	91068 AP	01/28/2021	1-133-5-00-251	ELEC SVC CO SHOP ET AL	29.67	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318017	91068 AP	01/28/2021	1-133-5-00-251	ELEC SVC CO SHOP ET AL	386.36	
							*** VENDOR 86 TOTAL		2,050.81
617	GEIGER	GEIGER READY MIX	318020	91071 AP	01/28/2021	1-133-5-00-440	1-36 4339 BUMPER BLOCKS	176.06	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-133-5-00-361	1-21 300467 ROCK	3,058.86	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-133-5-00-361	1-21 300467 ROCK	1,358.32	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-133-5-00-361	1-21 300467 ROCK	221.47	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-133-5-00-361	1-21 300467 ROCK	1,439.07	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-133-5-00-361	1-21 300467 ROCK	687.10	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-133-5-00-361	1-21 300467 ROCK	1,198.38	
							*** VENDOR 434 TOTAL		7,963.20
145	HIMPLE LUM	HIMPEL LUMBER	318023	91074 AP	01/28/2021	1-133-5-00-363	1-22 817 TREATED LUMBER FOR SI	2,990.40	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318024	91075 AP	01/28/2021	1-133-5-00-306	1-23 218331 ICE/SNOW MELT, ROC	1,860.19	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318024	91075 AP	01/28/2021	1-133-5-00-361	1-23 218331 ICE/SNOW MELT, ROC	137.97	
							*** VENDOR 369 TOTAL		1,998.16
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	318028	91079 AP	01/28/2021	1-133-5-00-364	1-24 SAFETY BOOTS G HEIM, B SHA	147.00	
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	318028	91079 AP	01/28/2021	1-133-5-00-364	1-24 SAFETY BOOTS G HEIM, B SHA	136.00	
							*** VENDOR 19474 TOTAL		283.00
537	LEAV TIMES	LEAVENWORTH TIMES	318032	91083 AP	01/28/2021	1-133-5-00-208	1-25 264 PUBLICATION OF SIGN M	16.85	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	223.56	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	190.50	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	486.18	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	102.01	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	635.02	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	2.30-	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	1,164.65	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	181.59	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318037	91088 AP	01/28/2021	1-133-5-00-360	1-26 95988 EQUIPMENT PARTS	1,296.60	4 055 01
5000	OUTLI GODD	OHILL GODD	210046	01005 35	01/00/0001	1 122 5 00 201	*** VENDOR 232 TOTAL	462.00	4,277.81
7098	QUILL CORP	QUILL CORP	318046	91097 AP	01/28/2021	1-133-5-00-301	1-28 7295538 TONER	463.98	
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	318047	91098 AP	01/28/2021	1-133-5-00-204	1-29 RECORDING FEES TERRELL,LO	38.00	
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	318047	91098 AP	01/28/2021	1-133-5-00-204	1-29 RECORDING FEES TERRELL,LO	38.00	
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	318047	91098 AP	01/28/2021	1-133-5-00-204	1-29 RECORDING FEES TERRELL,LO	38.00	114 00
20720	CCHMINN EI	COUNTING ELECTRIC	210052	01102 70	01/20/2021	1-133-5-00-440	*** VENDOR 1814 TOTAL 1-30 CONNECT CIRCUIT TO NEW SH	640.00	114.00
29720 22972	SCHWINN EL TRANSFER STATION	SCHWINN ELECTRIC TRANSFER STATION	318052 318059	91103 AP 91110 AP		1-133-5-00-440		640.00 168.00	
575	US POSTAL SERVICE		318060	91110 AP 91111 AP		1-133-5-00-214	1-31 656 CONSTRUCTION WASTE 1-32 DECEMBER POSTAGE - PUBLIC	100.50	
392	VANDERBILT	US POSTAL SERVICE (QUADIENT-PO VANDERBILT'S	318061	91111 AP 91112 AP	01/28/2021	1-133-5-00-364	1-33 1000127 SAFETY BOOTS	119.99	
392	VANDERBILT	VANDERBILT'S VANDERBILT'S	318061	91112 AP 91112 AP	01/28/2021	1-133-5-00-364	1-33 1000127 SAFETY BOOTS	165.00	
392	VANDERBILT	VANDERBILT'S VANDERBILT'S	318061	91112 AP	01/28/2021	1-133-5-00-364	1-33 1000127 SAFETY BOOTS	165.00	
392	VANDERBILT	VANDERBILT'S VANDERBILT'S	318061	91112 AP	01/28/2021	1-133-5-00-364	1-33 1000127 SAFETY BOOTS	149.99	
392	VANDERBILT	VANDERBILT'S	318061	91112 AP	01/28/2021	1-133-5-00-364	1-33 1000127 SAFETY BOOTS	165.00	
3,72	VANDERBILI	VANDERBIHI 5	310001	JIIIZ AF	01/20/2021	1-133-3-00-304	*** VENDOR 392 TOTAL	103.00	764.98
2007	WIRENUTS	WIRENUTS	318063	91114 AP	01/28/2021	1-133-5-00-440	1-34 RELOCATE CONTROL SYSTEM,R	1,885.00	,04.90
2007	WIRENUTS	WIRENUTS	318063	91114 AP		1-133-5-00-440	1-34 RELOCATE CONTROL SYSTEM,R	1,384.50	
2007			320003	> ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ±	32,20,2021	_ 133 3 00 110	*** VENDOR 2007 TOTAL	1,001.00	3,269.50
							TOTAL FUND 133		81,161.38
									, 101.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-136-5-00-203	IRON MOUNTAIN SHREDDING	4.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP		1-136-5-00-206	FIRSTNAT - COMMUNITY CORRECTION	86.39	
	COMMEDCE DANK COMME	COMMED OF DANK COMMED OF A CARD	215005	01046 33	,	1 126 5 00 000	TROW WORKER THE GUIDEDDING	4.00	

91046 AP 01/26/2021 1-136-5-00-223

IRON MOUNTAIN SHREDDING

4.99

648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 317995

1/29/21 11:31:25

START DATE: 01/24/2021 END DATE: 01/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-136-5-00-226	FIRSTNAT- COMMUNITY CORRECTION	86.38	
040	COMMERCE BANK-COMMER	COMMERCE DANK-COMMERCIAL CARDS	310093	91133 AF	01/25/2021	1-130-3-00-220	*** VENDOR 648 TOTAL	00.50	182.75
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	318014	91065 AP	01/28/2021	1-136-5-00-203	1220762 WATER/COOLER RENTAL CO	10.50	102.73
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	318014	91065 AP		1-136-5-00-223	1220762 WATER/COOLER RENTAL CO	10.50	
1220		COLLIGIA, OF CHARLES IMMORE OFF	310011	31003 111	01/20/2021	1 100 0 00 220	*** VENDOR 1220 TOTAL	10.50	21.00
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	318026	91077 AP	01/28/2021	1-136-5-00-203	COMM CORRECTIONS-SMART SCREEN	187.75	21.00
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	318026	91077 AP		1-136-5-00-223	COMM CORRECTIONS-SMART SCREEN	187.75	
					,,		*** VENDOR 2505 TOTAL		375.50
7098	OUILL CORP	QUILL CORP	318046	91097 AP	01/28/2021	1-136-5-00-301	5645204 OFFICE SUPPLIES COMM C	196.04	2.2.2.
7098	QUILL CORP	QUILL CORP	318046	91097 AP		1-136-5-00-301	5645204 OFFICE SUPPLIES COMM C	42.50-	
7098	QUILL CORP	QUILL CORP	318046	91097 AP		1-136-5-00-321	5645204 OFFICE SUPPLIES COMM C	196.03	
7098	QUILL CORP	QUILL CORP	318046	91097 AP		1-136-5-00-321	5645204 OFFICE SUPPLIES COMM C	42.49-	
	~	~ 1			, , ,		*** VENDOR 7098 TOTAL		307.08
113	SUMNERONE INC	SUMNERONE INC	318057	91108 AP	01/28/2021	1-136-5-00-202	50COL COPIER MAINT COMMUNITY C	10.90	
113	SUMNERONE INC	SUMNERONE INC	318057	91108 AP		1-136-5-00-222	50COL COPIER MAINT COMMUNITY C	10.90	
							*** VENDOR 113 TOTAL		21.80
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-136-5-00-301	DECEMBER POSTAGE JISP	3.00	
112	ZECK FORD	ZECK FORD	318080	91131 AP		1-136-5-00-201	15207 REPLACE FRONT WINDSHIELD	175.00	
112	ZECK FORD	ZECK FORD	318080	91131 AP		1-136-5-00-221	15207 REPLACE FRONT WINDSHIELD	175.00	
					, , ,		*** VENDOR 112 TOTAL		350.00
							TOTAL FUND 136		1,261.13
									·
10985	ARAMARK CO	ARAMARK CO	318001	91052 AP	01/28/2021	1-137-5-00-203	1-2 6853380 UNIFORM RENTALS	55.64	
10985	ARAMARK CO	ARAMARK CO	318001	91052 AP	01/28/2021	1-137-5-00-203	1-2 6853380 UNIFORM RENTALS	55.64	
10985	ARAMARK CO	ARAMARK CO	318001	91052 AP	01/28/2021	1-137-5-00-203	1-2 6853380 UNIFORM RENTALS	55.64	
							*** VENDOR 10985 TOTAL		166.92
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	190.36	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	4,367.01	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	693.66	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	8,224.19	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	10,226.16	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	2,161.57	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	1,307.08	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	4,142.28	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	7,746.91	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	6,104.39	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-3 300467 ROCK	3,349.91	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-4 300467 ROCK	6,943.06	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-4 300467 ROCK	419.90	
434	HAMM QUARR	HAMM QUARRIES	318022	91073 AP	01/28/2021	1-137-5-00-312	1-4 300467 ROCK	7,300.47	
							*** VENDOR 434 TOTAL		63,176.95
1819	VICTOR L PHILLIPS CO	VLP	318062	91113 AP	01/28/2021	1-137-5-00-320	1-5 BP0002885 THEMROSTATE, SCRE	28.60	
1819	VICTOR L PHILLIPS CO	VLP	318062	91113 AP	01/28/2021	1-137-5-00-320	1-5 BP0002885 THEMROSTATE, SCRE	12.94	
1819	VICTOR L PHILLIPS CO	VLP	318062	91113 AP	01/28/2021	1-137-5-00-320	1-5 BP0002885 THEMROSTATE, SCRE	26.40	
							*** VENDOR 1819 TOTAL		67.94
							TOTAL FUND 137		63,411.81
	GOLDED D			010:1	0.1001555				
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-144-5-00-2	PALS	145.81	1.5 0.1
							TOTAL FUND 144		145.81
648	COMMESCE BYNK-COMMED	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 70	01/26/2021	1-145-5-00-202	COA NONGRANT:OFC BOOKS,TNG,LIC	319.45	
040	COMMERCE DANK-COMMER	COMMERCE DANK-COMMERCIAL CARDS	J11999	91046 AP	01/20/2021	T-T#3-3-00-202	COA NONGRANT.OFC BOOKS, ING, LIC	313.43	

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91046 AP 01/26/2021 1-145-5-00-203

COA NONGRANT: OFC BOOKS, TNG, LIC

40.00

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START DATE: 01/24/2021 END DATE: 01/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

10703 TIRE TOWN

TIRE TOWN

			P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-145-5-00-208	COA NONGRANT: OFC BOOKS, TNG, LIC	94.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-145-5-00-305	COA NONGRANT:OFC BOOKS, TNG, LIC	69.88	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-145-5-00-305	COA NONGRANT:OFC BOOKS, TNG, LIC	409.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-145-5-00-306	COA NONGRANT:OFC BOOKS, TNG, LIC	186.25	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-145-5-00-345	CO ON AGING CII COMMODITIES	29.39	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-145-5-06-301	CO ON AGING CII COMMODITIES	3.39	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-145-5-06-321	CO ON AGING CII COMMODITIES	2.26	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-145-5-07-321	CO ON AGING CII COMMODITIES	2.64	
010		COLUMN COLUMN COLUMN CARD	31,773	31010 111	01/20/2021	1 113 3 0, 311	*** VENDOR 648 TOTAL	2.01	1,157.16
11055	LEAV CO HU	LEAV CO HUMAN SERV COUNCIL	318030	91081 AP	01/28/2021	1-145-5-00-258	COUNCIL ON AGING MEMBERSHIP 20	12.00	_,
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-145-5-00-201	CO ON AGING PRINTING, COPIES, JA	227.97	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-145-5-00-255	CO ON AGING PRINTING, COPIES, JA	65.21	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-145-5-00-255	CO ON AGING PRINTING, COPIES, JA	99.36	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-145-5-00-301	CO ON AGING PRINTING, COPIES, JA	22.70	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-145-5-00-303	CO ON AGING PRINTING, COPIES, JA	295.96	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-145-5-00-303	CO ON AGING PRINTING, COPIES, JA	272.98	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP	01/28/2021	1-145-5-00-303	CO ON AGING PRINTING, COPIES, JA	454.96	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318031	91082 AP		1-145-5-00-303	CO ON AGING PRINTING, COPIES, JA	425.96	
1,33	DELIV TITLER	ELIVERWORTH THE REAL OFFICE S	310031	31002 111	01/20/2021	1 113 3 00 303	*** VENDOR 4755 TOTAL	123.50	1,865.10
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-145-5-00-302	DECEMBER POSTAGE COUNCIL ON AG	12.50	1,003.10
3,73	OB TOBILL BLICVIOL	TO TOO THE BUILT (QUIDINIT TO	310000	J1111 111	01/20/2021	1 113 3 00 302	TOTAL FUND 145	12.50	3,046.76
20588	ADVANTAGE	ADVANTAGE PRINTING	317999	91050 AP	01/28/2021	1-146-5-00-301	ACCT 168 CO TREAS ENVELOPES, VE	685.30	
20588	ADVANTAGE	ADVANTAGE PRINTING	317999	91050 AP	01/28/2021	1-146-5-00-301	ACCT 168 CO TREAS ENVELOPES, VE	2,532.90	
							*** VENDOR 20588 TOTAL		3,218.20
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-146-5-00-301	CO TREAS SPECIAL MV	478.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-146-5-00-301	CO TREAS SPECIAL MV	831.53	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-146-5-00-301	CO TREAS SPECIAL MV	176.15	
							*** VENDOR 648 TOTAL		1,486.22
107	ENVISION	ENVISION TECHNOLOGY GROUP LLC	318016	91067 AP	01/28/2021	1-146-5-00-247	LEAV-BG SPEAKER REPAIR - CO TR	345.00	
107	ENVISION	ENVISION TECHNOLOGY GROUP LLC	318016	91067 AP	01/28/2021	1-146-5-00-247	LEAV-BG SPEAKER REPAIR - CO TR	85.00-	
							*** VENDOR 107 TOTAL		260.00
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-146-5-00-302	DECEMBER POSTAGE CTS	1,158.75	
							TOTAL FUND 146		6,123.17
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318094	91136 AP	01/29/2021	1-153-5-00-3	95988 Q00215600038465 2HEAVY D	19,930.92	
							TOTAL FUND 153		19,930.92
26521	BRUNSON BU	BRUNSON BUILDERS INC	318006	91057 AP		1-160-5-00-213	FIX PHOTOSENSORS SOUTH DOOR -	150.00	
1971	CAROLINA SOFTWARE	CAROLINA SOFTWARE	318009	91060 AP		1-160-5-00-263	TRANSFER STATION-WASTEWORKS LA	1,020.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-202	SALDIVAR: TRANSFER STATION DUES	425.00-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-203	SALDIVAR: TRANSFER STATION DUES	150.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-213	ANDERSON:TRANSFER STATION:HHW,	353.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-301	SALDIVAR: TRANSFER STATION DUES	144.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-301	SALDIVAR: TRANSFER STATION DUES	10.88	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-301	SALDIVAR: TRANSFER STATION DUES	65.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-301	SALDIVAR: TRANSFER STATION DUES	5.97-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-303	SALDIVAR: TRANSFER STATION DUES	108.22	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP		1-160-5-00-303	ANDERSON:TRANSFER STATION:HHW,	61.66	
0.10	TOTALISE PLANT CONTINUE		31.223	21010 M	01,20,2021	_ 100 5 00 505	*** VENDOR 648 TOTAL	01.00	463.45
105	MIDWEST M	MIDWEST MOBILE RADIO SERVICE	318038	91089 AP	01/28/2021	1-160-5-00-263	R2158 PROGRAM YARD RADIO	85.00	133.13
100					,,				

91137 AP 01/29/2021 1-160-5-00-207

KS PERMIT #2000 SCRAP TIRES

400.00

318095

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	318060	91111 AP	01/28/2021	1-160-5-00-201	DECEMBER POSTAGE TRANSFER STAT TOTAL FUND 160	31.00	2,150.38
20727	KANSAS REG	KANSAS REGISTER	318083	1540 AP	01/28/2021	1-171-5-00-401	SUMMARY NOTICE OF BOND SERIES TOTAL FUND 171	140.00	140.00
1737	AT&T-CAROL STREAM IL	AT&T	318090	91132 AP	01/29/2021	1-174-5-00-210	913A38-0682-421-2 PHONE SVC 3	984.40	
1737	AT&T-CAROL STREAM IL	AT&T	318090	91132 AP		1-174-5-00-210	913A38-0682-421-2 PHONE SVC 3	330.20	
1737	AT&T-CAROL STREAM IL	AT&T	318090	91132 AP		1-174-5-00-210	913A38-0682-421-2 PHONE SVC 3	326.55	
							*** VENDOR 1737 TOTAL		1,641.15
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-174-5-00-210	FREESTATE ELEC SVC EISENHOWER	679.61	·
1991	MARC	MID-AMERICA REGIONAL COUNCIL	318034	91085 AP	01/28/2021	1-174-5-00-210	2020-911 DECEMBER MARC 911 COS	25,323.49	
1613	POWERPHONE	POWERPHONE	318044	91095 AP	01/28/2021	1-174-5-00-210	ONLINE DISPATCH RECERTIFICATIO	2,187.00	
6377	SHERIFF	LEAV CO SHERIFF	318054	91105 AP		1-174-5-00-210	REIMB FOR 6 DISPATCH CHAIRS 91	8,610.00	
6377	SHERIFF	LEAV CO SHERIFF	318054	91105 AP		1-174-5-00-210	REIMB FOR 6 DISPATCH CHAIRS 91	471.85	
							*** VENDOR 6377 TOTAL		9,081.85
							TOTAL FUND 174		38,913.10
2777	ALFRED BENESCH & CO	ALFRED BENESCH & CO	318000	91051 AP	01/28/2021	1-189-5-00-2	1-1 00130563.00 BR T-34 SVC TO	1,600.00	
					, ,		TOTAL FUND 189	,	1,600.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	0-195-5-00-390	DIRECTV FOR JDC	29.24	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	0-195-5-00-390	DIRECTV FOR JDC	29.24-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	0-195-5-00-391	DIRECTV FOR JDC	17.64	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	0-195-5-00-391	DIRECTV FOR JDC	17.64-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318093	91135 AP	01/29/2021	1-195-5-00-208	MIDEST MOBILE RADIO - COUNTY C	30.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-195-5-00-290	DIRECTV FOR JDC	170.41	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-195-5-00-390	JDC - HEALTH&COMFORT, JANITORIA	45.69	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	317995	91046 AP	01/26/2021	1-195-5-00-391	JDC - HEALTH&COMFORT, JANITORIA	14.72	
							*** VENDOR 648 TOTAL		260.82
							TOTAL FUND 195		260.82
371	FREDERICK EXCAVATING	FREDERICK EXCAVATING INC	318019	91070 AP	01/28/2021	1-212-5-00-2	VAC OUT CYPRESS LIFT STATION TOTAL FUND 212	450.00	450.00
372	ADVANCED EROSION	ADVANCED EROSION SOLUTIONS LLC	317997	91048 AP	01/28/2021	1-220-5-01-400	1-2 PERMANENT SEEDING @E-58 BR TOTAL FUND 220	2,000.00	2,000.00
1402	BCBSKS	BLUE CROSS BLUE SHIELD OF KANS	318003	91054 AP	01/28/2021	1-510-2-00-940	09426-4 FEBRUARY PREMIUMS	292,475.28	
1402	BCBSKS	BLUE CROSS BLUE SHIELD OF KANS	318003	91054 AP	01/28/2021	1-510-2-00-940	09426-4 FEBRUARY PREMIUMS	4,686.93-	
							*** VENDOR 1402 TOTAL		287,788.35
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	318015	91066 AP	01/28/2021	1-510-2-00-942	51269-00001,00002,00003 DENTAL	18,078.62	
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	318015	91066 AP	01/28/2021	1-510-2-00-942	51269-00001,00002,00003 DENTAL	327.11	
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	318015	91066 AP	01/28/2021	1-510-2-00-942	51269-00001,00002,00003 DENTAL	1,628.48	
							*** VENDOR 1504 TOTAL		20,034.21
268	LIFELOCK	NORTONLIFELOCK INC	318033	91084 AP	01/28/2021	1-510-2-00-941	1247233 DECEMBER PREMIUMS	1,512.15	
268	LIFELOCK	NORTONLIFELOCK INC	318033	91084 AP	01/28/2021	1-510-2-00-941	1247233 JANUARY 2021 PREMIUMS	1,501.15	
							*** VENDOR 268 TOTAL		3,013.30
8500	METLIFE	METLIFE (VISION PLAN)	318036	91087 AP	01/28/2021	1-510-2-00-944	5919453 JANUARY VISION PREMIUM	4,080.91	
8500	METLIFE	METLIFE (VISION PLAN)	318036	91087 AP	01/28/2021	1-510-2-00-944	5919453 JANUARY VISION PREMIUM	12.16-	
							*** VENDOR 8500 TOTAL		4,068.75
1485	RELIANCE STANDARD	RELIANCE STANDARD	318049	91100 AP	01/28/2021	1-510-2-00-962	DECEMBER GROUP LIFE/VOLUNTARY	1,581.80	

warrants by vendor

FMWARRPTR2	LEAVENWORTH COUNTY	1/29/21 11:31:25
DCOX	WARRANT REGISTER - BY FUND / VENDOR	Page 10

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
1485	RELIANCE STANDARD	RELIANCE STANDARD	318049	91100 AP	01/28/2021	1-510-2-00-962	DECEMBER GROUP LIFE/VOLUNTAR	Y	2,788.97	
1485	RELIANCE STANDARD	RELIANCE STANDARD	318049	91100 AP	01/28/2021	1-510-2-00-962	JANUARY GROUP LIFE PREMIUMS/	VO	1,587.24	
1485	RELIANCE STANDARD	RELIANCE STANDARD	318049	91100 AP	01/28/2021	1-510-2-00-965	JANUARY GROUP LIFE PREMIUMS/	VO	2,835.32	
							*** VENDOR	1485 TOTAL		8,793.33
							TOTAL FUND 510			323,697.94
							TOTAL ALL CH	ECKS		759,727.38

TYPES OF CHECKS SELECTED: * ALL TYPES

SOLID WASTE MANAGEMENT

JUVENILE DETENTION

CAP IMPR: RD & BRIDGE

S TAX CAP RD PROJ: 2015 SERIES

TONGANOXIE TWP TRAFFIC IMPACT

SEWER DISTRICT 2: TIMBERLAKES

FUND SUMMARY

160

171

174

189

195

212

220

510

001	GENERAL	123,889.95
104	DRUG PROSECUTOR'S FUND	879.80
108	COUNTY HEALTH	2,172.30
115	EQUIPMENT RESERVE	1,594.61
117	CO CLERK TECHNOLOGY	6,965.00
121	JUVENILE JUSTICE AUTHORITY	46,825.22
122	JUVENILE REINVESTMENT GRANT	31,789.82
126	COMM CORR ADULT	1,144.69
127	COMM CORR ADULT NON GRANT	172.77
133	ROAD & BRIDGE	81,161.38
136	COMM CORR JUVENILE	1,261.13
137	LOCAL SERVICE ROAD & BRIDGE	63,411.81
144	PALS (PETS AND LOVING SENIORS	145.81
145	COUNCIL ON AGING	3,046.76
146	COUNTY TREASURER SPECIAL	6,123.17
153	PUBLIC WORKS, EQUIP. RESERVE FUND	19,930.92

PAYROLL CLEARING 323,697.94 TOTAL ALL FUNDS 759,727.38

2,150.38

38,913.10 1,600.00

140.00

260.82 450.00

2,000.00

Consent Agenda 2-3-2021 checks dated 1/24/21-1/31/21

No ACH transfers this period.

Leavenworth County Request for Board Action

Date: January 29, 2021		
To: Board of County Commissioners		
Cc: Mark Loughry; Roger Marrs		
From: David C. Van Parys		
Department Head Approval: N/A		
Additional Reviews as needed:		
Budget Review Administrator Review Legal Review		
Action Requested: Approve agreement for resolution of long-standing tax-sale dispute regarding the Basehor Town Center Special Assessment		
Recommendation: Authorize Entry into the agreement.		
Analysis: As part of the 2016 tax sale Leavenworth County initiated an action against the then owner of the property commonly known as Basehor Town Center. The city had previously placed a special assessment against the property as part of a development agreement. That assessment became an issue during the litigation of the county's tax foreclosure action and has remained unresolved until the proposed agreement before you for your consideration.		
This matter is rather convoluted as to how the litigation continued to this point and I am available to discuss with you as a board, or individually, the details of the matter. Regardless, the proposed agreement resolves all issues pertaining to the tax foreclosure on the property and the satisfaction of the special assessment, allowing the property to proceed to future development		
Alternatives: Allow the matter to proceed to finalization through continued litigation. This option is not recommended.		
Budgetary Impact: N/A. Settlement of the issue is beneficial to the city of Basehor		
 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: N/A		

Additional Attachments: See copy of the proposed agreement and resolution of the city approving the agreement. The agreement has additional supporting exhibits and documents which are voluminous and are available upon your request.

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Sett	lement Agreement and Mutual Release ("Agreement"), effective as of the
day of	, 2021 ("Effective Date"), is entered into by and between Board of
County Commis	sioners of Leavenworth County, Kansas ("County") and the City of Basehor,
Kansas ("Basehe	or") (County and Basehor are collectively referred to herein as "Plaintiffs"), and
NBK, Inc. ("NBA	("AAA") (NBK and AAA are collectively
referred to herein	as "Defendants") (all named entities may be referred to herein individually as
"Party" and colle	ectively as the "Parties").

WHEREAS, Plaintiffs filed a lawsuit in the District Court of Leavenworth County, Kansas ("Court"), captioned Board of County Commissioners of Leavenworth County, Kansas and City of Basehor, Kansas vs. NBK, Inc. and AAA Insurance Company, Inc., Case No. 2016-CV-36, for unpaid taxes and assessments on certain real estate located in Leavenworth County, Kansas, legally described and diagramed in Exhibit A hereto (the "Property"); wherein the Plaintiffs seek to collect unpaid ad valorum taxes and assessments against the Property and the foreclosure of their liens for such unpaid taxes and assessments as more fully set forth in Plaintiffs' Petition filed with the Court on February 9, 2016 and in Plaintiffs' First Amended Petition filed with the Court on May 24, 2018, such lawsuit hereinafter referred to as the "Lawsuit"; and

WHEREAS, Defendant AAA held title to at least a portion of the Property at the time the Lawsuit was filed; and

WHEREAS, subsequent to the filing of the Lawsuit, AAA sold and conveyed title to a portion of the Property to Defendant NBK; and

WHEREAS, the entirety of the Property was, at the time of the filing of the Lawsuit was owned by Defendant AAA and/or Defendant NBK and both Defendants remain as of the date hereof, Defendants in the Lawsuit; and

WHEREAS, the Parties now seek to avoid the expense and uncertainty of additional proceedings as to the claims and defenses asserted in the Lawsuit and desire to settle all matters by and among the Parties arising from and relating to the Property and the taxes and assessments thereon in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of their mutual promises and agreements stated herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Payment in Exchange for Deed. At the Closing (as defined in Exhibit B hereto), Basehor will pay to Defendant NBK the amount of \$100,000.00 in immediately available funds ("Settlement Funds") and pay all outstanding city and county ad valorum real property taxes and assessments then due and owing in exchange and in consideration for Defendant NBK executing and delivering its Special Warranty Deed conveying fee simple merchantable title to the Property to Basehor subject only to the "Permitted Exceptions" (as defined in Exhibit B hereto) (the exchange of Settlement Funds for the Deed is referred to herein as the "Settlement").

- 2. <u>Dismissal</u>. Within five (5) days of the Closing Date, Plaintiffs shall file with the Court a mutual dismissal with prejudice of all claims asserted in the Lawsuit which will be signed by counsel for Plaintiffs and Defendants.
- 3. <u>Conditions of Settlement</u>. The Settlement is conditioned upon the execution and performance by NBK and Basehor of the Real Estate Sale Contract attached hereto as Exhibit B and Closing thereof according to the terms and conditions therein.
- 4. Release by Basehor. Except as necessary to carry out the terms of this Agreement, Basehor releases, acquits and discharges the Defendants, their respective officers, directors, employees, agents, servants, parents, subsidiaries, affiliated companies, attorneys, successors and assigns, from all claims, known or unknown or later becoming known, arising out of, or in any way connected the claims and defenses asserted in the Lawsuit. Any claim to enforce this Agreement and the mutual promises and agreements to set out in this Agreement is excluded from this release.
- 5. Release by the County. Except as necessary to carry out the terms of this Agreement, the County releases, acquits and discharges the Defendants, their respective officers, directors, employees, agents, servants, parents, subsidiaries, affiliated companies, attorneys, successors and assigns, from all claims, known or unknown or later becoming known, arising out of, or in any way connected to the claims and defenses asserted in the Lawsuit. Any claim to enforce this Agreement and the mutual promises and agreements to set out in this Agreement is excluded from this release.
- 6. Release by Defendants. Except as necessary to carry out the terms of this Agreement, Defendants, their officers, directors and shareholders and each of them, releases, acquits and discharges the Plaintiffs, their respective representatives, employees, agents, servants, attorneys, successors and assigns, from all claims, known or unknown or later becoming known, arising out of, or in any way connected to the claims and defenses asserted in the Lawsuit. Any claim to enforce this Agreement and the mutual promises and agreements to set out in this Agreement is excluded from this release.
- 7. Other Claims. Nothing contained herein shall be construed or understood to be a release, waiver or discharge of any claims or liabilities relating to or arising from other real property now owed or previously owned by the Defendants or either of them or any assessment or tax imposed on such other real property by the Plaintiffs, or either of them.
- 8. No Admission. The Parties agree that this Agreement and its contents, and any and all statements, negotiations, documents and discussions associated with it, shall not be deemed or construed to be an admission or evidence of any violation of any statute or law or of any liability or wrongdoing or of the truth of any of the claims or allegations asserted, or which could have been asserted in any legal proceeding, or any other action or proceeding.

- 9. Attorney's Fees in the Event of Dispute. If any legal action, dispute, or other proceeding arises or is commenced to interpret, enforce or recover damages for the breach of any term of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party or parties all of its fees and costs in connection therewith, including, without limitation, its reasonable attorneys' fees, expenses, and costs of suit.
- 10. Notice. All notices required or permitted to be given hereunder shall be in writing and shall be deemed to have been validly given when personally hand delivered or, in the case of mailing, three (3) business days after deposit in the US Mail, postage prepaid; or, in the case of reliable overnight courier, on the business day after the courier accepts delivery of such item for next business day delivery; in each case addressed as follows:

If to the City:

City of Basehor c/o Shannon Marcano Local Law, LLC 10650 Roe Ave., Suite 105

Overland Park, KS 66207 shannon@locallawkc.com

and

Mandi R, Hunter Hunter Law Group, P.A. 1900 W. 75th Street

Suite 120

Prairie Village, Kansas 66208 mrh@hunterlawgrouppa.com

If to County:

Board of County Commissioners of Leavenworth County,

Kansas

c/o Roger Marrs 300 Walnut St.

Leavenworth, KS 66048

If to Defendants:

NBK, Inc. c/o Ed Bigus

110 S. Cherry, Suite 203 Olathe, KS 66061 biguslaw@aol.com

AAA Insurance Company, Inc.

c/o Ed Bigus

110 S. Cherry, Suite 203

Olathe, KS 66061 biguslaw@aol.com Any Party may give written notice of a change of address and, after notice of such change has been received, any notice or request shall thereafter be given to such Party as above provided at such changed address.

11. Representations, Warranties, and Covenants. Each Party hereby represents and warrants to and covenants to each other Party that such Party (a) has read and understands this Agreement, including the releases set forth herein, and has entered into it voluntarily and without coercion; (b) has been advised, and has had the opportunity, to consult with legal counsel of its choosing with respect to this Agreement and the matters contemplated hereby; (c) has not assigned or otherwise transferred any interest in any claim which it may have against any of the Party it has released; (d) acknowledges that it is entering into this Agreement with full knowledge and understanding that in exchange for the benefits to be received as described herein, it is giving up certain valuable rights that such Party may now have or may later acquire; (e) has the legal authority to enter into this Agreement and perform its obligations hereunder; (f) has duly executed this Agreement, and such Agreement constitutes the valid and binding obligation of such Party, enforceable against it in accordance with its terms, except as such enforceability may be limited by bankruptcy or similar laws affecting creditors rights generally and general principles of equity; and (g) there is no other person or entity that owns or holds any rights in connection with or related to the claims released by such Party in this Agreement.

12. Miscellaneous.

- a. Advice of Counsel. Except as set forth in this Agreement, the Parties represent and warrant that they have not relied upon or been induced by any representation, statement or disclosure of the other Parties or their attorneys or agents, but have relied upon their own investigation, knowledge and judgment and upon the advice and representation of their own counsel in entering into this Agreement. Each Party warrants to the other Parties that it has carefully read this Agreement, understands its contents, and has freely executed it. Each Party acknowledges that such Party has been represented by counsel of that Party's choice throughout all negotiations preceding the execution of this Agreement, and that such Party has executed this Agreement with the consent, and upon the advice, of such counsel.
- b. <u>Successors, Assigns and Beneficiaries</u>. The terms of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective affiliates, heirs, conservators, successors, executors, devisees, and permitted assigns.
- c. Parties to Bear Own Costs and Attorneys' Fees. Except as provided hereinafter, each Party shall bear its own attorneys' fees, taxable costs and any related expenses incurred by or on behalf of said Party in connection with the Lawsuit, and the negotiation and execution of this Agreement.
- d. Integration. This Agreement, together with all exhibits, embodies the entire understanding of the Parties with respect to the subject matter hereof, and

merges all prior discussions and writings between them, and none of the Parties shall be bound by any conditions, definitions, warranties, understandings or representations with respect to the subject matter hereof other than as expressly provided herein. No oral explanation or oral information by any Party hereto shall alter the meaning or interpretation of this Agreement.

- e. No Assignment of Agreement. No Party shall assign or transfer this Agreement or any rights or obligations hereunder without the prior written consent of the other Parties, and any attempt to do so shall be void.
- f. No Rule of Strict Construction. Regardless of which Party may have drafted this Agreement or any portion thereof, this Agreement shall be construed in all respects as jointly drafted and shall not be construed, in any way, against any Party on the ground that the Party or its counsel drafted this Agreement.
- g. Modification/Waiver. No modification or amendment to this Agreement, nor any waiver of any rights, shall be effective unless assented to in writing by the Party to be charged and transmitted to the other Parties according to the Notice provisions of this Agreement. The waiver of any breach or default hereunder will not constitute a waiver of any other right hereunder or any subsequent breach or default.
- h. Counterparts. This Agreement may be signed in counterparts, or duplicate originals, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. If the signature of any person is provided by facsimile or email, the facsimile or email signature shall be deemed effective as and when provided, but the original of that signature shall be provided as soon as practical thereafter, to be included with the original instrument. Unless a different Effective Date is specified in the preamble to this Agreement, this Agreement shall become binding and effective upon the exchange of facsimile copies of the Parties' signatures.
- Further Acts. Each Party to this Agreement agrees to perform any further acts
 and execute and deliver any further documents that may be reasonably
 necessary to carry out the provisions of this Agreement.
- <u>Time of the Essence</u>. Time and exact performance of all obligations under this Agreement are of the essence.
- k. <u>Severability</u>. In the event that one or more of the provisions, or portions thereof, of this Agreement is determined to be illegal or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining provision, or portion thereof, shall continue to be valid and effective and shall be enforceable to the fullest extent permitted by law.

- Headings. The headings and captions in this Agreement are for convenience of reference only. They in no way limit, alter or affect the meaning of this Agreement.
- m. Governing Law; Choice of Venue. This Agreement shall be governed as to validity, interpretation, construction, effect, and in all other respects by the laws of the State of Kansas, without regard to conflict of law provisions. This Agreement shall be deemed to have been made in Leavenworth County, Kansas and any action to enforce any right or obligation hereunder shall be brought exclusively in the District Court of Leavenworth County, Kanas, or the federal courts having jurisdiction over the same geographical area, and the parties submit to the personal jurisdiction of such courts for the purposes thereof.

IN WITNESS WHEREOF, the Parties have each approved and executed this Agreement as of the Effective Date.

Board of County Commissioners of Leavenworth County, Kansas
BY: TITLE:
CITY OF BASEHOR David K. Roe BY: Title: May of
NBK, INC.
By: Title:
AAA Insurance Company, Inc.
By:
TITLE:

RESOLUTION NO. 2021-04

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THAT CERTAIN SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF BASEHOR, KANSAS AND LEAVENWORTH COUNTY, KANSAS, AND NBK/AAA INC

WHEREAS, the City of Basehor, Kansas, Leavenworth County, Kansas, and NBK/AAA wish to settle the active foreclosure litigation ("Litigation") related to past due property taxes and special assessments (CV 000000); and

WHEREAS, as a part of the settlement, the City of Basehor wishes to purchase, and NBK/AAA wishes to sell, certain real property subject to the Litigation; and

WHEREAS, the City wishes to approve the settlement and the purchase of real property related to the settlement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR KANSAS:

Section 1. That the Settlement Agreement and its attachments be approved, substantially in the form attached as Exhibit A, and that the Mayor is hereby authorized to execute the Settlement Agreement and its attached Real Estate Purchase Agreement.

<u>Section 2.</u> That the City Administrator is hereby authorized to do all things necessary to consummate the settlement of the Litigation and the purchase of associated real property.

David K. Breuer, May

Section 3. That this resolution shall become effective upon passage.

PASSED by the Governing Body this 27th day of January, 2021.

APPROVED by the Mayor this 27th day of January, 2021.

[SEAL]

ATTEST:

Katherine M. Renn, City Clerk

ROVED AS TO FORK

Shannon M. Marcano, City Attorney

Exhibit A Settlement Agreement with Attachments

Leavenworth County Request for Board Action

Date:	02/03/2021	
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 Missouri River Watershed Grant to replace K-45 Bridge/Culvert on 187th Street and K-56 Culvert on Millwood Road.

Recommendation: Approval

Analysis:

In late 2019, Leavenworth County was notified in by GBA, contracted with KDOT for Load Rating Evaluations, that K-45 Bridge over 187th Street required a substantial load posting reduction. Initially believed to be a 22 ton bridge, GBA's evaluations indicated that K-45 could, in fact, only carry roughly 3 tons safely. Despite the significant reduction in load rating, substandard bridge railing and substandard approach guardrails, bridge inspections did not evaluate this bridge to be a significant enough need to acquire KDOT funding for replacement.

Public Works then submitted a request for consideration by the Watershed Institute, to assist in funding for the replacement of K-45, located within the Missouri River Watershed. The Watershed Institute evaluated the existing culvert and determined that, not only was K-45 a suitable replacement project but K-56, the 114" culvert upstream, was also in need of replacement.

The Watershed Institute has awarded a 50/50 cost share grant for the cost of design, material and installation of a natural bottom bridge for K-45 replacement. Additionally, they have awarded a 50/50 cost share grant, not to exceed \$10,000, for the replacement of K-56.

Leavenworth County Public Works intends to expedite this project by utilizing a design/installation package bid request for K-45. The Road and Bridge department will complete the replacement of K-56. Completion of both projects is anticipated before the end of the year.

Preliminary cost estimates are approximately \$200,000 for both replacements with the County's portion being approximately \$100,000. With approval, Public Works will release the request for bid for the design/installation package for K-45 and order a replacement culvert for K-56.

Alternatives: Deny, Table

Budgetary Impact:		
	Not Applicable Budgeted item with available funds Non-Budgeted item with available funds through prioritization (Kickapoo Township - \$465,312.95 available as of 1/22/2021) Non-Budgeted item with additional funds requested	
Total Amount Requested: N/A		
Additional Attachments: N/A		

Leavenworth County Request for Board Action

Date: February 3, 2021 To: Board of County Commissioners From: Planning & Zoning Staff		
Department Head Review: <u>Krystal Voth, Reviewed</u> Additional Reviews as needed:		
	Budget Review Administrator Review x Legal Review x	
	Requested: Remand DEV-20-128 to the Planning Commission to allow for Public Works to yed the traffic impacts of the additional requested capacity.	
well as holdin memo on the vehicle	'sis: The applicant originally requested a Special Use Permit for their existing Event Center, as an additional building to serve as an Event Center. This would allow additional capacity for g events. The center currently hosts weddings, family reunions, graduation parties, and other brable gatherings. The applicant is currently approved to hold 30 events and 40 meetings per year a site with a maximum of 205 attendees (125 vehicles) for each event and 60 attendees (30 es) for each meeting. Staff originally recommended doubling these limits to account for the d event center.	
to be a consti- before and th	pplicant made an additional request before the Planning Commissioners on January 13 th , asking allowed to hold 1000-person events (±500 vehicles). The additional requested capacity tutes substantial changes in the number of allowed vehicles. Staff needs additional information a recommendation can be made in regards to this request. Given the additional analysis needed be potential requirement of a traffic study, this case should be remanded back to the Planning hission to allow for analysis from Public Works.	
of Cas	Ling Commission Recommendation: The Planning Commission voted to recommend approval se No. DEV-20-128 renewal of a Special Use Permit for Deer Ridge Event Center, subject to the all request and did not recommend approval or denial of the additional request made by the ant at the Planning Commission.	
	natives: Direct staff to prepare a resolution for approval for case no. DEV-20-128, Special Use Permit for Deer Ridge Event Center, with Findings of Fact, and with or without conditions; or	
2.	Deny case no. DEV-20-128 Special Use Permit for Deer Ridge Event Center, with Findings of Fact; or	
3.	Revise or Modify the Planning Commission Recommendation and direct staff to prepare a resolution for approval for case no. DEV-20-128, Special Use Permit for Deer Ridge Event Center, with Findings of Fact; or	
4.	Remand the case back to the Planning Commission.	
Budge X 	etary 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, Planning Commission Minutes

From: <u>Voth, Krystal</u>

Sent: Wednesday, January 27, 2021 3:20 PM

To: <u>Clements, Jared</u>

Subject: FW: Deer Ridge Events Center SUP Application

From: Noll, Bill

Sent: Friday, January 22, 2021 11:16 AM

To: Voth, Krystal; Loughry, Mark

Cc: Anderson, Lauren; Van Parys, David; 'Mitch Pleak' **Subject:** Deer Ridge Events Center SUP Application

All,

The Public Works review for this SUP application was completed by Olsson with the proposed use narrative that was submitted as part of their original application. The proposed use is as follows:

- Events shall not exceed 250 attendees and 125 vehicles
- Meetings shall not exceed 60 attendees and 30 vehicles
- Events are limited to 30 per year
- Meetings have no limit

These restrictions are based upon the initial restrictions from 2016 so are to be assumed on a per building basis. The traffic count, included in the approval, was what Olsson's initial review was based upon.

Our understanding of the zoning case is that, during the Planning Commission Public Hearing, the applicant/owner of the business verbally proposed additional uses that could as much as quadruple the amount of traffic generated by the business. The planning commission went ahead and took action recommending the approval of the application and stated that they wanted the changes that were proposed to be addressed by the BoCC. Planning and Zoning Staff requested the applicant to provide additional written clarification regarding their desired increases in the properties proposed business uses beyond that which was proposed as part of the original application. The applicant provided the following in an email to Planning and Zoning:

- 3-4 1000 person events annually
- 1 wedding per week (500 attendees, 250 vehicles) & 1 meeting per week

Both Planning and Zoning and Public Works have received complaints from the residents in the immediate vicinity of this events center during the past several years. I would recommend that the Board of County Commissioners send the SUP case back to the Planning Commission due to the substantial changes proposed and require the applicant to provide an official proposed use narrative. This will more than likely invoke the requirement of a traffic study to determine if the amount of traffic that is being proposed can get in and out of the location without creating a safety concern from the vehicle stacking that will occur. There is very limited gravel parking for the existing events center and only approximately 60 cars could park along the roadway. If they need to be able get 500 cars in and out of the location and park them, it needs to be determined if this is "doable". If it was muddy, and they could not use the fields, there is definitely not room to park all of the proposed vehicles.

Also, clarification needs to be determined whether or not the event limit is per building or total. The second proposed event building is actually on a separate property as the original/existing events center.

Krystal, if the SUP use information above is inaccurate in anyway, please let me know.

Bill Noll, PS MPA CPM CFM

Leavenworth County Infrastructure and Construction Services Director (913) 684-0470

Case No. DEV-20-128 Deer Ridge Event Center

Special Use Permit – Event Center
Public Hearing Required

Staff Report – Board of County Commissioners

February 3, 2021

GENERAL INFORMATION:

Applicant/ Mark Peterson

Property Owner: 21107 Donahoo Road

Tonganoxie, KS 66086

Legal Description: A tract of land in the Northeast quarter of Section 28, Township 10 South,

Range 21 East of the 6th P.M. in Leavenworth County, Kansas.

Parcel Size: ± 140 acres

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

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

Parcel ID No.: 148-28-0-00-001.00

Planner: Jared Clements

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted to recommend approval of Case No.DEV-20-128, Special Use Permit for Deer Ridge Event Center, with the following conditions:

- 1. The SUP shall be limited to a period of ten (10) years.
- 2. Hours of the Event Barns shall be:
 - a. Friday and Saturday: music shall conclude by 11:30 and events and meetings shall conclude by midnight.
 - b. Monday through Thursday: music shall conclude by 8 pm and events and meetings shall conclude by 9 pm.
- 3. The SUP shall be limited to four (4) employees other than business owners and family.
- 4. The applicant shall adhere to the following Memorandums:
 - a. Email Mitch Pleak Olsson Engineering, January 6, 2021
 - b. Email Lauren Anderson Public Works, January 6, 2021
 - c. Email Chuck Magaha Emergency Management, October 29, 2020
 - d. Email Timothy Smith Tonganoxie Fire Department, November 3, 2020
- 5. The number of events shall be limited to a maximum of sixty (60) per year. The number of meetings shall be limited to a maximum of forty (40) per year for each event center.
- 6. Events at each event center shall not exceed 250 attendees and 125 vehicles.
- 7. Building and septic permits will be obtained prior to any construction.
- 8. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
- 9. The applicant shall provide the Planning & Zoning Department with copies of any licenses for food, alcohol, and lodging required from the State of Kansas.

- 10. Noise generated from an event held at this facility including, but not limited to: live music, DJ, and noise from guests shall be limited to 60 decibels at the property line.
- 11. Applicant shall submit documentation from the Fire Department and Emergency Management that indicates the following conditions have been met prior to holding the first event or meeting in the new structure:
 - a. Fire extinguishers are installed according to the Kansas Builder Fire Safety Handbook.
 - b. Smoke detectors are installed and operating.
 - c. Emergency exits
 - i. Emergency exit doors swing in the egress direction.
 - ii. Emergency exits are illuminated
 - iii. Emergency exits have exit lights identifying them.
 - d. There is a backup power system to provide emergency exit lighting.
 - e. An acceptable fire safety and evacuation plan is prepared and posted through the facility.
- 12. The event barns may have up to 16 bedrooms for overnight lodging total. Said lodging shall be used in conjunction with an event or meeting, or otherwise be limited to 16 overnight stays unrelated to events per year.
- 13. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
- 14. The applicant shall work with public works regarding the surface requirements of Donahoo road west of the current Event Center Entrance.
- 15. Adhere to one of the two recommendations put forth by the public works department in the memo dated January 6, 2021 regarding the gating of the western entrance or the hard surfacing the gravel portion of Donahoo Road.
- 16. No on-street parking shall be allowed.
- 17. This SUP shall be limited to the Narrative dated October 22, 2020 submitted with this application.
- 18. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP 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.

REPORT:

Request

The applicant is requesting a Special Use Permit renewal for an event center. This application also includes the plans for a second event center building that is proposed to be 6000 square feet.

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 20103C0225G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Tonganoxie
Water: RWD 9
Electric: Freestate

Access/Streets

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

Agency Comments

See attached comments - Email - Mitch Pleak - Olsson Engineering, January 6, 2021

See attached comments - Email - Public Works, January 6, 2021

See attached comments - Email - Chuck Magaha - Emergency Management, October 29, 2020

See attached comments – Email – Timothy Smith – Tonganoxie Fire Department, November 3, 2020

See attached comments – Email – Jon Orndorff – Rural Water District 9, October 29, 2020

See attached comments - Email - Amanda Tarwater - Electric utility, October 29, 2020

Factors to be considered

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Special Use Permit request:

- 1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
- 2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural.
- 3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with approval of a Special Use Permit.
- 4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. There will likely be an increase in potential for traffic and noise if both event centers are used at the same time at maximum capacity. There are few houses within the vicinity of the event center or the proposed event center. There is also natural screening separating the road and residences from the event center.
- 5. Length of time the property has been vacant as zoned: The property is not vacant.
- 6. Relative gain to economic development, public health, safety and welfare: The proposed use will provide a service to the community and income for the applicant.
- 7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Residential Estate.
- 8. Staff recommendation is for the approval of Special Use Permit with conditions.

LOCATION			
Adjacent Residences	Adjacent residences are rural-suburban uses. The nearest house not associated with this parcel is approximately 1000' north from the proposed building site and 1300' north of the existing building.		
Adjacent Zoning/Uses	Zoning in the area is RR-5 and are used primarily as rural residences and agricultural uses. The Deer Ridge Ranch Subdivision was developed by Mr. Petersen (the applicant) in 2004 and sits to the north of this property. The remaining adjacent land is farmland.		
Density	The area is not densely populated.		
Nearby City Limits	The city of Tonganoxie is approximately 1.75 miles to the South of this property.		
Initial Growth Management Area	The property is not located within a city's Initial Growth Management Area.		

<u>IMPACT</u>		
Noise Pollution		
Traffic	The current conditions limit a maximum of 125 vehicles per event, and a maximum of 30 vehicles per meeting. The additional event center will be limited to a respective 125 vehicles per event and 30 per meeting as well.	
Lighting	The applicant does not have lighting other than security lighting and is not requesting lighting.	
Parking	The applicant has ample parking space for guests behind the venue.	
Visitors/Employees	Employees include 2 staff members per event, per event center. If food is required, the renting party will hire a catering company to work the event. Guests for the events will come directly to the site.	
Waste	The applicant uses a trash service to empty the dumpsters on site on a regular basis.	

SITE COMPATABILITY		
Size of Parcel The parcel is 140 acres in size.		
Zoning of Parcel The parcel is zoned Rural Residential-5		
Buildings There is an existing farm house on the property that is rented out by the owner.		
(Existing & Proposed) There is also an existing 80' x 120' event center. A 60' x 100' is proposed for an		
	additional event center.	
Setbacks	Setbacks Existing building meet the required setbacks.	
Screening There is natural screening to the north, west, and south of the proposed		
structure.		

History

This special use permit was first approved in 2016. In 2019 its conditions were officially reviewed due to a number of complaints concerning the dust created by venue-related traffic. The BoCC recommended for the owners and person who filed the complaint to come to an agreement concerning paying for Dust Abatement out of pocket. The applicant decided to chip and seal the road past his eastern entrance to ensure no further issue would occur due to dust creation.

Staff Comments

The applicant is requesting a Special Use Permit for their existing Event Center, as well as an additional building to serve as an Event Center. This will allow additional capacity for holding events. The center currently hosts weddings, family reunions, graduation parties, and other memorable gatherings.

The applicant is currently approved to hold 30 events and 40 meetings per year on the site with a maximum of 125 vehicles for each event and 30 vehicles for each meeting. Staff recommends maintaining these limits and applying additional limits for the second event center.

Given that Donahoo Road is unpaved to the west of the eastern entrance of the parcel, as well as the history of dust control issues, public works has concerns regarding use of the western entrance to access to new event center. Public Works has provided the following scenarios as options for the applicant to address these concerns:

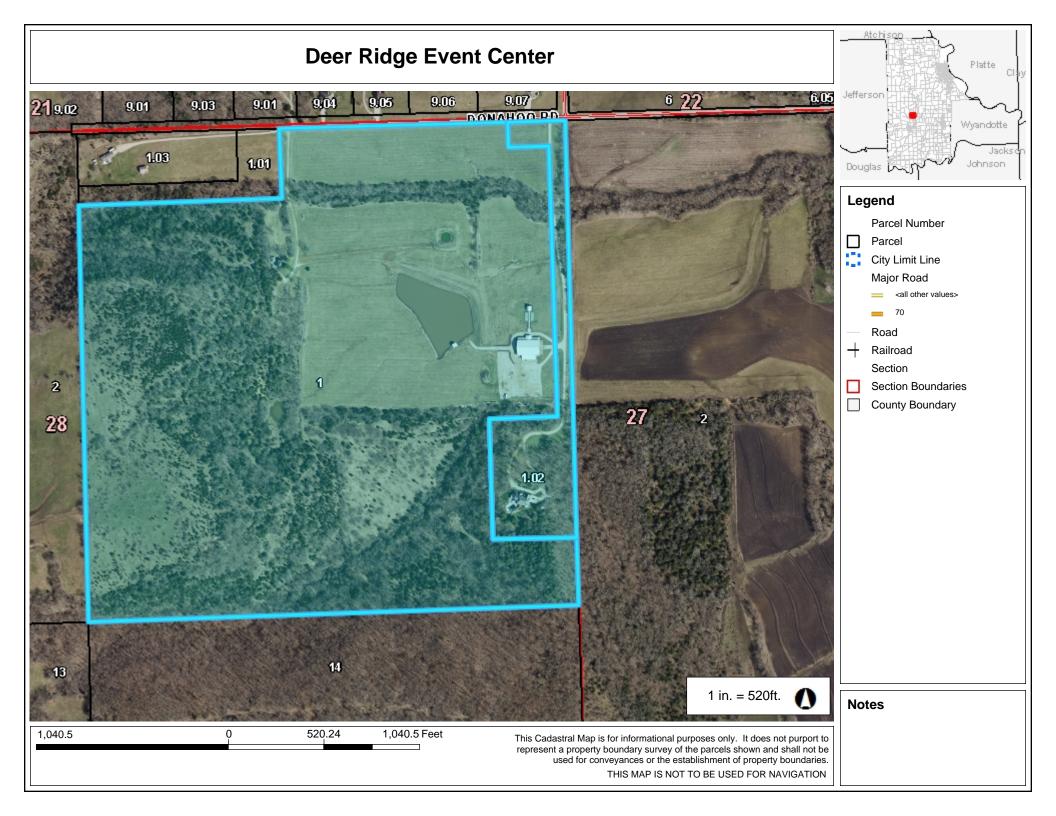
- To utilize the west entrance, the gravel roadway portion of Donahoo Road shall be hard surfaced
 and the west entrance to be improved to a County standard. Currently, existing mail boxes and tree
 are located very close to the edge of the roadway. It would be assumed the mail boxes would need
 to be reset and the tree removed to improve the entrance. The applicant would be responsible for all
 costs associated with the improvements.
- 2. If the applicant limits the traffic to the existing east entrance, the gravel portion of Donahoo road would not need hard surfaced nor the west entrance improved. In the scenario, the County would require the existing west entrance to be gated during SUP uses to ensure traffic is limited to the East entrance.

ACTION OPTIONS:

- 1. Direct staff to prepare a resolution for approval for case no. DEV-20-128, Special Use Permit for Deer Ridge Event Center, with Findings of Fact, and with or without conditions; or
- Deny case no. DEV-20-128 Special Use Permit for Deer Ridge Event Center, with Findings of Fact; or
- Revise or Modify the Planning Commission Recommendation and direct staff to prepare a resolution for approval for case no. DEV-20-128, Special Use Permit for Deer Ridge Event Center, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative Location/Aerial Maps Memorandums



Special Use Permit (SUP) Narrative for Deer Ridge Estate, Tonganoxie, Ks

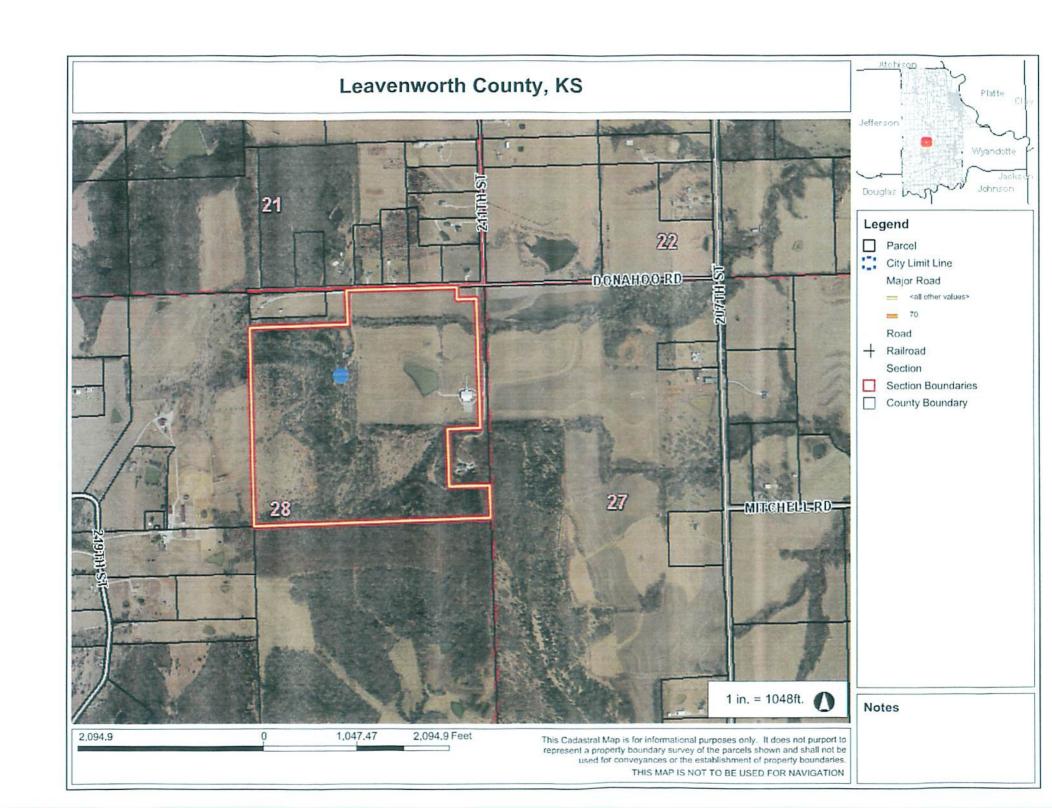
- Current Use: Farming
- **Proposed Use:** We are requesting an additional 10-year extension to our existing SUP and proposing an additional 6,000 square foot event center to include three to four sleeping rooms. Events planned but not limited to weddings, family reunions, baby showers, bridal showers, meetings, retreats, graduations, school or company ceremonies, proms, after proms, awards banquets, trade shows, specialty classes to included arts and crafts, wine tastings and painting, yoga, self-defense, continuing education classes, community events such as Easter Egg Hunts or pumpkin patch
- Hours of Operation: 9:00 am to 11:30 pm (for the event)
- Employees:
 - Three employees, two of which are family (occasionally contract high school kids to assist with cleaning and events)
- Equipment: No special equipment
 - Parking: On site behind venue
 - Storage: Additional shop to be built on site
 - Maintenance: General maintenance
- Alcohol Service: Yes, with existing liquor license
- Dust Control: Currently enrolled in dust abatement program with a cost to us of \$50,000
- Signs: (Include future desired signs)
 - No specific sign design at this time but any future signage would be low profile and without lighting as it is not for advertising but for direction (likely be made of wood with some metal and or on a gate we install at a later date)
- Chemicals Used:
 - None
- Lubricants/Oils/Fluids:
 - No hazardous waste produced
- Sewage Disposal:
 - Engineered septic system
- Water Supply:
 - Water available on site
- Noise/sound caused by the use:
 - There is naturally some noise produced with music or gathering but most is inside an insulated building and there is natural screening with distance and trees
- Odors or fumes:
 - None (other than occasional BBQ fumes)
- Accessory building used or to be constructed:
 - Yes, an adjacent Shop and Greenhouse with low volume sales of vegetables, herbs, pumpkins, flowers, and greenery
- Outdoor displays/advertising:
 - None
- Emergency/Safety:
 - Appropriate life safety approved by Fire Marshall that will include:
 - Contact numbers
 - Shelter
 - o Weather radio
 - Evacuation plan
 - o Fire extinguishers
- Outdoor Storage:

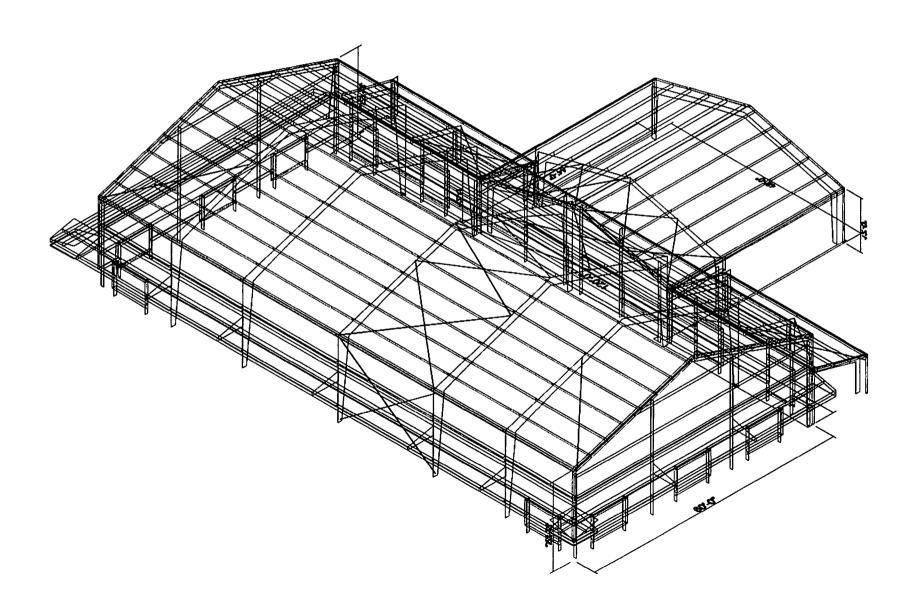
Special Use Permit (SUP) Narrative for Deer Ridge Estate, Tonganoxie, Ks

- Fenced/Screened
- Parking:
 - Yes
 - No on street parking allowed
 - Security Lighting on outside of building

• Traffic:

- One employee driving to the site per day
- Three deliveries of products / materials to the site per week
- No trips from the site to deliver products / materials





From: Mitch Pleak

Sent: Tuesday, January 5, 2021 4:40 PM

To: <u>Clements, Jared</u>

Cc: Noll, Bill; Anderson, Lauren; 019-2831

Subject: FW: DEV-20-128 SUP Deer Ridge Event Center

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.

Regarding the traffic generation proposed with the SUP, please see the responses and comments below.

Traffic Review of the Application: Olsson has reviewed the documentation and concluded that a traffic study would not be needed for the following reasons:

- The is an event occurrence in that it only occurs a few times a week
- There is currently minimal traffic near the development due to Donahoo Road being a dead end, thus the operations of the intersections is not a concern.

Structural Review of the Application: Olsson has reviewed the documentation and concluded that a structural assessment of the structures along Donahoo Road is not warranted. Delivery vans (as indicated as the heaviest vehicle) has a gross vehicle weight of 9000 lbs and is not significant.

Pavement Review of the Application: Olsson understands that on average 120-180 additional vehicular traffic is anticipated on Donahoo Road (chipped and sealed portion) and 240-360 new vehicular traffic is anticipated on the gravel portion of Donahoo Road. With the anticipated traffic most passenger type vehicles and 3-4 delivery vans per week, it is Olsson's opinion that a pavement study does not need to be performed.

Lauren Anderson has verified there is no limited weight restrictions on the culverts along Donahoo Road.

Public Works comments include:

- 1. To utilize the west entrance, Public Works is requiring the gravel roadway portion of Donahoo Road to be hard surfaced and the west entrance to be improved to a County standard. Currently, existing mail boxes and tree are located very close to the edge of the roadway. It would be assumed the mail boxes would need to be reset and the tree removed to improve the entrance. The applicant would be responsible for all costs associated with the improvements.
- 2. If the applicant limits the traffic to the existing east entrance, the gravel portion of Donahoo road would not need hard surfaced nor the west entrance improved. In the scenario, the County would require the existing west entrance to be gated during SUP uses to ensure traffic is limited to the East entrance.

Sincerely,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200 Overland Park, KS 66213 **O** 913.381.1170



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From: Clements, Jared < JClements@leavenworthcounty.gov >

Sent: Wednesday, December 23, 2020 8:16 AM

To: Mitch Pleak < mpleak@olsson.com >

Cc: Voth, Krystal <<u>KVoth@leavenworthcounty.gov</u>>; Noll, Bill <<u>BNoll@leavenworthcounty.gov</u>>; Anderson,

Lauren <<u>LAnderson@leavenworthcounty.gov</u>>

Subject: RE: DEV-20-128 SUP Deer Ridge Event Center

Good Morning Mitch,

Please see the following comments from the applicant:

"Current commercial vehicles (usually just vans for amazon/catering/alcohol) come about 3/week. For larger events, which would occur 3-4/year per event space, iwould be 4/week for each event center."

Let me know if you need anything else.

Thanks! Jared

From: Mitch Pleak < mpleak@olsson.com Sent: Tuesday, December 22, 2020 11:07 AM

To: Clements, Jared < JClements@leavenworthcounty.gov>

Cc: Anderson, Lauren <<u>LAnderson@leavenworthcounty.gov</u>>; Voth, Krystal <<u>KVoth@leavenworthcounty.gov</u>>;

Noll, Bill < BNoll@leavenworthcounty.gov>

Subject: RE: DEV-20-128 SUP Deer Ridge Event Center

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Jared.

Did the applicant provide an idea of the amount of commercial type vehicles (delivery of food, supplies, and etc.) are generated with the current SUP? Looking for type of vehicles, trips per week (or month). It would be assumed this would increase with the requested allowable attendees. With the increase, how will the trips increase on the commercial vehicles?

Thanks,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200Overland Park, KS 66213 **0** 913.381.1170



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From: Clements, Jared

Sent: Friday, December 18, 2020 1:59 PM

To: Mitch Pleak

Cc: Anderson, Lauren; Voth, Krystal; Noll, Bill

Subject: RE: DEV-20-128 SUP Deer Ridge Event Center

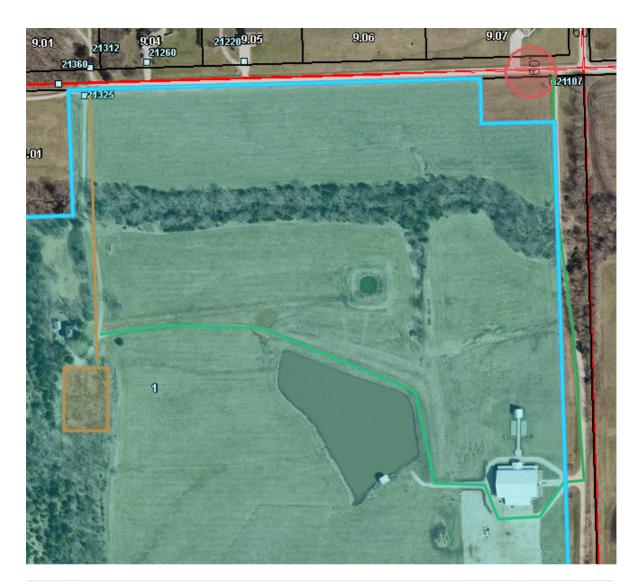
Hi Mitch,

As I mentioned, I conducted a site visit yesterday and attempted to get answers to some of the traffic generation questions. Mr. Petersen stated the following:

- Weddings on average have 50-70 vehicles, with a maximum of 125
- Meetings on average usually have 10-20 vehicles, with a maximum of 30
- 1 wedding and 1 meeting/event usually occur per week (Usually a wedding on a weekend day, a meeting or smaller event on a weekday). There is significantly less weekly activity three months out of the year (winter).
- On weekdays (M-Th) that have an event/meeting, the usual traffic generation times range between 11am-1pm and 7pm-8pm.
- On weekends (F-Su) that have a wedding, the usual traffic generation times are at 4-6pm & 11pm for Friday & Saturday, and 4-6pm & 10pm on Sunday.

Secondly, I've attached a quick diagram I made of the event center below. As Mr. Petersen stated, the road was chip and sealed up to the current event center's entrance (21107 Donahoo Road), but it does end and become gravel again after that (approx. Red circle below). The new event center site (orange square below) has a driveway currently that connects to Donahoo road (orange line below, 21325 Donahoo Road). There is an internal dirt road that connects the two event centers to the original event center's driveway (green). Mr. Petersen is planning on having guests use the Western entrance to the property (21325 Donahoo Road) to access the new event center when necessary. Let me know if any of this was unclear or if you need any more information.

Thanks, Jared



From: Mitch Pleak < mpleak@olsson.com Sent: Tuesday, December 15, 2020 4:12 PM

To: Clements, Jared < JClements@leavenworthcounty.gov>

Cc: Anderson, Kyle < KAnderson, Lauren

<<u>LAnderson@leavenworthcounty.gov</u>>; Voth, Krystal <<u>KVoth@leavenworthcounty.gov</u>>; Noll, Bill

<BNoll@leavenworthcounty.gov>; 019-2831 < 019-2831@olsson.com>

Subject: RE: DEV-20-128 SUP Deer Ridge Event Center

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Jared,

I could not find any information regarding if Olsson had conducted a review of the application in September 2019 (+/-) time frame. Olsson was just hired at the August 2019 point.

It appears there is still information missing on the proposed and current traffic generated for the application. The traffic generation data needed should include estimated traffic per date, time, and type. I think our review is on hold until we get this data.

Please let me know of anything I'm missing anything here.

Sincerely,

Mitch Pleak. PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200Overland Park, KS 66213 **O** 913.381.1170



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From: Clements, Jared

Sent: Tuesday, December 15, 2020 1:41 PM

To: Mitch Pleak

Cc: Anderson, Kyle; Anderson, Lauren; Voth, Krystal; Noll, Bill

Subject: RE: DEV-20-128 SUP Deer Ridge Event Center

Hi Mitch,

I spoke with Mr. Peterson on Friday concerning the capacity of his event center, and he confirmed that he intends to double it (from 250 attendees and 125 vehicles to 500 attendees and 250 vehicles). From what we have on file there were complaints from the neighbors in 2019 about dust. This lead to an official review of the SUP conditions before the BOCC (DEV-19-100). The BOCC urged the applicant to come to an agreement with those who complained concerning a dust abatement program. According to the applicant they decided to skip the dust abatement program and instead worked with Public Works and paid to have the road paved.

Lauren, are you familiar with this case? (Originally DEV-16-19)

Thanks, Jared

From: Mitch Pleak <<u>mpleak@olsson.com</u>>
Sent: Thursday, November 5, 2020 2:34 PM

To: Clements, Jared < JClements@leavenworthcounty.gov>

Cc: Voth, Krystal < KVoth@leavenworthcounty.gov; Anderson, Lauren < LAnderson@leavenworthcounty.gov; Anderson, Lauren < LAnderson@leavenworthcounty.gov; Anderson, Lauren < LAnderson@leavenworthcounty.gov; Anderson, Lauren < Lauren < a href="Landerson">Lauren < a href="Lauren < a hre

Noll, Bill < BNoll@leavenworthcounty.gov >; 019-2831 < 019-2831@olsson.com >

Subject: FW: DEV-20-128 SUP Deer Ridge Event Center

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Jared,

See Comments below.

- 1. The 6,000 SF increase is less than a 10% increase impervious area. Per 5602.2, Section H (3), Remodeling, repair, replacement, and improvements to any existing structure or facility and appetences that does not cause an increased area of impervious surface on the site in excess of 10 percent of that previously existing is excluded. No drainage improvements or drainage report is required.
- 2. Provide current traffic generated by the existing SUP. Include type of vehicles. Include traffic generation per day and time. Please provide the anticipated traffic generated in the new SUP per the parameters mentioned in the first sentence.

- 3. Sanitary sewer improvements shall meet the requirements of Leavenworth County Standards.
- 4. Dependent on the information provided a TIS or pavement evaluation maybe needed.

Jared - Has there been any official complaints from the neighbors?

Thanks,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200

Overland Park, KS 66213

O 913.381.1170



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From: Clements, Jared < JClements@leavenworthcounty.gov>

Sent: Thursday, October 29, 2020 12:23 PM

To: Magaha, Chuck < CMagaha@leavenworthcounty.gov>; Van Parys, David

<<u>DVanParys@leavenworthcounty.gov</u>>; Thorne, Eric <<u>ethorne@leavenworthcounty.gov</u>>; Miller, Jamie

<<u>JMiller@leavenworthcounty.gov</u>>; Anderson, Lauren <<u>LAnderson@leavenworthcounty.gov</u>>; Mitch Pleak

<mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; Anderson, Kyle

< KAnderson@leavenworthcounty.gov>; Amanda.holloway@freestate.coop; lvrwd9@gmail.com;

'chief1860@ttrfd.com' <<u>chief1860@ttrfd.com</u>>

Subject: DEV-20-128 SUP Deer Ridge Event Center

The Department of Planning and Zoning has received an application for a Special Use Permit renewal regarding Deer Ridge Event Center, which proposes an additional 6,000 square foot building. This bulding would include 3-4 sleeping rooms.

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 November 5, 2020

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: <u>Amanda Tarwater</u>

Sent: Thursday, October 29, 2020 1:10 PM

To: <u>Clements, Jared</u>

Subject: Re: DEV-20-128 SUP Deer Ridge Event Center

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, October 29, 2020 at 12:23 PM

To: "Magaha, Chuck", "Van Parys, David", "Thorne, Eric", "Miller, Jamie", "Anderson, Lauren", "'mpleak@olsson.com'", "Noll, Bill", "Anderson, Kyle", Amanda Tarwater,

"lvrwd9@gmail.com", "'chief1860@ttrfd.com'" **Subject:** DEV-20-128 SUP Deer Ridge Event Center

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

The Department of Planning and Zoning has received an application for a Special Use Permit renewal regarding Deer Ridge Event Center, which proposes an additional 6,000 square foot building. This bulding would include 3-4 sleeping rooms.

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 November 5, 2020

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

MEMO

To: Krystal Voth
From: Chuck Magaha

Subject: Peterson Event Center

Date: January 6, 2021

Krystal, thank you for the opportunity in review the recent special use permit submitted by Peterson Family for an additional building to add to their current special use permit. The suggestion I have would be the requirement of a contingent plan for the applicant in all hazard planning pertaining to their facility. The center would be responsible to provide safe shelter in the event of dangerous weather or other emergencies especially the ones that maybe sleeping on overnight venues. The applicant needs to consider fire protection, IE. Escape routes posted, notification procedures and emergency contacts to be posted throughout the facilities. The applicant needs to be able to address the public during severe weather, sheltering in the event of tornados or high winds. An all hazard weather radio needs to be placed in the facility and monitored for impending alerts that may affect the area. Smoke detectors placed throughout the gathering points of the center and sleeping quarters. A sign posted on the outside of the facility of emergency contacts for emergency responders to make contact if the applicant is not present during the emergency. I have no further comments to make at this time.

From:	Timothy Smith		
Sent:	Tuesday, November 3, 2020 11:01 AM		
То:	<u>Clements, Jared</u>		
Cc:	<u>Magaha, Chuck; Van Parys, David; Thorne, Eric; Miller, Jamie;</u> <u>Anderson, Lauren; mpleak@olsson.com; Noll, Bill; Anderson, Kyle;</u> <u>Amanda.holloway@freestate.coop;</u> <u>lvrwd9@gmail.com</u>		
Subject:	Re: DEV-20-128 SUP Deer Ridge Event Center		
Notice: This email origing the sender and know	nated from outside this organization. Do not click on links or open attachments unless you trust ne content is safe.		
Jared,			
The Tonganoxie Township Fire Department approves these plans with the following stipulations.			
_	structed must meet International Building Codes for commercial use. This is to stems and Fire Department connections on the exterior of the building(s).		
2. Access to the Dry Hydrant previously installed in the pond located on site must be made from the new building(s). and maintained to allow for year round access to it.			
Having businesses of this nature is vital to the economy but we must be diligent in our concerns for Life Safety of the patrons who will use the facilities.			
Thank you,			
On Thu, Oct 29, 20	20 at 12:22 PM Clements, Jared < JClements@leavenworthcounty.gov > wrote:		

The Department of Planning and Zoning has received an application for a Special Use Permit renewal regarding Deer Ridge Event Center, which proposes an additional 6,000 square foot building. This bulding would include 3-4 sleeping rooms.

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 November 5, 2020

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

Thank you,

From:	Rural Water District 9 lvrwd9		
Sent:	Thursday, October 29, 2020 2:33 PM		
То:	<u>Clements, Jared</u>		
Subject: Re: DEV-20-128 SUP Deer Ridge Event Center			
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.			
We can provide water. Cust water to the new facility.	tomer will have to purchase another water meter in order to provide		
On Thu, Oct 29, 2020 at 12:23 PM Clements, Jared < <u>JClements@leavenworthcounty.gov</u> > wrote:			
renewal regarding Deer	ning and Zoning has received an application for a Special Use Permit Ridge Event Center, which proposes an additional 6,000 square foot ould include 3-4 sleeping rooms.		
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 November 5, 2020			
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			
Thanks,			

From: <u>Amanda Tarwater</u>

Sent: Thursday, October 29, 2020 1:10 PM

To: <u>Clements, Jared</u>

Subject: Re: DEV-20-128 SUP Deer Ridge Event Center

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, October 29, 2020 at 12:23 PM

To: "Magaha, Chuck", "Van Parys, David", "Thorne, Eric", "Miller, Jamie", "Anderson, Lauren", "'mpleak@olsson.com'", "Noll, Bill", "Anderson, Kyle", Amanda Tarwater,

"lvrwd9@gmail.com", "'chief1860@ttrfd.com'" **Subject:** DEV-20-128 SUP Deer Ridge Event Center

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span="">

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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 November 5, 2020

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 County Request for Board Action Resolution 2021-2 Special Use Permit M&M Concrete

Date: February 3, 2021 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: Approve Resolution 2021-2, a request for the renewal of a Special Use Permit for M&M Concrete. This Special Use Permit was first approved in 2015. There are no changes to this business.		
Analysis: The applicant is requesting a Special Use Permit renewal for the operation of M & M Concrete, LLC, a concrete flatwork construction company at this property. The property is also a working farm that includes other equipment and vehicles not related to this business.		
This is a seasonal business and primarily takes place between April and December. This property is used to store the business truck, trailer, equipment, and materials during off hours and in the off season. It is also used for employee parking during work hours. Customers do not come to the property for services as the construction work takes place on the customers' properties. The business currently has eight (8) employees in total. The applicant indicates that they employ an average of 3 employees and one part-time employee at any time.		
Planning Commission Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No. DEV-18-101 (Resolution 2021-2) renewal of a Special Use Permit for M&M Concrete.		

Alternatives:

- 1. Approve Resolution 2021-2, Special Use Permit for M&M Concrete, a Contractor's Yard with Findings of Fact, and with or without conditions; or
- 2. Deny Resolution 2021-2, Special Use Permit for M&M Concrete, a Contractor's Yard with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-2, Special Use Permit for M&M Concrete, a Contractor's Yard with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:		
Χ	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, Planning Commission Minutes

Renewal without changes Case No. DEV-20-142 M&M Concrete

Special Use Permit – Contractor's yard

Staff Report – Board of County Commissioners

February 3, 2021

GENERAL INFORMATION:

Applicant/ Michael & Donna Lansing
Property Owner: 20437 Seven Sisters Road

Leavenworth, Kansas 66048

Legal Description: A tract of land in the West half of the East half of the Northeast Quarter of

Section 15 Township 8 South, Range 21 East of the 6th P.M, in

Leavenworth County, Kansas.

Parcel Size: ± 36 acres

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

Comprehensive Plan: This parcel is within the RR-2.5 land use category.

Parcel ID No.: 065-15-0-00-002.00

Planner: Jared Clements

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 9-0 to recommend approval of Case No.DEV-20-142, Special Use Permit for M&M Concrete, a Contractor's Yard, with the following conditions:

- 1. The SUP shall be limited to a period of ten (10) years.
- 2. The business shall be limited to the hours of 5:30 am to 7 pm, Monday through Saturday.
- 3. The SUP shall be limited to eight (8) employees other than the family members.
- No construction debris shall be stored or disposed of on-site, unless a separate Special Use Permit is obtained.
- 5. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
- 6. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
- 7. No on-street parking shall be allowed.
- 8. This SUP shall be limited to the Narrative dated November 20, 2020 submitted with this application.
- 9. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP 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 Special Use Permit for a Contractor's Yard for a concrete business.

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 20103C0125G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Kickapoo Water: RWD 12 Electric: Evergy

Access/Streets

The property is accessed by Seven Sisters Road, a County road with a paved surface ± 22' wide.

Agency Comments

See attached comments – Email – Kyle Anderson – Planning and Zoning, December 14, 2020 See attached comments – Email – Mitch Pleak – Olsson Engineering, December 10, 2020 See attached comments – Email – David Van Parys – County Counselor, December 8, 2020 See attached comments – Email – Denise Eggers – Rural Water District 12, December 8, 2020 See attached comments – Email – Evergy – Jon Hain, December 8, 2020

Factors to be considered

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Special Use Permit request:

- 1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
- 2. Zoning and uses of nearby property: The surrounding properties are zoned RR-2.5, Rural Residential 2.5-acre minimum size parcels. The uses are rural residences and agricultural. Pleasant Ridge High School and Elementary School, which is zoned RR-5, Rural Residential 5-acre minimum, are located to the west of the property. Fink Farm subdivision is located to the north of the property.
- 3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. A contractor's yard is allowed in this zoning district with approval of a Special Use Permit.
- 4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. This property will be used for the storage of vehicles and equipment while the construction work will take place off-site on customers' properties. Customers do not come to the property for services. Therefore, additional traffic and noise in the area should be limited.
- 5. Length of time the property has been vacant as zoned: The property is not vacant.
- 6. Relative gain to economic development, public health, safety and welfare: The proposed use will provide income for the applicant and a service to the community.
- 7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area is suited for agricultural and residential uses.
- 8. Staff recommendation is for the approval of Special Use Permit with conditions.

<u>History</u>

This special use permit was first approved in 2015 for five years with conditions.

Staff Comments

The applicant is requesting a Special Use Permit renewal for the operation of M & M Concrete, LLC, a concrete flatwork construction company at this property. The property is also a working farm that includes other equipment and vehicles not related to this business.

This is a seasonal business and primarily takes place between April and December. This property is used to store the business truck, trailer, equipment, and materials during off hours and in the off season. It is also used for employee parking during work hours. Customers do not come to the property for services as the construction work takes place on the customers' properties.

The business currently has eight (8) employees in total. The applicant indicates that they employ an average of 3 employees and one part-time employee at any time.

LOCATION			
Adjacent Residences	Adjacent residences are rural-suburban uses.		
Adjacent Zoning/Uses	Zoning in the area is RR-2.5 and are used primarily as rural residences and		
	agricultural uses.		
Density	The area is not densely populated.		
Nearby City Limits	The city of Easton is approximately one mile to the west of the property.		
Urban Growth	ban Growth The property is not located in an Urban Growth Management Area		
Management Area			

IMPACT			
Noise Pollution	This use will not cause prolonged noise pollution. The primary use of the		
	property is a working farm. The noise generated from the SUP is minimal.		
Lighting	The applicant does not have lighting other than security lighting and is not		
	requesting lighting.		
Outdoor Storage			
	of which are not visible from the roadway.		
Parking	The applicant has ample parking space for employees.		
Visitors/Employees	yees Typically, four (4) employees report to the site each day of the work week.		
	During certain times of year there may be up to eight employees reporting to		
	the site. Customers do not come to the site on a regular basis.		
Waste	The business does not generate waste on-site		

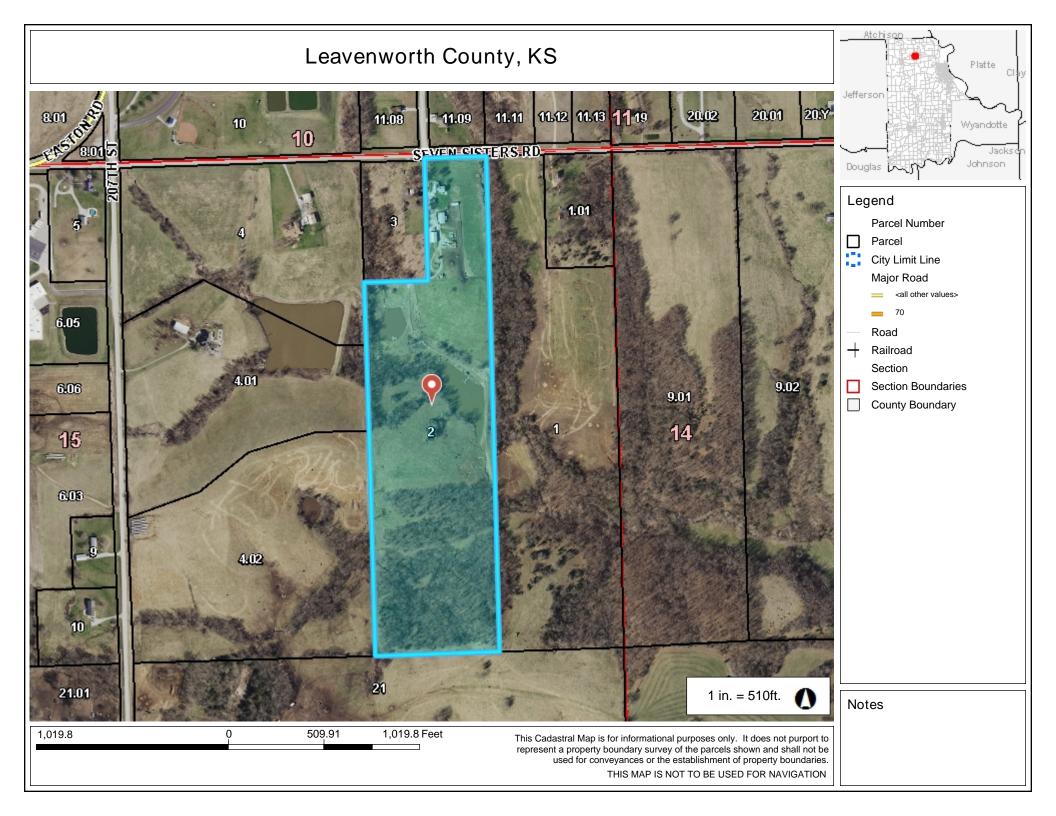
SITE COMPATABILITY		
Size of Parcel	The parcel is 36 acres in size.	
Zoning of Parcel	The parcel is zoned Rural Residential-2.5	
Buildings	The applicant has two out buildings and a home on the property.	
Setbacks	Existing building meet the required setbacks.	
Screening	The layout of the property provides some degree of screening.	

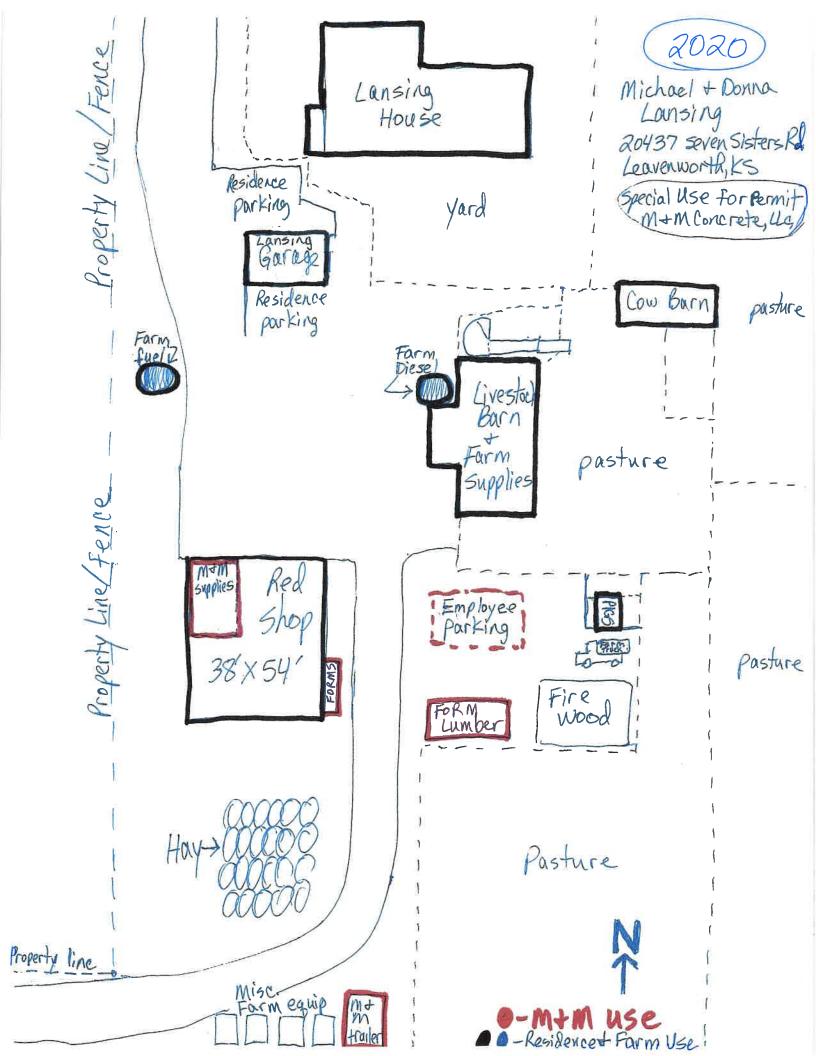
ACTION OPTIONS:

- 1. Approve Resolution 2021-2, Special Use Permit for M&M Concrete, a Contractor's Yard with Findings of Fact, and with or without conditions; or
- 2. Deny Resolution 2021-2, Special Use Permit for M&M Concrete, a Contractor's Yard with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-2, Special Use Permit for M&M Concrete, a Contractor's Yard with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative, Location/Aerial Maps, & Memorandums





M & M Concrete, LLC.

Mick & Donna Lansing 20437 Seven Sisters Rd. Leavenworth, KS 66048 Mobile: 913-208-2021

Office: 913-682-7736

Michael & Donna Lansing have been business owners for over 28 years in Leavenworth County and property owner of 20437 Seven Sisters Rd, Leavenworth for over 20 years. We are applying to renew the Special Use Permit which expires on Dec. 3, 2020 for operation of our business, M & M Concrete, LLC at our home. We are requesting a 10 year permit renewal.

Our property is a 36 acre working farm with livestock, farm vehicles, trailers, machinery, tractors and supplies delivered, stored and used on the property daily.

We are a concrete flatwork construction company. We go to our customer's property to preform our services. We store forms, lumber, job supplies, 3 trucks (all 1 ton or smaller) and 2 flatbed bumper pull trailers on this property during off hours and off season. Essentially we are a "contractors yard". On site noise is very minimal from this business activity. Again, this is still a working farm and there are many sounds and smells that come with that.

M & M Concrete, LLC does not have any on site or roadway signs advertising the business. There are two dusk-to-dawn halogen lights affixed to two separate outbuildings which have been in place for the 20 years that we have owned this property. There are also security cameras at various locations on the property. No new lights or signs are proposed to be installed.

Our work week varies according to the weather. In the spring, summer and fall we <u>may</u> have weeks that we work 6 days a week from sunrise to 7pm. Usually our employees work day is 5:30am until 7pm and not all employees work that entire time frame. But this can vary greatly due to inclement weather. In the winter we work when weather conditions are conducive.

In the year 2020 we had a total of 8 different employees. The most employees working at the same time on any one day was 4 plus Michael. We average 3 full time employees and 1 part time employee. But as stated above, many times our work week is short due to weather conditions. The employees have ample off street parking at least 60' from the nearest property line. The employee parking area is not visible from the street. Our property is fenced on the property lines to keep all our employees and vehicles on our own property.

Since we are a working farm, we do have a 500 gallon gasoline storage tank and a 500 gallon diesel storage tank. These tanks are noted on the "site plan" submitted with our SUP application. These tanks are needed on site regardless of the issuance of the SUP.

Deliveries of supplies for M & M Concrete, LLC such as lumber and rebar occur less than once a month. All business supplies and hand tools are stored inside an outbuilding with the exception of forms, lumber and rebar which are stacked out of the public/roadway view.

Daily vehicle inspections are performed on site for every vehicle. Maintenance of vehicles is performed by a professional mechanic in Leavenworth and machinery is serviced in Tracy, MO. Therefore, there is no hazardous waste on site.

M & M Concrete, LLC is an interstate motor carrier with a satisfactory safety rating with Kansas Corporation Commission and is registered with the US DOT. We are subject to all DOT safety aspects and inspections. Employee drivers are required to have a valid medical card, valid driver's license and a safe/clean driving record which is verified annually through the Division of Motor Vehicles.

We are a small company with a very good reputation. All of our work comes from referrals. We do not have a website and we do not advertise as we have never needed to. We have made many donations and sponsorships with local schools, LV CO sheriff's softball team, Easton Lions Club, local 4-H clubs and supported youth in the 4-H livestock auction.

We take pride in our neighborhood and have assisted many neighbors with our services and equipment without any compensation. In the winter, neighbors appreciate the free snow plowing of their driveways. We believe in being a good neighbor. Our reward is the great support and referrals from our community.



Leavenworth County Planning & Zoning Department 300 Walnut, Suite 212 Leavenworth, Kansas 66048

To: Krystal Voth

Director

From: Kyle Anderson

Environmental Tech/Code Enforcement

Date: December 14, 2020

RE: Michael & Donna Lansing

M&M Concrete, LLC.

Case DEV-20-142, Special Use Permit Renewal

20437 Seven Sisters Road Leavenworth, KS 66048 PID# 065-15-0-00-00-002.00

Our department received the renewal application for a Special Use Permit for a Contractor's Laydown Yard on 11/17/2020, located at the above listed location. To date I have not received any complaints on this parcel.

Thank you,

Kyle Anderson

kanderson@leavenworthcounty.gov

From: <u>Jon Hain</u>

Sent: Tuesday, December 8, 2020 8:04 AM

To: <u>Clements, Jared</u>

Subject: FW: SUP Renewal Review - DEV-20-142 M&M Concrete

Attachments: 2020.11.20 Application DEV-20-142.pdf

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

Jared,

Evergy has no objection or concern with the business renewal attached.

Thank you

Jon Hain

Evergy
Design Technician
jon.hain@evergy.com
(913) 758-2724

From: Clements, Jared < JClements@leavenworthcounty.gov>

Sent: Monday, December 7, 2020 4:46 PM

To: Magaha, Chuck < CMagaha@leavenworthcounty.gov; Van Parys, David

<<u>DVanParys@leavenworthcounty.gov</u>>; Thorne, Eric <<u>ethorne@leavenworthcounty.gov</u>>; Miller,

Jamie < JMiller@leavenworthcounty.gov>; Anderson, Lauren

<<u>LAnderson@leavenworthcounty.gov</u>>; Anderson, Kyle <<u>KAnderson@leavenworthcounty.gov</u>>;

'mpleak@olsson.com' <<u>mpleak@olsson.com</u>>; Tyler Rebel <<u>Tyler.Rebel@evergy.com</u>>;

'butchbollin@yahoo.com' < butchbollin@yahoo.com >; 'water12@embarqmail.com'

<water12@embargmail.com>

Subject: SUP Renewal Review - DEV-20-142 M&M Concrete

CAUTION: This email originated from outside of the Evergy network. Do not click links or open attachments unless you recognize the sender and know the content is safe

The Department of Planning and Zoning has received an application for a renewal of a Special Use Permit for a contractor's yard.

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 Monday, December 14, 2020.

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

From: Mitch Pleak

Sent: Thursday, December 10, 2020 2:07 PM

To: <u>Clements, Jared</u>

Cc: Anderson, Lauren; Noll, Bill; 019-2831

Subject: RE: SUP Renewal Review - DEV-20-142 M&M Concrete

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Jared,

This is a renewal. Vehicles include 3 trucks (1 ton or smaller) and 2 flatbed bumper pull trailers. Impacts are minimal. No comments.

Thanks,

Mitch Pleak

From: Clements, Jared

Sent: Monday, December 7, 2020 4:46 PM

To: Magaha, Chuck; Van Parys, David; Thorne, Eric; Miller, Jamie; Anderson, Lauren; Anderson, Kyle; Mitch Pleak; 'Tyler Lee Rebel'; 'butchbollin@yahoo.com'; 'water12@embarqmail.com'

Subject: SUP Renewal Review - DEV-20-142 M&M Concrete

The Department of Planning and Zoning has received an application for a renewal of a Special Use Permit for a contractor's yard.

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 Monday, December 14, 2020.

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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 DIST

Sent: Tuesday, December 8, 2020 3:08 PM

To: <u>Clements, Jared</u>

Subject: Re: SUP Renewal Review - DEV-20-142 M&M Concrete

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.

Jefferson County RWD #12 has no comments on this SUP. Thank you, Denise Eggers

From: "Jared Clements"

To: "Magaha, Chuck", "Van Parys, David", "Thorne, Eric", "Miller, Jamie", "Anderson, Lauren", "kanderson", "mpleak@olsson.com", "Tyler Lee Rebel", "Butch Bollin", "water12"

Sent: Monday, December 7, 2020 4:45:56 PM

Subject: SUP Renewal Review - DEV-20-142 M&M Concrete

The Department of Planning and Zoning has received an application for a renewal of a Special Use Permit for a contractor's yard.

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 Monday, December 14, 2020.

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

--

Denise Eggers, Bookkeeper/Office Mgr. Jefferson County RWD #12 216 Winchester St. Winchester, KS 66097 (913)774-2872 phone (913)774-2875 fax Email water12@embargmail.com From: <u>Van Parys, David</u>

Sent: Tuesday, December 8, 2020 8:16 AM

To: <u>Clements, Jared</u>

Subject: RE: SUP Renewal Review - DEV-20-142 M&M Concrete

Jared, There are no legal objections to the renewal. Appears to be a well conducted special use business.

From: Clements, Jared

Sent: Monday, December 7, 2020 4:46 PM

To: Magaha, Chuck; Van Parys, David; Thorne, Eric; Miller, Jamie; Anderson, Lauren; Anderson,

Kyle; 'mpleak@olsson.com'; 'Tyler Lee Rebel'; 'butchbollin@yahoo.com';

'water12@embarqmail.com'

Subject: SUP Renewal Review - DEV-20-142 M&M Concrete

The Department of Planning and Zoning has received an application for a renewal of a Special Use Permit for a contractor's yard.

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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

RESOLUTION 2021-2

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a Contractor's Yard – M&M Concrete on the following described property:

A tract of land in the West half of the East half of the Northeast Quarter of Section 15, Township 8 South, Range 21 east of the 6th PM, in Leavenworth County, Kansas more commonly known as 20437 Seven Sisters Road.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 17th day of November, 2020, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 13th day of January, 2021; 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 Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 3rd day of February, 2021, 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 3rd day of February, 2021, and incorporated herein by reference;

That Case No. DEV-20-142, Special Use Permit for a Contractor's Yard – M&M Concrete approved subject to the following conditions:

- 1. The SUP shall be limited to a period of ten (10) years.
- 2. The business shall be limited to the hours of 5:30 am to 7 pm, Monday through Saturday.
- 3. The SUP shall be limited to eight (8) employees other than the family members.
- 4. No construction debris shall be stored or disposed of on-site, unless a separate Special Use Permit is obtained.
- 5. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
- 6. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.

- 7. No on-street parking shall be allowed.
- 8. This SUP shall be limited to the Narrative dated November 20, 2020 submitted with this application.
- 9. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP 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.

Located in Section 15, Township 8 South, Range 21, also known as 20437 Seven Sisters Road, parcel no. 065-15-0-00-002.00 in Leavenworth County, Kansas.

	Adopted this 3 rd day of February, 2021 Board of County Commission Leavenworth, County, Kansas
	Mike Smith, Chairman
ATTEST	Jeff Culbertson, Member
Janet Klasinski	Vicky Kaaz, Member
	Doug Smith, Member
	Mike Stiehen Member

Leavenworth County Request for Board Action Resolution 2021-03 Rezoning Request from RR-5 to RR-2.5

Date: February 3, 2021			
To: Board of County Commissioners			
From: Planning & Zoning St	aff		
Department Head Review:	Krystal Voth_		
Additional Reviews as need	ed:		
Budget Revi	ew 🗌 Administrator F	Review x Legal Review x	

Action Requested: Approve Resolution 2021-03, a request to rezone the property located at 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5.

Analysis: The applicants are requesting a rezoning of lot 1, Cain Estates. The request is to rezone the parcel from the Rural Residential 5 zoning district to the Rural Residential 2.5 zoning district. The request in in conformance to the Comprehensive Plan.

Planning Commission Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No. DEV-20-132 (Resolution 2021-03) Rezoning of 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5.

Protest Petition: A protest petition was filed with the County Clerks Office on January 27, 2021. The protest petition is valid. According to KSA-12-757, whenever a valid protest petition is filed, the resolution adopting the rezoning shall not be passed except by at least a ¾ vote of all of the members of the governing body.

Alternatives:

- 1. Approve Resolution 2021-03 with at least ¾ of the Board voting to approve, Rezoning of 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact, and with or without conditions; or
- 2. Deny Resolution 2021-03, Rezoning of 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact; or
- Revise or Modify the Planning Commission Recommendation to Resolution 2021-03, Rezoning of 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested:

Additional Attachments: Staff Report, Planning Commission Minutes, Protest Petition

Rezoning Request - Lot 1, Cain Estates Platte: Jefferson Wyandotte Douglas LAN Johnson Legend Parcel 18 City Limit Line Major Road <all other values> Road Railroad Section Section Boundaries **County Boundary** 24 HONEY CREEK RD 1 in. = 1099ft. Notes 1,099.17 2,198.3 2,198.3 Feet This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Case No. DEV-20-132 Rezoning from RR-5 to RR-2.5

Resolution 2021-03

Staff Report – Board of County Commissioners

February 3, 2021

GENERAL INFORMATION:

Applicant/ Jack & Estee Willis
Property Owner: 410 Smiley Road

Tonganoxie, KS 66086

Legal Description: Lot 1 of Cain Estates located in Section 14, Township 11, Range 20E in

Leavenworth County, Kansas.

Location: 24646 Conley Avenue, located at the intersection of 246th & Conley.

Parcel Size: ± 5.3 acres

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

Comprehensive Plan: This parcel is within the Rural Residential 2.5 land use category.

Parcel ID No.: 206-14-0-00-006.06

Planner: Krystal A. Voth

REPORT:

Recommendation

The Planning Commission voted 9-0 to recommend approval of Case No. DEV-20-132 (Resolution 2021-03) Rezoning of 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5.

Request

The applicant is requesting to rezone a parcel of land from Rural Residential 5 to Rural Residential 2.5.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size. Rocking "C" Subdivision is to the west of the proposed rezoning.

Flood Plain

There are no Special Flood Hazard Areas, Zone X, on this parcel per FEMA Firm Map 20103C300G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Tonganoxie Water: RWD 13 Electric: FreeState

Access/Streets

The property is accessed by Conley Avenue. This road is a County Local Road with a hard surface ± 30' wide.

Agency Comments

See attached comments - Memo - Tim Smith-Township Fire Department, December 14, 2020

Factors to be considered

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Rezoning request:

- 1. Character of the neighborhood: The character of the neighborhood is rural; agricultural uses and rural residences.
- 2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural use. Rocking "C" Estates is located to the west of the parcel and is zoned as a PUD with 2.5 acre lots.
- 3. Suitability of the property for the uses to which it has been restricted: The property is within an area suitable for rural residential development.
- 4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. Rezoning this parcel will allow the five-acre parcel to be divided in half resulting in the addition of one single family, rural home.
- 5. Length of time the property has been vacant as zoned: The property is not vacant.
- 6. Relative gain to economic development, public health, safety and welfare: The proposed use is in accordance with existing land uses in the area.
- 7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Rural Residential 2.5
- 8. Staff recommendation is for the approval of the rezoning request.

Staff Comments

The applicants are requesting a rezoning of lot 1, Cain Estates. The request is to rezone the parcel from the Rural Residential 5 zoning district to the Rural Residential 2.5 zoning district. The request in in conformance to the Comprehensive Plan. Staff is supportive of the request.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-20-132, Rezoning from Rural Residential 5 to Rural Residential 2.5

ACTION OPTIONS:

- 1. Approve Resolution 2021-03 with at least ¾ of the Board voting to approve, Rezoning of 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact, and with or without conditions; or
- 2. Deny Resolution 2021-03, Rezoning of 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-03, Rezoning of 24646 Conley Avenue from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative Location/Aerial Maps Memorandums

Voth, Krystal

Totily iti yotal	
From: Sent: To:	Timothy Smith <chief1860@ttrfd.com> Monday, December 14, 2020 8:03 AM Voth, Krystal</chief1860@ttrfd.com>
Subject:	Re: Rezoning Request - Lot 1 Cain Estates
Notice: This amail originated f	rom outside this organization. Do not click on links or open attachments unless you trust the sender and know the
content is safe.	of outside this organization. Do not click on links of open attachments unless you trust the sender and know the
Tonganoxie Township ha	s no issues with this requested lot split.
On Fri, Dec 11, 2020 at 1	1:07 AM Voth, Krystal < KVoth@leavenworthcounty.gov > wrote:
Good morning.	
zoning is RR-5 (five acre split the property into t written input/comment	an application for a rezoning request for Lot 1 of Cain estates owned by Jack Willis. The current minimum) and the request is to rezoning to RR-2.5. I can only assume the intention is to then wo parcels. There is an existing home on the property with an access point off of Conley. Your is on this request are greatly appreciated by Friday, December 18. If you have any questions, anks and have a great weekend.
Respectfully,	
Krystal A. Voth, CFM	
Director	
Planning & Zoning	
Leavenworth County	
913.684.0461	

Tim Smith, Chief Tonganoxie Township Rural Fire Department President Kansas State Association Fire Chiefs

18993 McLouth Rd Tonganoxie KS 66086

Phone: 913-845-3801 Fax: 913-845-3801 Cell: 816-392-2468

Failure to Prepare

Is

Preparing to Fail

LEAVENWORTH COUNTY DEVELOPMENT APPLICATION PERMIT

CASE NUMBER DEV-20-132

PERMIT SUB-TYPE

REZONING

PID 206-14-0-00-00- TWSP TONGANOXIE SUBDIVISION Cain Estates WATER DIST RWD 13 FLOOD PLAIN IN PARCEL NO SITE ADDRESS 24646 Conley Ave SITE CITY Tonganoxie	O06.06 PARCEL SIZE 5 SCHOOL DIST 464 LOT NO 1 BLOCK NO ELECTRIC FREESTATE SEWER DIST n/a FLOOD PLAIN ON BUILDING SITE NO SITE STATE KS SITE ZIP CODE 66086				
LAST NAME Willis EMAIL ADDRESS 410 Smiley Rd CITY Tonganoxie	FIRST NAME Jack/Estee PHONE 913-369-3901 STATE KS ZIP CODE 66086				
CONSULTANT Joe Herring CONSULTANT EMAIL herringsurveying					
PROPOSED ZONING RR-2.5 SUP CATEGORY - USE VARIANCE REGULATION CURRENT USE RESIDENTIAL ROAD n/a COMP PLAN USE DESIGNATION UGMA					
SUBDIVISION TYPE MAXIMUM LOT SIZE LOTS TRACTS	GROSS ACREAGE COVENANTS NO MINIMUM LOT SIZE OPEN SPACE ACREAGE TOTAL PARCELS DENSITY				
NOTES: Rezone from RR-5 to RR-2.5					
STAFF PC 1/13/2021 PC ACTION BOCC BZA BZA ACTION	PENDING [] PUBLIC HEARING AGENDA AREA NOTICE PUB RESOLUTION PUB DURATION EXPIRATION				
APPLICATION FEE \$300.00 CHECK NO 5355 [] CASH	TIF 0.00 BOND 0.00 TOTAL FEES \$300.00 [] CC TIFF CHECK NO				
STAFF APPROVAL	DATE				
APPLICANT DATE					

REZONING APPLICATION

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

	Date Received:			
Planning Commission Date:) an 13, 202	4 30			
Case No. DEV- 20-132	Date Paid			
Case No. DEV-20-132 Zoning District R-5	Dute Full			
Comprehensive Plan land use designation				
	· · · · · · · · · · · · · · · · · · ·			
APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)			
NAMEHerring Surveying Company	NAMEJack & Estee Willis			
ADDRESS 315 North 5th Street	ADDRESS 410 Smiley Road			
CITY/ST/ZIP Leavenworth, KS 66048	CITY/ST/ZIP Tonganoxie, KS 66086			
PHONE 913-651-3858	PHONEN/A			
EMAIL herringsurveying@outlook.com				
	_CONTACT PERSONN/A			
PROPOSED III	SE INFORMATION			
Proposed Land Use Rural Residential 2.5	LOT I CAIN ESTATES			
Reason for Requesting Rezoning To match newly appr				
1 0	- San San Primir			
Address of Property24646 Conley Avenue24646 Conley Avenue				
Parcel Size 5 Ac				
Current use of the property Rural Residential				
Present Improvements or structures Single Family Home				
I, the undersigned am the (owner), (duly authorized agent) (Circle One) of the aforementioned property situated in				
the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially				
apply for rezoning as indicated above.				
Joseph Digitally signed by: Joseph A Div. Ch. 2. Joseph A Div. Ch. 2. Joseph A Horizon A Charles	C = AD			
Signature Herring Date: 2020.11.02 10:47:10	Date11/02/2020			

ATTACHMENT A

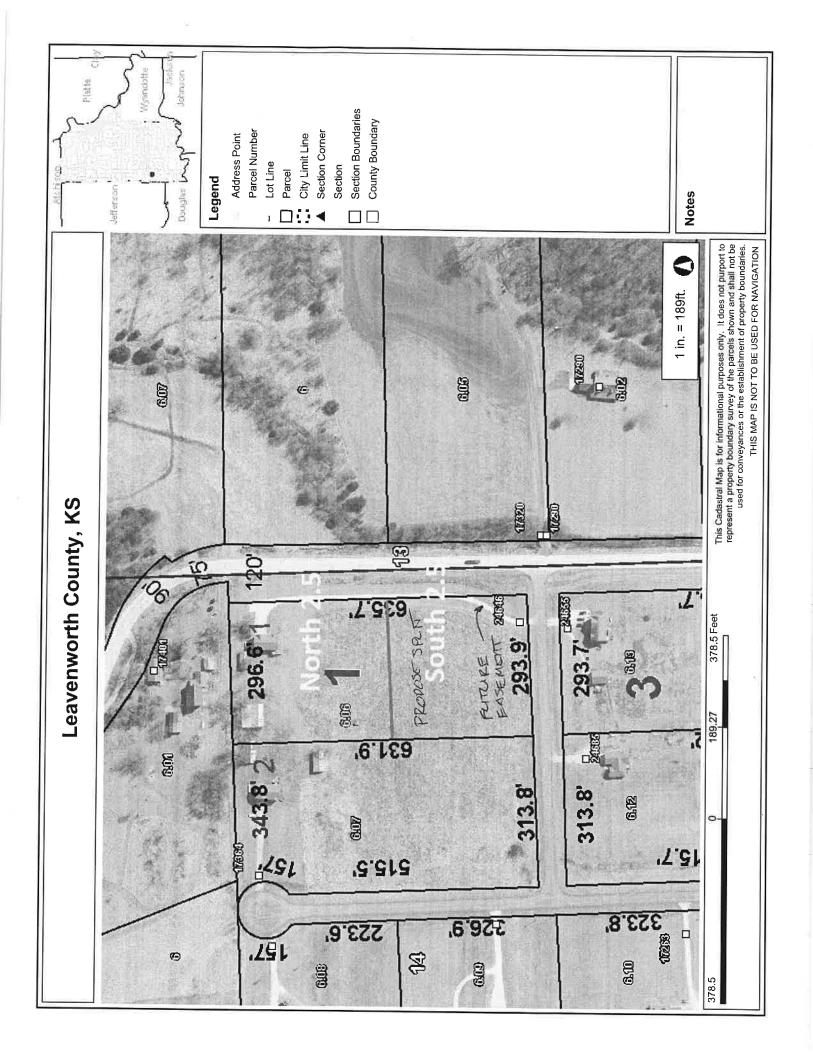
COUNTY, SS. BE IT REMEMBERED, That on this day of undersigned, a Notary Public in and for the County and State aforesaid, came

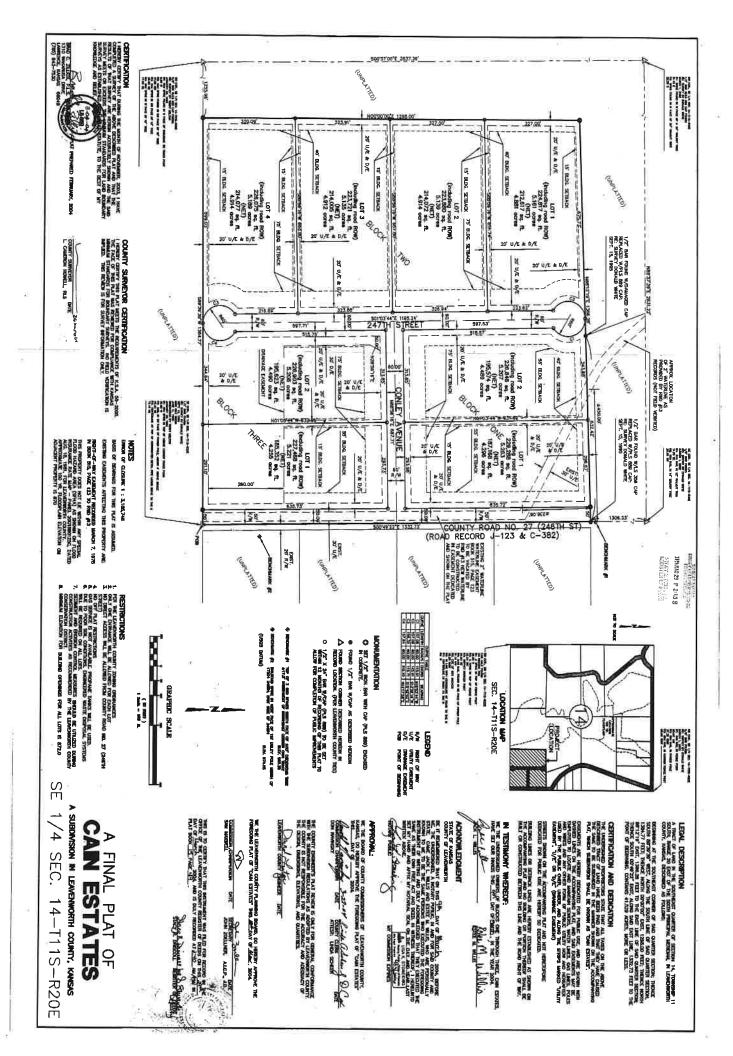
Jack L. Willis and Estee M. Willis, husband and wife personally known to me to be the same person who are who executed the foregoing deed, and duly acknowledged the execution of the same. IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

Му	appoint	ment	ext	ires			_	_
(Se	"BK O	99	5	26	Ì	4	ь	1

Authorization of Contractors or Individuals to Act as Agents of a Landowner COUNTY OF LEAVENWORTH STATE OF KANSAS
We/I JACK Willis and Estee Willis
Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 24646 cowley Ave, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.
Authorized Agents (full name, address & telephone number)
 Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858
Signed and entered this 29 day of 0 , 2020
Print Name, Address, Telephone 913 369 7867 Jack Willis Estee Willis 4/05 miles pol Tongarotic 188 66.86 Print Name, Address, Telephone 913 369 7867 Jack Wells Atto M. Wills Signature
STATE OF KANSAS)) SS COUNTY OF LEAVENWORTH)
Be it remember that on this 29 day of October 2020 before me, a notary public in and for said County and State came Nills 4 Estec Will's 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 Sumi Hampton
My Commission Expires: 03 26 23 (seal)
JESSICA HAMPTON Notary Public, State of Kansas My Appointment Expires 03/24/23

AFFIDAVIT





Voth, Krystal

From: Scott Almsberger <scottdavidalmsberger@gmail.com>

Sent: Friday, January 1, 2021 6:13 PM

To: PZ

Subject: DEV-20-132

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.

Dear Leavenworth County Planning Department,

We request a NO vote on rezoning 24646 Conley Ave. When I purchased my property across the street all parcels had to be 10 acres. Then the rules were changed to 5 acres. I can't agree to another change resulting in more homes on smaller lots. This would be a very odd rezoning that makes no sense. 5 acre lots in this area are the smallest while most are 10 or more acre lots. Adding more homes to this area would reduce the property values and impact wildlife.

Respectfully, Scott D. Almsberger 17320 246th St. Tonganoxie, KS 66086

Voth, Krystal

From: Janna Fackrell <jannafackrell@gmail.com>
Sent: Thursday, December 31, 2020 10:16 AM

To: PZ

Subject: DEV-20-132

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.

To Members of the Board,

We would like to respectfully request a 'No' vote for this rezoning request.

They are all 5 acre or greater lots currently, decreasing the size will allow many more houses and families to move in. We moved to the country for the quiet and our neighbors feel the same way. We would also like to protect our view of minimal houses and the wildlife currently in the area.

The land and surrounding areas is also in a flood zone.

Thank you for your consideration.

Respectfully,

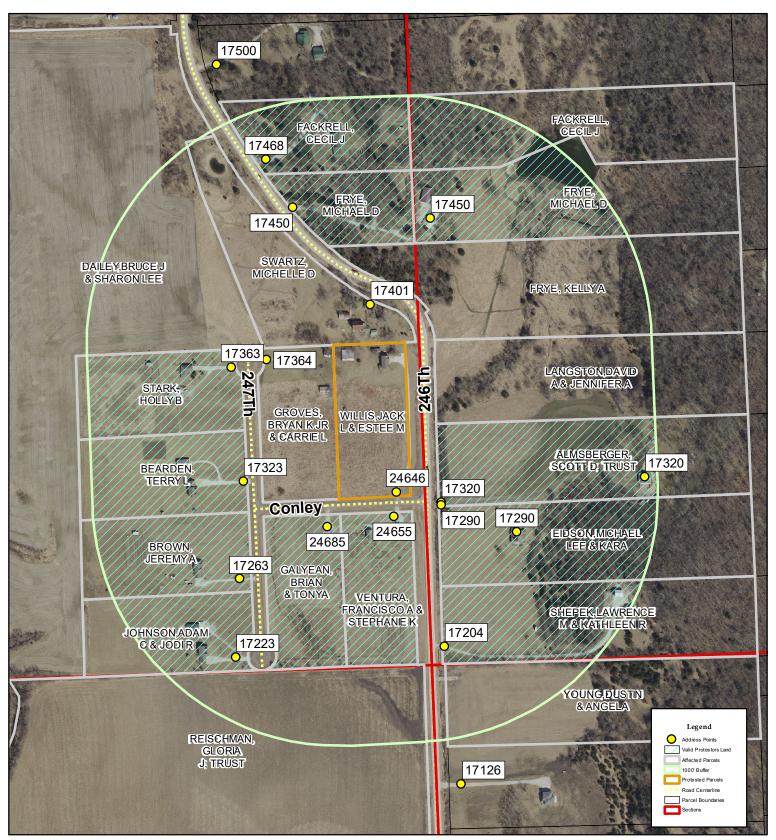
Cecil and Janna Fackrell 17468 246th St Tonganoxie, KS 66086 816-853-4130

Protest Petition

Property Radius Search



Total Acres Within Boundary: 117.82 20% of Total Acres: 23.56 Total Affected Acres: 60.68





FILED

JAN 2 7 2021

LEAVENWORTH COUNTYKANS

COUNTY CLERK

PROTEST PETITION

We, the undersigned, in accordance with KSA 12-757, being the owners	of record of the
property enumerated below, protest the proposed Rezoning	on the property
described as Lot 1 Cain Estates	
In Leavenworth County, commonly known as 24646 Conley	Ave. Tonganoxie
For the following reasons:	
we oppose any zoning that will in mase.	noise and traffic
that would affect pedceful en burnent o	four homes.
We feel this would change or negation	ely affect the
value of our homes, safety of children	who as 5thetics
of the environment and willdlife that	we enjoy.
O SIGNATURE ADDRESS	DATE
Stephanie Vyrva 24655 con 1ey Air.	January 18,20
17263 247 th street	January JZZ, 202
Holly Stark 17363 247th street	1-22-21
LARRY SHEPEL LUSHUL 17204 246th ST.	1-23-21
Kathleen Aherek 17204 246 of St	1-23-21
17450 ZAL ST (ALSO OWN LAND	
77370 246TH ST	1-23-ZOZI
17290 24ch st.	1/22/2-201
Concre 17290 24e+1 84	V23/2001
900 100 1 112 271 17.	135/201
17223 2472554	1/2421
STATE OF KANSAS)	
)	
COUNTY OF LEAVENWORTH)	
of lawful age, being first duly sworn, upon	
she/he was the bearer of the above and forgoing protest, and that she/he	witnessed the above
signatures.	Vertica
Subscribed and sworn before me the 27 day of January	, 20_2\
Notary Public	Willy
My Gommission Expires 5 12624	ш

A ALEXANDRIA D. MARTINEZ

Molafy Public : State of Kansas

MyAppt, Expires 1

LIFED

JAN 2 7 2021

PROTEST PETITION

Page 2, if Needed

SIGNATURE SUICE PURIL	ADDRESS	DATE In 25th 222
The sylven	24685 Conly Ave	Jan 251 2021
Ganno Galhen	17460 246th St	1/26/21
June / him	- 24655 Conley AVE	Jan 26, 2021
		
		•
STATE OF KANSAS)	
Stephane Ventura, of she/he was the bearer of the absignatures	RTH) of lawful age, being first duly sworn, upor ove and forgoing protest, and that she/he	witnessed the above
3	Sugna	is Versue
Subscribed and sworn before n	ne the I day of January	, 20_ 🔾 \
	Notary Public	Martes
My Commission Expires 5	12024	

ALEXANDRIA D. MARTINEZ
Notary Public - State of Kansas
My Appt. Expires

RESOLUTION 2021-03

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from Rural Residential-5 to Rural Residential-2.5 on the following described property:

Lot 1 of Cain Estates, in Leavenworth County, Kansas more commonly known as 24646 Conley Avenue

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 2nd day of November, 2020, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Rezoning on the 13th day of January, 2021; 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 Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 3rd day of February, 2021, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners 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 Commissioners in regular session on the 3rd day of February, 2021, and incorporated herein by reference;

That request for rezoning as described above, also known as 24646 Conley Avenue, Parcel Identification Number 206-14-0-00-006.06, is herby granted.

	Adopted this 3 rd day of February, 2021 Board of County Commission Leavenworth, County, Kansas
	Michael Smith, Chairman
ATTEST	Jeff Culbertson, Member
Janet Klasinski	Vicky Kaaz, Member
	Doug Smith, Member

Mike Stieben, Member

Leavenworth County Request for Board Action Resolution 2021-04 Rezoning Request from RR-5 to RR-2.5

Date: February 3, 2021

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: Approve Resolution 2021-04, a request to rezone Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5.

Analysis: The subject property is located in far western Leavenworth County and is located at the intersection of two local, gravel roads. Neither road is scheduled for upgrades or improvements. Aside from one small area which was spot-zoned, the zoning in the area for several miles is RR-5. There is one rural subdivision directly north of this, which was developed as five-acre lots. The majority of those lots have been developed with rural residences and are maintained as such. The request is in conformance with the Comprehensive Plan.

Planning Commission Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No. DEV-20-137 (Resolution 2021-04) Rezoning of Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5.

Protest Petition: A protest petition was filed with the County Clerks Office on January 26, 2021. The protest petition is valid. According to KSA-12-757, whenever a valid protest petition is filed, the resolution adopting the rezoning shall not be passed except by at least a ¾ vote of all of the members of the governing body.

Alternatives:

- 1. Approve Resolution 2021-04, with at least ¾ of the Board voting to approve, Rezoning of Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact, and with or without conditions; or
- 2. Deny Resolution 2021-04, Rezoning of Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-04, Rezoning of Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:

Χ	Not Applicable
	Budgeted item with available funds
	Non-Budgeted item with available funds through prioritization

	Non-Budgeted item with additional funds requested
Total <i>A</i> \$0.00	Amount Requested:
Additio	onal Attachments: Staff Report, Planning Commission Minutes, Protest Petition

DEV-20-137 Hui Rezone Platte: Jefferson Wyandotte Douglas Lity Johnson 35 Legend Parcel City Limit Line Major Road <all other values> STILLWELLRD Road Railroad Section Section Boundaries County Boundary -ARCHER-RD-CANTREL RD 1 in. = 1333ft. Notes 2,666.7 1,333.33 2,666.7 Feet This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Case No. DEV-20-137 Rezoning from RR-5 to RR-2.5

Resolution 2021-04

Staff Report – Board of County Commissioners

February 3, 2021

GENERAL INFORMATION:

Applicant/ Joe Herring Lynn Hui

Property Owner: Herring Surveying Company 2027 E. 26th Street Lawrence, KS 66046

Leavenworth, KS 66048

Legal Description: Lot 9A and Lot 9B of Deer Mound Subdivision, a subdivision located in the

NW ¼ of Section 2, Township 12 South, Range 20 East of the 6th P.M, in

Leavenworth County, Kansas.

Location: 00000 254th Street, located at the southeast intersection of 254th & Stillwell Road in

western Leavenworth County approximately one mile from the Jefferson/Douglas

county line.

Parcel Size: ± 110 acres

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

Urban Growth

Management Area: This property is not within a City Urban Growth Management Area.

Comprehensive Plan: The 2008 Comprehensive Plan calls for this area to be Ag Preserve. The proposed

Comprehensive Plan calls for the area to remain RR-5, Rural Estate.

Parcel ID No.: 211-02-0-00-001.10 & 211-02-0-00-001.14

Planner: Krystal A. Voth

REPORT:

Recommendation

The Planning Commission voted 9-0 to recommend approval of Case No. DEV-20-137 (Resolution 2021-04) Rezoning of Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5.

Request

The applicant is requesting to rezone a parcel of land from Rural Residential 5 to Rural Residential 2.5.

Adjacent Land Use

Deer Mound Subdivision is located directly north of the subject property and consists of 12 lots, which are primarily five acres in size. There is a second five-acre subdivision to the east consisting of four lots. Otherwise, the majority of the parcels range in size from 70 acres to more than 200 acres in size.

<u>Flood Plain</u>

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0300G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Reno Township
Water: RWD 13
Electric: Free State

Access/Streets

The property is accessed by 254th Street. This road is a County local with a gravel surface ± 24' wide.

Agency Comments

See attached comments - Memo - joe Osborne - Rural Water District 13, December 18, 2020

Factors to be considered

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Rezoning request:

- 1. Character of the neighborhood: The character of the neighborhood is primarily agricultural in nature with the primary use being ag and rural residences. There are two rural subdivisions which consist of lots that are five (5) acres in size or larger.
- 2. Zoning and uses of nearby property: The entire area is zoned as Rural Residential 5, including all surrounding sections. Nearby uses are agricultural and rural residential.
- 3. Suitability of the property for the uses to which it has been restricted: The property is within an area suitable for large-lot, rural homes and agriculture.
- 4. Extent to which removal of the restrictions will detrimentally affect nearby property: If rezoned, the area may see a substantial increase in homes, and thereby, a substantial increase in traffic on gravel roads.
- Length of time the property has been vacant as zoned: The property has been used for agriculture for several decades. The property was platted in 2004. Staff is unaware of development attempts on the property to date.
- 6. Relative gain to economic development, public health, safety and welfare: If rezoned, the developer could potentially build twice as many homes on the property.
- 7. Conformance to the Comprehensive Plan: The Future Land Use Map has identified this area as Rural Residential 2.5. The request is in conformance with the Comprehensive Plan.
- 8. Staff recommendation is for the approval of the request primarily because the request adheres to the adopted Comprehensive Plan.

Staff Comments

The subject property is located in far western Leavenworth County and is located at the intersection of two local, gravel roads. Neither road is scheduled for upgrades or improvements. Aside from one small area which was spot-zoned, the zoning in the area for several miles is RR-5. There is one rural subdivision directly north of this, which was developed as five-acre lots. The majority of those lots have been developed with rural residences and are maintained as such. The request is in conformance with the Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends approval of Case No.DEV-20-137, Rezoning from RR-5 to RR-2.5.

ACTION OPTIONS:

- 1. Approve Resolution 2021-04, with at least ¾ of the Board voting to approve, Rezoning of Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact, and with or without conditions; or
- 2. Deny Resolution 2021-04, Rezoning of Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-04, Rezoning of Lot 9A and Lot 9B of Deer Mound Subdivision from Rural Residential-5 to Rural Residential-2.5, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative Location/Aerial Maps Memorandums Protest Petition

Voth, Krystal

votii, Kiystai	
From:	Joe Osborn <rwd13plant@gmail.com></rwd13plant@gmail.com>
Sent:	Friday, December 18, 2020 3:53 PM
То:	Jefferson County RWD #13
Cc:	Voth, Krystal
Subject:	Re: FW: Hui rezoning Request
<i>Notice:</i> This email originated content is safe.	from outside this organization. Do not click on links or open attachments unless you trust the sender and know the
	able to supply water to the customers for these lots. But I don't believe we will be able to meet f the county requires them. If you have any questions let me know.
Thank you,	
On Mon, Dec 14, 2020 a	t 1:55 PM Jefferson County RWD #13 < linda@jfrwd13.com > wrote:
Krystal,	
I am copying Joe in on	this email. He will be responding to your request.
Thank you,	
Linda L. Lips	
linda@jfrwd13.com	
Jefferson County R	W.D. #13
1951 Wellman Rd.	
Lawrence, KS 6604	4
785-842-1502	
www.jfrwd13.com	

From: Voth, Krystal < KVoth@leavenworthcounty.gov>

Sent: Friday, December 11, 2020 11:43 AM

To: Noll, Bill <BNoll@leavenworthcounty.gov>; Jefferson County RWD #13 linda@jfrwd13.com>;

'hstoskopf@rtfd21.com' <hstoskopf@rtfd21.com>

Subject: Hui rezoning Request

Good Morning,

Our office has received a request for rezoning of two parcels located near Stillwell & 254th. This request came in last summer, but the applicant pulled the application until the comprehensive plan was completed. The request is to rezoning from RR-5 to RR-2.5 Your written input and consideration is greatly appreciated by Monday, December 18. If you have any questions, please let me know. Thanks and have a great weekend.

Respectfully,

Krystal A. Voth, CFM

Director

Planning & Zoning

Leavenworth County

913.684.0461

--

Joe Osborn
District Manager
rwd13plant@gmail.com
Jefferson County R.W.D. #13
1951 Wellman Rd.
Lawrence Ks, 66044
785-813-3589

REZONING APPLICATION

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

Office Use Only				
PID:	Date Received:			
Township				
Planning Commission Date:				
	Date Paid			
Zoning District				
Comprehensive Plan land use designation				
APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)			
NAME Joe Herring	NAME Lynn Hui			
ADDRESS 315 North 5th Street	ADDRESS 2027 E. 26th Street			
CITY/ST/ZIP Leavenworth, KS 66048	CITY/ST/ZIP Lawrence, KS 66046			
PHONE 913-651-3858	PHONE N/A			
	EMAIL N/A			
	CONTACT PERSON			
PROPOSED US	SE INFORMATION			
Proposed Land Use RR-2.5				
Reason for Requesting Rezoning Housing Developme	ent / Subdivision with Internal Roads			
PROPERTY INFORMATION Address of Property 00000 254th Street				
Parcel Size PID #211-02001.1 - 40 Acres #211-02001.14 - 69 Acres				
Current use of the property Agriculture				
l .				
Present Improvements or structures None				
I, the undersigned am the <i>(owner)</i> , <i>(duly authorized agent)</i> , <i>(Circle One)</i> of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.				
Joseph Digitally signed by Joseph A Pln: CN = Joseph A Herring A Date: 2020.11.17.06.27.07.0	C=AD			
Signature Herring	Date			

ATTACHMENT A

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FILED

7,36	·LED
PROTEST PETITION We, the undersigned, in accordance with KSA 12-757, being the owner property enumerated below, protest the proposed Rezowing (RRS to described as Lot 9A/9B - Deer Mound Subdivision)	LEAVENWORTH COUNTYKANS AR2,5 on the promotory of the pro
In Leavenworth County, commonly known as <u>Case No.</u> DE	V-20-137
For the following reasons: Character of the Neighborhood - All current develop Removal of zoning restrictions will detrimentally a Area not suitable for large increase of homes, increase in traffic, water supply, sewage, wat	Freet nearby properties.
SIGNATURE ADDRESS 24913 Stillwell Rd 24913 Stillwell Rd 24861 Stillwell Rd 24861 Stillwell Rd 24861 Stillwell Rd.	DATE 1/23/2021 1/23/2021 11-23-2021
Plusa Chapman 14690 254th St. Plus Chapman 14690 254th St. 14690 2547th St. 24050 55; Hwell Rd	1/23/2021 1/23/2021 1/23/2021 1/23/2021
STATE OF KANSAS) COUNTY OF LEAVENWORTH she/he was the bearer of the above and forgoing protest, and that she/he signatures.	n his/her oath states that witnessed the above
Subscribed and sworn before me the 15th day of January Motary Public My Commission Expires 9/4/24 My Notary Public	ICHELLE STAHL OTARY PUBLIC

STATE OF KANSAS

PROTEST PETITIONPage 2, if Needed

SIGNATURE	ADDRESS	5060	DATE
Steven Wimibs	24603 Stillwill R2, 1	LWINNER, X5 66	044 1.24.21
Crystal Z. Miles	24603 Stillwell Pa 14661 254th Street	1 Laurenceks	66044 1-24-2.
Donna R Wiley	14661 254th Street	, Lowrence, 1	6 66044 1-24-2
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÷			
2			
-			
STATE OF KANSAS)		
COUNTY OF LEAVENW	OPTH)		
William Meyer	, of lawful age, being first d	ulv sworn unon h	is/her oath states that
she/he was the bearer of the	above and forgoing protest.	and that she/he wi	tnessed the above
signatures	0 01	- DO - M	00
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	7th To		
Subscribed and sworn before	e me the <u>U</u> day of <u>Jun</u>	<u>, 2</u>	0 (1
	M.S.	ull Sa	11
	Notary Pub		<u> </u>
	Notary I do	iic	
My Commission Expires	9/4/24		
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	à		HELLE STAHL
	6	All residence of the last of t	ARY PUBLIC

PROTEST PETITION

Page 3, if Needed

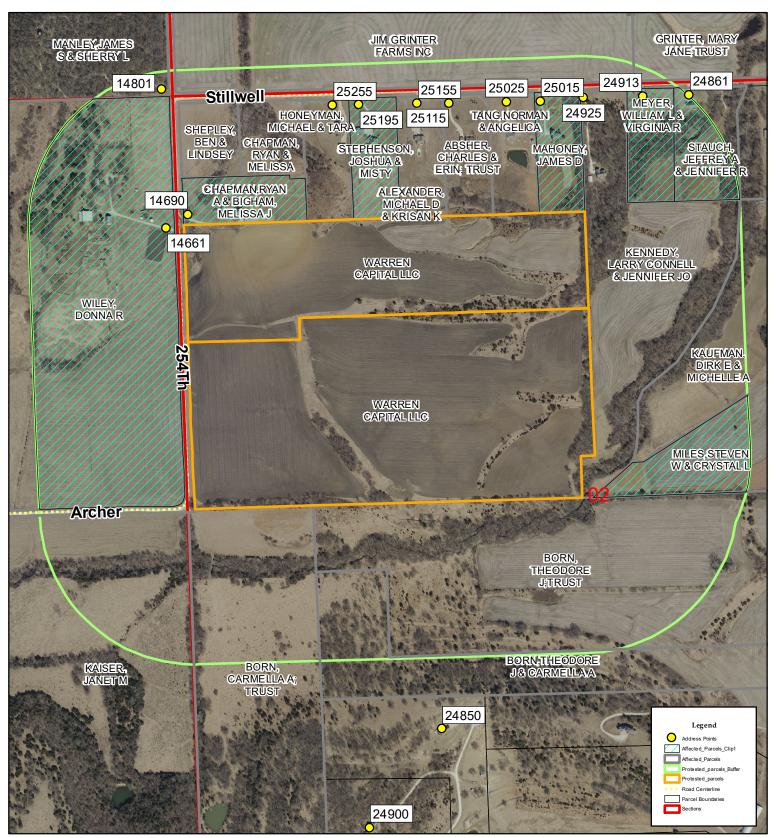
MISTORE	ADDRES	- HONGE 1 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		DATE
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<u> </u>	All Control of the Co			
STATE OF KANSAS)			
COUNTY OF LEAVEN	(WORTH)			
Willian Meyor	, of lawful age, beir	ng first duly swom	n, upon his/her oat	h states that
she/he was the bearer of t signatures	he above and forgoing	protest, and that s	she/he witnessed th	ne above
Signatures		121	U 2 Mys	"
0.1 11 1 1 1	20th	TOMA	1 21	
Subscribed and sworn be	fore me the () day of _	Januar	1, 20	
		Muni	Stere	
	No	tary Public		
My Commission Expires	9/4/24			
		THE NOTARY SUE	MICHELLE S	TAHL
			NOTARY PUI	
		KANSAS	STATE OF KA	NSAS

<u>Protest Petition</u>

Property Radius Search



Total Acres Within Boundary: 381.57 20% of Total Acres: 76.31 Total Affected Acres: 87.32



00000 254TH ST, Lawrence, KS 66044 211-02-0-00-00-001.10-0 211-02-0-00-00-001.14-0



RESOLUTION 2021-04

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning of Lots 9A and Lot 9B of Deer Mound Subdivision from Rural Resdiential-5 to Rural Resdiential-2.5 on the following described property:

Lot 9A and Lot 9B of Deer Mound Subdivision, a subdivisionlocated in the NW ¼ of Section 2, Township 12 South, Range 20 East of the 6th P.M. in Leavenworth County, Kansas more commonly known as 00000 254th Street

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 17th day of November, 2021, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Rezoning on the 13th day of January, 2021; 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 Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 3rd day of February, 2021, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners 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 Commissioners in regular session on the 3rd day of February, 2021, and incorporated herein by reference;

That request for rezoning as described above, also known as Lot 9A and Lot 9B of Deer Mound Subdivision, Parcel Identification Number 211-02-0-00-001.10 & 211-02-0-00-001.14, is herby granted.

	Adopted this 3 rd day of February, 2021 Board of County Commission Leavenworth, County, Kansas
	Michael Smith, Chairman
ATTEST	Jeff Culbertson, Member
Janet Klasinski	Vicky Kaaz, Member

Doug Smith	
Mike Stieben, Member	

Leavenworth County Request for Board Action Resolution 2021-05 Rezoning from B-3 & RR-5 to B-3

Date: February 3, 2021

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: Approve Resolution 2021-5, a request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3.

Analysis: The applicant is requesting a rezoning for a portion of the property located at the northeast corner of 207th and Springdale. A portion of the property is currently zoned as B-3. The request is being made in order for the applicant to locate a boat and RV storage facility on the property. Due to the location on a state highway and a county arterial road the property is appropriate for the proposed use. It is worth noting, however, that rezoning the parcel to B-3 does open the parcel up to any uses which are allowed in the B-3 zoning district. The applicant will be required to submit a site plan and building permits for all buildings. Staff is supportive of the rezoning request.

Planning Commission Recommendation: The Planning Commission voted 7-2 to recommend denial of Case No. DEV-20-140 (Resolution 2021-05) a request to rezone request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3. According to KSA-757-12, in order to overturn the Planning Commissions recommendation, the Board of County Commissioners must have a 2/3 majority vote in the affirmative. In the case of a five-member board, this requires a minimum of four affirmative votes.

Protest Petition: A protest petition was filed with the County Clerk's office on January 26, 2021. The petition failed and is not valid.

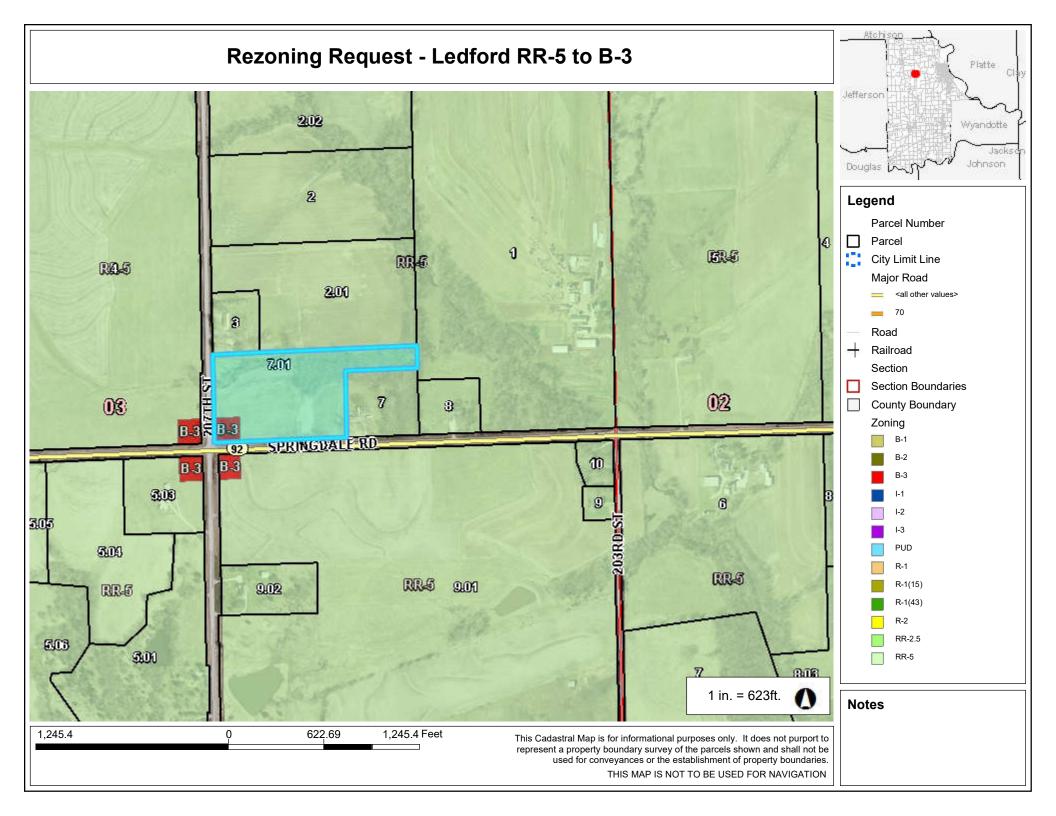
Alternatives:

- 1. Approve Resolution 2021-05, with a minimum of 2/3 majority, a request to rezone request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3, with Findings of Fact, and with or without conditions; or
- 2. Deny Resolution 2021-05, a request to rezone request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-05, a request to rezone request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3with 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			
Additio	onal Attachments: Staff Report, Planning Commission Minutes, Invalid Protest Petition		



Case No. DEV-20-140 Rezoning from B-3 & RR-5 to B-3

Resolution 2021-05

Staff Report - Board of County Commissioners

February 3, 2021

GENERAL INFORMATION:

Applicant/ Greg Ledford

Property Owner: 12139 Leavenworth Road

Kansas City, KS 66109

Legal Description: A tract of land in the northeast quarter of Section 3, Township 9 South,

Range 21 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 28910 207th Street, Located at the northeast intersection of 20th & Springdale Road

Parcel Size: ± 13 acres

Zoning/Land Use: B-3 and RR-5

Comprehensive Plan: This parcel is within the Rural Residential 2.5 land use category.

Parcel ID No.: 112-03-0-00-007.01

Planner: Krystal A. Voth

REPORT:

Planning Commission Recommendation

The Planning Commission voted 7-2 to recommend denial of Case No. DEV-20-140 (Resolution 2020-05) a request to rezone request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3

Request

The applicant is requesting to extend the current B-3 zoning which is situated in the southwest portion of the property to the entire 13 acre parcel.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size. All four corners of the intersection are zoned as B-3.

Flood Plain

There are no Special Flood Hazard Areas, Zone X on this parcel per FEMA Firm Map 20103C125G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Fire District 1
Water: RWD 5
Electric: FreeState

Access/Streets

The property is accessed by 207th Street, a County Arterial Road with a hard surface The property also fronts along Springdale Road a state-maintained highway.

Agency Comments

See attached comments - Memo - Tim Goetz - Rural Water District 5, January 4, 2021

Factors to be considered

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Rezoning request:

- 1. Character of the neighborhood: The character of the neighborhood is rural; agricultural uses and rural residences.
- 2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The four corners of the intersection are zoned as B-3, General Business The uses are rural residences and agricultural use.
- 3. Suitability of the property for the uses to which it has been restricted: The property is within an area which is suitable for residential uses. The property is located on a state-maintained highway, making it suitable for commercial business.
- 4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. A portion of the property has been zoned as B-3 for several years. Extending the existing zoning will not detrimentally affect the surrounding neighbors.
- 5. Length of time the property has been vacant as zoned: The property is not vacant. There is currently a home on the property.
- 6. Relative gain to economic development, public health, safety and welfare: The proposed use will allow the applicant to run a boat and RV storage business on the parcel.
- 7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as RR-2.5.
- 8. Staff recommendation is for the approval of the rezoning request.

Staff Comments

The applicant is requesting a rezoning for a portion of the property located at the northeast corner of 207th and Springdale. A portion of the property is currently zoned as B-3. The request is being made in order for the applicant to locate a boat and RV storage facility on the property. Due to the location on a state highway and a county arterial road the property is appropriate for the proposed use. It is worth noting, however, that rezoning the parcel to B-3 does open the parcel up to any uses which are allowed in the B-3 zoning district. The applicant will be required to submit a site plan and building permits for all buildings. Staff is supportive of the rezoning request.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-20-140, Rezoning from RR-5 to B-3, General Business.

ACTION OPTIONS:

- 1. Approve Resolution 2021-05, with a minimum of 2/3 majority, a request to rezone request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3, with Findings of Fact, and with or without conditions; or
- 2. Deny Resolution 2021-05, a request to rezone request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-05, a request to rezone request to rezone Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative Location/Aerial Maps Memorandums

REZONING APPLICATION

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

PID:	Office Use Only Date Received:
Township	Date Received,
Planning Commission Date:	CONTRACTOR OF THE SECRETARY WAS ASSESSED.
Case No.	Date Paid
Zoning District	SECOND PROPERTY OF THE PROPERT
Comprehensive Plan land use designation	COLUMN TO THE PROPERTY OF THE PARTY OF THE P
APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME Greg Ledford	NAME GranKA Rita WETKINS
ADDRESS 12139 Leavenworth Rd	ADDRESS 28910 2074 57
CITY/ST/ZIP Kansas City KS 6610	1 CITY/ST/ZIP KASTON LS LLEDDO
PHONE 913-202-2513	PHONE 913 775 1512
EMAIL tuomanyhondas@yahoo.com	EMAIL MOSSE 49 2007@ Live, Com
CONTACT PERSON Great Lector	CONTACT PERSON PATE WATER US
2.43	CONTACT PERSON FOR THE JUST HE THE
PROPOS	ED USE INFORMATION
Proposed Land Use RV, Part Stornes	70.700-100
Reason for Requesting Rezoning Torresed	aren for existing B 3 zoning to accompodate
BV, Boot storage facility on proper	ty
BD AD	
Address of Property Springdale Rd	Easton KS (4020 Intersection of 92 and 207
Parcel Size 12.82 AC	TANKS OF 16 and 201
Current use of the property Agriculture	with B3 zoning at intersection corner on land
Present Improvements or structures Alone	
I, the undersigned am the lowner), duly authoristhe unincorporated portion of Leavenworth Counapply for rezoning as indicated above.	ty, Kansas. By execution of my signature, I do hereby officially
Signature Drieg didford	Date 10-29-20
QV	

ATTACHMENT A

I/WE "Unde follow	ersigned", being of lawful age, do hereby on this 30 day of
1.	I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property
	See Attachment "A" attached hereto and incorporated herein by reference.
2.	We the undersigned, have previously authorized and hereby authorize (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of the applicant in the application process.
	I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
	It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.
IN WIT	NESS THEREOF, I, the Undersigned, have set my hand and seal below. Owner
	OF KANSAS IY OF LEAVENWORTH
υ γ	egoing instrument was acknowledge before me on this 30 day of October, 2020,
	Magh com
7/8/2020	HAYDEN COKER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 20 (2017)
	The state of the s

Page 4 of 4

7/8/2020

John Branford parcel # 112-03-0-00-00-005.01-0
Branden Clouse parcel # 112-03-0-00-00-007.00-0
Marilyn Thompson parcel # 112-03-0-00-00-009.02-0
Rayser Family Trust parcel # 112-03-0-00-00-00

JAN 2 5 2021

LEAVENWORTH COURTY MANSAS
COUNTY CLERK

PROTEST PETITION We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed (e-zoning from B-34 RR-50n the property described as Ir. in NE14 3-9-21 to B-3 Parcel ID#: 112-03-0-00-00-007.01 In Leavenworth County, commonly known as own Springdale Road For the following reasons: The proposel is somere does not conform to ARIPPING 42 ming regulations as well applicant wants to but on the parcel is not agricul truster STATE OF KANSAS COUNTY OF LEAVENWORTH) Man lyn 1 homoson, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures. Subscribed and sworn before me the day of Notary Public My Commission Expires \mathscr{G} AMBER LYNN REVARD Notary Public, State of Kansas My Appointment Expires September 01, 2023

Pavlich Farms - parcel # 112-03-0-00-00-00 4.00-0

PROTEST PETITION We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed (e-260) from B-34 RR-500 the property described as 11. in NE'14 3-9-21
For the following reasons:
FLENSE SEE AND READ THE ATTCHED-
SIGNATURE BOINSIHST HANSIS CITT KSLADIO 1-21-2021 Thyllis at transt 801 N STH ST KANSISCITY KS 64/01 1-21-2021 Thyllis at transt 801 N STH ST KANSISCITY KS 64/01 1-21-202 Thyllis arbit 801 N STH ST KANSISCITY KS 64/01 1-21-202 JOAN M. Jaulich 801 N STH ST KANSISCITY KS 64/01 1-21-202 Januard N. Harlest 801 N. STH ST KANSISCITY KS 64/01 1-21-202 Januard N. Harlest 801 N. STH ST KANSISCITY KS 64/01 1-21-202
STATE OF KANSAS) COUNTY OF LEAVENWORTH) Toan Pavlich , of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures.
Subscribed and sworn before me the 2/st day of January, 2021 Joan Parlick Notary Public
My Commission Expires March 6, 2023
JOAN PAVLICH Notary Public - State of Kansas My Appt. Expires 3-6-2023

LEW ENGINEER COUNTY FARSAS COUNTY CLERK January 21, 2021

Board of Leavenworth County Kansas Commissioners:

Attached is a copy of the Letter Pavlich Farms received from the Leavenworth County Planning Department. It concerns Mr. Greg Ledford's rezoning request from B-3 & RR-5 zoning districts to B-3 zoning district on the following described property:

A tract of land in Northeast Quarter of Section 3, Township 9, Range 21 East of the 6th P.M. in Leavenworth County, Kansas. Also known as 00000 Springdale Road.

In a letter Pavlich Farms received from Mr. Ledford, who has lived in Piper, Kansas for many years, he states that he grew up on a farm and is looking forward to getting back to the country, that a nice country feel was also very important to him, his wife and daughter. Getting the property rezoned to build an RV/Boat storage unit is not country. It's bringing the city to the country. A house can be built on the property without any rezoning for him and his family to get back to the country, but his proposed RV/Boat storage business should be in the city. On January 13, 2021, the Leavenworth County Planning Commission voted to deny Mr. Ledford's request to rezone the property. Therefore, we request the Board of Leavenworth County Kansas Commissioners to also deny rezoning of the property. We wish Mr. Ledford success in starting his business, but it should be in the city not the country.

Pavlich Farms (Joseph Pavlich, Phyllis Fierst, Donald Pavlich Joan Pavlich and Jim Pavlich) 801 N. 5th St. Kansas City, KS 66101



Leavenworth County Planning Department

Courthouse, 300 Walnut Leavenworth, KS 66048 Phone: 913-684-0465

PAVLICH FARMS 801 N 5TH ST KANSAS CITY, KS 66101

NOTICE TO AFFECTED PROPERTY OWNERS

Notice is hereby given for the Leavenworth County Planning Commission to hold a public hearing regarding an application (DEV-20-140) for a rezoning request from B-3 & RR-5 zoning districts to B-3 zoning district on the following described property:

A tract of land in the Northeast Quarter of Section 3, Township 9, Range 21 East of the 6th P.M. in Leavenworth County, Kansas. Also known as 00000 Springdale Road.

Request submitted by Greg Ledford Parcel ID number: 112-03-0-00-007.01

The hearing will be held on Wednesday the 13th day of January, 2021 at 6:00 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Courthouse, 300 Walnut Street, Leavenworth, Kansas.

Further information is available for inspection during regular business hours in the Leavenworth County Planning & Zoning Department, located in the County Courthouse. All interested persons are invited to attend the meeting if they wish to comment on this request.

While the Courthouse is now open to the public, we still encourage everyone who wishes to participate to provide written comments to the Planning and Zoning Department and to view the Livestream of the meeting via YouTube, as the meeting room has limited capacity.

Anyone wishing to attend the meeting in person or give public comment via phone needs to call the Planning and Zoning office no later than noon Tuesday, January 12th. All visitors will be required to wear a mask. Furthermore, any written correspondence to be presented at the meeting must be submitted to the Planning and Zoning office by noon Tuesday, January 12th.

Respectfully,

Krystal Voth
Director of Planning & Zoning
Leavenworth County Planning and Zoning Department

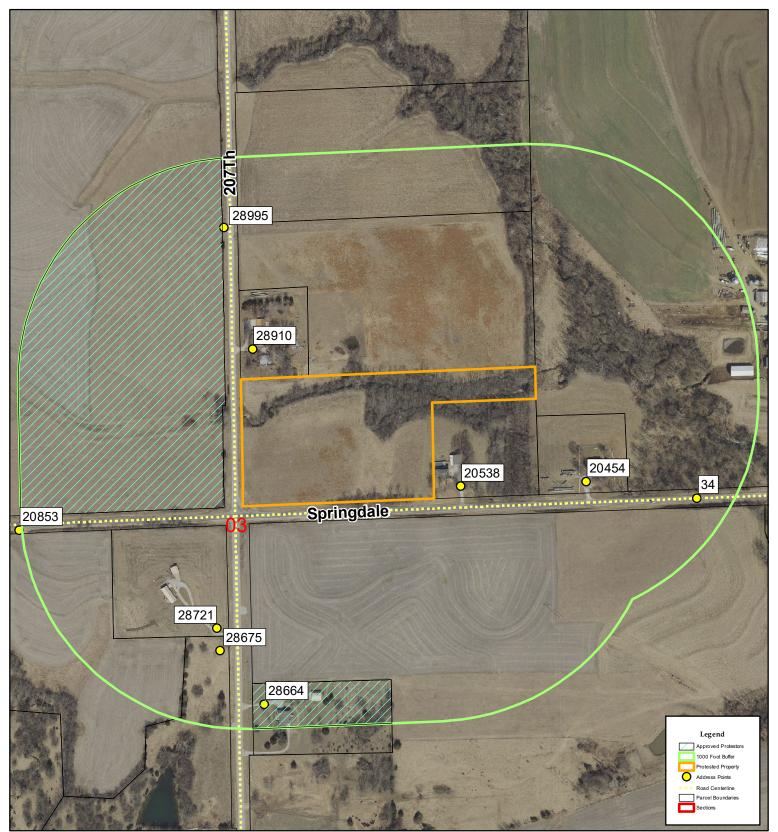


Protest Petition

Property Radius Search



Total Acres Within Boundary: 167 20% of Total Acres: 33.4 Total Affected Acres: 31.3





RESOLUTION 2020-05

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning of Parcel 112-03-0-00-007.01 from a split zoning of B-3 and RR-5 to B-3, General Business on the following described property:

A tract of land commencing at a point 1,980 feet South of the Northwest corner of the West 80 acres of the Northeast Fractional Quarter of Section 3, Township 9, Range 21, Leavenworth County, Kansas, thence running South 600 feet; thence East to the East line of the West 80 acres of the Northeast Fractional Quarter; thence North 600 feet to Northeast corner of the above described tract; thence West to the place of beginning, EXCEPT a tract beginning at a point 30 feet North of the Southeast corner of the West Half of the Northeast Quarter of Section 3, Township 9 South, Range 21; thence North 474 Feet; thence West 460 feet; thence East 460 feet to the place of beginning, in Leavenworth County, Kansas more commonly known as 00000 207th Street

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 29th day of October, 2020, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Rezoning on the 13th day of January, 2021; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon its consideration of the facts and entered specific finding of fact, considered herein, did recommend that the Rezoning be denied; and

WHEREAS, the Board of County Commissioners considered, in session on the 3rd day of February, 2021, the recommendation of the Leavenworth County Planning Commission.

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

- 1. Based upon the consideration of the Leavenworth County Planning Commission; and,
- 2. Based upon the findings of fact adopted by the Board of County Commissioners in regular session on the 3rd day of February, 2021, and incorporated herein by reference;

That request for rezoning as described above, also known as 00000 207th Street, Parcel Identification Number 112-03-0-00-007.01, is herby granted.

	Adopted this 3 rd day of February, 2021 Board of County Commission Leavenworth, County, Kansas
	Michael Smith, Chairman
ATTEST	Jeff Culbertson, Member

Janet Klasinski	Vicky Kaaz, Member
	Doug Smith, Member
	Mike Stieben, Member

LEAVENWORTH COUNTY PLANNING COMMISSION MINUTES OF THE REGULAR MEETING January 13, 2021

The full recorded meeting can be found on the County's YouTube channel.

Meeting called to order at 6:00 pm

Pledge of Allegiance

Members present: Steve Rosenthal, Mark Denney, A.W. Himpel, Jeff Spink, Wolf Schmidt, John Matthews, Terry Bartkoski, Alex DeMoro, and Tom Dials

Members absent: none

Staff present: Krystal Voth-Director, Stephanie Sloop-Planning Coordinator, Jared Clements-Planner, David Van Parys-Senior County Counselor

Approval of Minutes:

Commissioner Schmidt made a motion to approve the minutes from the November Planning Commission. Commissioner Dials seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 8/0, 1-Abstain

Secretary's Report:

Krystal Voth gave the secretary's report, letting the commission know that there was one item on the consent agenda, and the approval of the agenda would be the approval of that case. Ms. Voth let them know that she had placed correspondence received about tonight's cases that were submitted past the cutoff date.

A motion was made by Commissioner Schmidt to approve the agenda. Commissioner Matthews seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

Declarations: No further declarations

Case DEV-20-128 (Deer Ridge Event Center) – *Continued from December PC Meeting*Consideration of an application for a Special Use Permit for the renewal for Deer Ridge Event Center as well as an add additional event center building, located on a tract of land in the Northeast quarter of Section 28, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.
Request submitted by Mark Petersen
Also known as 21325 Donahoo Road

Jared Clements presented the staff report for the above referenced case. Chairman Rosenthal opened the public hearing portion of the case and asked if the application wished to speak. Applicant Mr. Petersen addressed the board asking for some modifications to the staff report. He requested that the capacity for each facility be increased from 250 to 500. Chairman Rosenthal asked if he agreed with the rest of the conditions, he stated he did. Hearing no more requests for comment the Chairman closed the public hearing. Discussion was had between staff and the commission about modifying the condition. It was determined that this was a significant change and they would leave the condition as written to give time for Public Works to provide their input on that change before the case is heard by the Board of County Commission.

Commissioner Himpel made a motion to approve DEV-20-128 for Deer Ridge Event Center. Modifying staff condition 6 and 12. Commissioner Matthews seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

The Board of County Commissioners will consider this item on **February 3, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-20-142 (M & M Construction)

Consideration of an application for the renewal of Special Use Permit for M & M Concrete, a Contractor's Yard, located on a tract of land Northeast Quarter of Section 15, Township 8 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas.

Request submitted by Mr. and Mrs. Lansing

Also known as 20437 Seven Sisters Road

Jared Clements presented the staff report for the above referenced case. Chairman Rosenthal opened the public hearing portion of the hearing and asked if the application wished to speak. Applicant Mr. Lansing came forward. Mr. Lansing said he agreed with all of the conditions. The public hearing was closed.

Commissioner Bartkoski made a motion to approve DEV-20-142 for M & M Concrete. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

The Board of County Commissioners will consider this item on **February 3, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-20-132 (Rezone - Willis)

Consideration of an application for a rezoning request from RR-5 zoning district to the RR-2.5 zoning district for Lot 1 of Cain Estates, a subdivision in Leavenworth County Kansas.

Also known as: 24646 Conley Avenue (PID: 206-14-0-00-006.06)

Request submitted by Herring Surveying on behalf of Estee & Jack Willis

Krystal Voth presented the staff report for the above referenced case. Chairman Rosenthal opened the public hearing portion of the hearing and asked if the application wished to speak. Applicant Joe Herring, Herring Surveying came forward. Mr. Herring stated that his clients want to rezone which would be in conformance with the Comprehensive Plan. Several residents came forward to speak in opposition. The public hearing was closed.

Commissioner Himpel made a motion to approve DEV-20-132 a rezone request. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

The Board of County Commissioners will consider this item on **February 3, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-20-137 (Rezone - Hui)

Consideration of an application for a rezoning request from the RR-5 district to the RR-2.5 District for Lot 9A and Lot9B of Deer Mound Subdivision, a subdivision located in the Northwest ¼ of Section 02, Township 12, Range 20 East of the 6th P.M., in Leavenworth County

Also known as: 00000 254th Street, Lawrence, Kansas (PID: 211-02-0-00-001.14)

Request submitted by Herring Surveying

Krystal Voth presented the staff report for the above referenced case. Chairman Rosenthal opened the public hearing portion of the hearing and asked if the application wished to speak. Applicant Joe Herring with Herring Surveying came forward. Mr. Herring stated that like the previous case his clients want to rezone their parcels which would be in conformance with the recently adopted Comprehensive Plan. Several residents came forward to speak in opposition. The public hearing was closed. Discussion was had about the next step in the development process and the conditions and requirements that would come during a platting process that would address some of the concerns brought up during public comment.

Commissioner Himpel made a motion to approve DEV-20-137 a rezoning request. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

The Board of County Commissioners will consider this item on **February 3, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-20-140 (Rezone – Ledford)

Consideration of an application for a rezoning request from B-3 & RR-5 zoning districts to B-3 zoning district on a tract of land located in the Northeast Quarter of Section 3, Township 9, Range 21 East of the 6th P.M. in Leavenworth County, Kansas.

Also known as: 00000 Springdale Road. Request submitted by Greg Ledford.

Krystal Voth presented the staff report for the above referenced case. Chairman Rosenthal opened the public hearing portion of the hearing and asked if the application wished to speak. Applicant Greg Ledford came forward. Mr. Ledford went over his future plans for the property. Discussion was had about the only rezoning a portion of the property, the portion to be used for the business. One resident came to speak in favor of the request and several residents came forward to speak in opposition. The public hearing was closed.

Commissioner Bartkoski made a motion to table DEV-20-140 a rezoning request. Commissioner Denney seconded the motion. Commissioner Himpel brought up that tabling the case would not make this conform anymore if it was tabled.

ROLL CALL VOTE - Motion to table failed, 7/2

Commissioner Himpel made a motion to deny DEV-20-140 based on the fact that it does not meet our Comprehensive Plan, Commissioner Matthews seconded the motion.

Commissioner DeMoro voted no: Part of the parcel and surrounding parcels are currently zoned B-3.

Commissioner Denny voted no: B-3 zoning is already there. The Comprehensive Plan should be used as a guide, but there is always reason to look at each case individually and make decisions based on facts.

The Board of County Commissioners will consider this item on **February 3**, **2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Planning Commission adjourned at 7:40 PM.

WORK SESSION MATERIAL ONLY



COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007 Leavenworth, Kansas 66048-2815 Phone (913) 684-0470 Fax (913) 684-0473

DATE: October, 2020

TO: All Leavenworth County Incorporated Cities

FROM: Bill Noll, Infrastructure & Construction Management Director

Notification of Funding Availability for Local Bridge and Paving Projects

Leavenworth County Board of County Commissioners (BoCC) is pleased to announce the availability of \$2 million in funding for road and bridge projects within Leavenworth County. Leavenworth County is soliciting proposals for cost-sharing transportation system improvement projects. Proposals will be utilizing funding from the proceeds of the one percent (1%) countywide retailer's sales tax that is to be used to finance, among other things, capital improvements and infrastructure within the county and cities.

Eligible Applicants

Any city or town within the Leavenworth County limits with eligible transportation facilities.

Eligible Projects and Funding Availability

BOCC is soliciting proposals for projects under the following conditions:

- Improvement of existing Leavenworth County maintained roadways within and around city limits or annexed area
- Upon completion of the project, the City shall assume responsivity for the maintenance, repair and upkeep of the project and its appurtenances
- Improvements will maximize the current and future benefit to the citizens of the cities and the county as outlined in the Regional Vision of Mid-America Regional Council (MARC) and the MARC Complete Streets Policy

Estimated Sales Tax Funds Available for Distribution (in millions of dollars)

2022-2023: \$2 million

Local matching funds is not required to be eligible for application. However, priority will be given to any project proposal with a minimum of 50% local matching funds. Applicants may apply for up to the total amount of funding available and may submit more than one proposal.

Application Process

Application instructions are available on the Leavenworth County Public Works website. Municipalities with candidate projects that meet project eligibility criteria must complete and submit applications (one application per project proposal) by close of business **November 15, 2020**.

Applications should include a cover letter signed by the chief elected official or equivalent and contain basic details of the proposal, including project description, costs, and a brief statement of need. All awardees will be required to enter into an agreement between the City and the County and be expected to obligate funds for construction in the calendar year from which they are drawn from. The applicant will be expected to work with Leavenworth County Public Works staff through execution of the agreement; assistance from BOCC will be provided as needed.

Detailed application instructions can be found online at

https://www.leavenworthcounty.gov/pw/default.asp

Applications and cover letter signed by the Chief Elected Official should be submitted to:

Leavenworth County Clerk 300 Walnut St., Ste. 106 Leavenworth, KS 66048 by 5:00pm on November 15, 2020.

Project Evaluation Process

A selection committee with members of the BOCC, administration and Leavenworth County Public Works will be formed to review submissions and screen them for basic eligibility.

Applications will be awarded based on the following criteria:

- Cost/Benefit Analysis
- Regional Benefit
- Project Delivery

Additional information on criteria for selection of projects are provided in the Program Overview document.

Questions pertaining to the application process may be submitted to Leavenworth County Public Works staff no more than 48 hours prior to the submittal deadline:

Lauren Anderson, Engineering Superintendent

LAnderson@LeavenworthCounty.gov | (913) 684-0470



The City of Basehor

November 16, 2020

Leavenworth County
Board of County Commission
c/o Leavenworth County Clerk
300 Walnut Street, Suite 106
Leavenworth, Kansas 66048

Dear Chairman Smith,

On behalf of the Governing Body of the City of Basehor, I would like to thank the entire Board of County Commissioner's for the opportunity to submit road improvement projects for funding consideration. We feel extremely fortunate in Basehor that we continue to grow despite these incredibly challenging times. As of last week, the City has 95 single family building permits and 9 multi-family permits for 2020. This growth brings with it expectations one of which is well maintained infrastructure. Our residents also said they want to see enhanced connectivity, trails, and sidewalks as part of the City's transportation network.

The City submitted three projects to Mid America Regional Council (MARC) for funding consideration. We spent considerable time, effort, and resources in an effort to align our projects with the transportation priorities approved by the MARC Board. Each of our projects was identified as highly aligned in MARC's pre-application process, and subsequently, all three of our projects scored well in the technical application process. We are optimistic the City will receive some level of funding for 155th Street and our Metrogreen trail projects.

- 155th Street road modernization, safety, intersection, trail/sidewalk, and stormwater improvements.
- 158th Street and Parallel Road road modernization, safety, intersection, trail/sidewalk, and stormwater improvements.
- Metrogreen Trail from 155th Street to 158th Street through Tomahawk Valley subdivision.

Improving 155th Street is the City's priority road infrastructure project. We have included two applications for the Board of County Commission's consideration, mostly to illustrate the needs here in Basehor. I understand from reading the materials, the source of funding for these projects, if selected will come from the county-wide 1 cent economic development sales tax. I also understand the County is looking for the City to assume ongoing maintenance responsibility for County maintained roadways.

The City of Basehor is prepared to assume ongoing maintenance responsibility for 155th Street from 24/40 Highway to Leavenworth Road if this project is awarded funding from MARC and Leavenworth County. I am asking for the BOCC to consider awarding more than \$2 million dollars to Basehor for this very important project. As you will see from our application materials, there is a lot of concentrated development activity occurring within this important corridor, including trails, a public park, the community library, an early learning center, and a new elementary school. This combined with rapid residential growth makes this an ideal area for investing sales tax earned to promote economic development activities.

I want to thank you again for the opportunity to submit these projects. Please let me know if you would like any additional information from the City.

Kind Regards,

David K. Breuer

Mayor

Enclosures

RESOLUTION NO. 2020-26

A RESOLUTION APPROVING AND AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR FUNDING FOR LOCAL BRIDGE AND PAVING PROJECTS TO LEAVENWORTH COUNTY, KANSAS

WHEREAS, Leavenworth County, Kansas, distributed a solicitation of applications and proposals for funding for eligible local bridge and paving projects, attached hereto as **Exhibit A**; and

WHEREAS, the City of Basehor wishes to submit applications and proposals for funding for eligible local bridge and paving projects.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR KANSAS:

<u>Section 1.</u> That the Governing Body hereby approves and authorizes the Mayor to execute the necessary documents for applications and proposals for funding for eligible local bridge and paving projects, for submittal to Leavenworth County, Kansas, for funding of such projects.

Section 2. That this resolution shall become effective upon passage.

PASSED by the Governing Body this 4th day of November, 2020.

APPROVED by the Mayor this 4th day of November, 2020

[SEAL]

ATTEST:

Catherine M. Renn, City Clerk

Shahnon M. Marcano, City Attorney

EXHIBIT A



COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007 Leavenworth, Kansas 66048-2815 Phone (913) 684-0470 Fax (913) 684-0473

DATE: October, 2020

TO: All Leavenworth County Incorporated Cities

FROM: Bill Noll, Infrastructure & Construction Management Director

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Lauren Anderson, Engineering Superintendent

LAnderson@LeavenworthCounty.gov | (913) 684-0470



LEAVENWORTH COUNTY CALL FOR PROJECTS TRANSPORTATION SYSTEM IMPROVEMENT PROJECTS

155TH STREET - CITY OF BASEHOR

PROJECT SPONSOR:

City of Basehor

PROJECT CONTACT:

Gene Myracle Jr.
City Superintendent
City of Basehor, KS
Office # 913-724-2000
citysuper@cityofbasehor.org

PROJECT PRIORITY:

1) 155th Street Improvements

2) 158th Street & Parallel Road Improvements

CONSTRUCTION COST:

\$11,092,820.00 (excludes right of way)

TOTAL PROJECT COST:

Engineering - \$1,310,200.00

Utility Adjustment/Relocation -

\$488,800.00

Construction -

\$8,245,410.00

Inspection -

\$1,048,410.00

REQUESTED FUNDING:

\$2,000,000.00

The City is seeking the maximum amount offered by the County and would like to see

consideration for more than \$2 million in funding

REDUCED FUNDING DISTRIBUTION:

The City is currenty competing for funding through MARC's STP Committee. This project is the top scoring roadway project in the Kansas STP Committee and Basehor is hoping this project is funded. If the project is not funded through MARC the scope will need to be reduced to focus on intersection improvements and pedestrian enhancements.

FUNDING MECHANISMS:

This project is currently under consideration for Mid-America Regional Council Surface Transportation Program funding. A final recommendation of funding from the Surface Transportation Committee is scheduled for December 3, 2020 The City is preparing to finance the local share of the project with debt financing.

FFY LETTING:

Fall 2022

PROJECT SCHEDULE:

Engineering -

2021

Letting -

Fall 2022

Utility Adjustment/Relocation -

Spring 2022

Commence Construction -

Spring 2023

Substantial Completion -

Fall 2023

PROJECT SCOPE DESCRIPTION:

Basehor's main street corridor, 155th Street, is currently substandard with an unsafe intersection at Parallel Rd and inadequate facilities for bicyclists and pedestrians. This project will rehabilitate and modernize 1.5 miles of roadway from Wolf Creek Parkway to Elm Road and improve overall safety for motorists and non-motorists alike, including the addition of turn lanes and stormwater improvements with adequate green infrastructure (BMPs, native grasses and street trees). The intersection at Parallel will be improved with a roundabout. These improvements will add a 10' wide Multi-Use Path for pedestrian and bicycle traffic along with a 5' wide sidewalk on opposite side of roadway. The improvements to 155th Street will make the corridor easily accessible for freight movement and ultimately convert 155th Street into Leavenworth County's first complete street.

STATEMENT OF NEED:

Improvements to 155th Street address residents' desires for sidewalks/bike infrastructure/trails, as identified in September 2019 Citizen Satisfaction Survey by ETC. Survey results identified this type of facility as the most pressing infrastructure need in the city. 64% of residents ranked this type of infrastructure among the most important city capital improvement project for the continuous success for the city of Basehor. This ranked even higher than street maintenance. In addition, this project addresses a major safety concern at the intersection of Parallel and 155th, where a high school exists. There are currently no sidewalks south of Parallel Road on 155th Street, forcing pedestrians to walk in the roadway.

The overarching goal of the 155th Street Improvement Project is to improve the quality of life for the citizens of Basehor and Leavenworth County. To be very specific, 155th Street is located within the heart of the city and is a major connector to Highway 24/40 (State Avenue). During the last 20 years, the City, surrounding area, and specifically this corridor have seen tremendous growth (from approx. 1000 to 6000 citizens). This level of growth has led to an increasing need to safely provide sidewalks, bike paths, multiple use paths that will serve this fully developed residential neighborhood a with population of all ages, which include veterans, people with disabilities, and elementary/middle/high school students. Improving this project area would have an impact on the mixed population. Demographic data indicates the residents living in and within a three (3) block spread of 155th Street are predominantly working age, with many young families with school age children. Basehor's largest track of our elderly population resides along this main road. Along this corridor are three of the four senior housing facilities located in the city. As a result, the transportation needs of seniors without privately own transportation becomes challenging.

It is believed that the 155th Street Improvement project will improve the quality of life by providing better connections for residents and visitors to jobs and services. An advantage to our transportation disadvantaged population will be found in providing a safe continuous connection from long-established neighborhoods to the activity centers located within the city including schools, parks, civic centers, and commercial corridors. Additional advantages would be to improve quality of life which will result in better connections for residents and visitors to jobs and services.

IMPLEMENTATION:

The project will be administered by City of Basehor with oversight from the Kansas Department of Transportation.

ADDITIONAL INFORMATION:

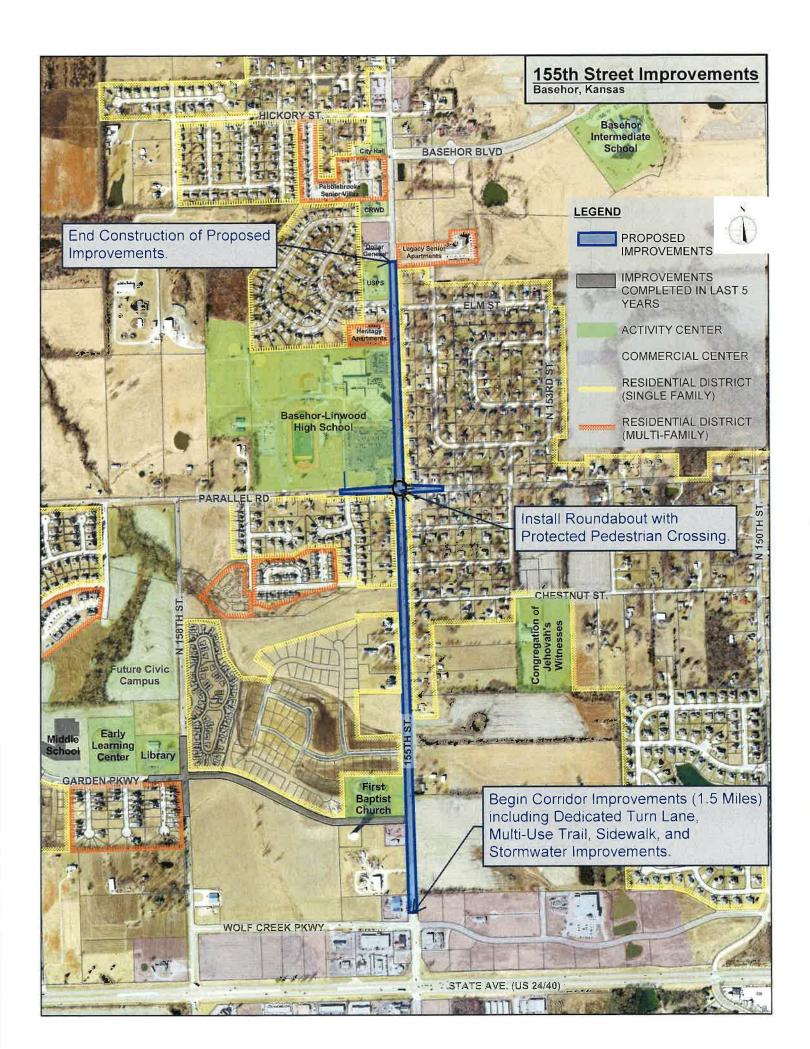
This project's focus is to rehabilitate and modernize the existing roadway and provide bicycle/pedestrian facilities for transportation and recreation in a more natural setting which seeks to provide tree canopy and reduce stormwater flows and improve water quality. The project will address areas of concern identified as restoration priorities by MARC by adding green infrastructure wherever possible. The project will seek to make downtown Basehor and the newly developing Civic Campus transit-ready by identifying locations for stops, including transit stop infrastructure, for any future transit or rideshare vehicles. The project will provide a multi-modal transportation corridor (where no bike/ped facilities exist in some places) which will establish a connection between commercial node along State Avenue, nearby Civic Campus and alongside a major High School, and Downtown Basehor. The project will use state of the art technology (energy efficient and/or solar powered) in signage and traffic control equipment to achieve maximum energy efficiency. The project will directly connect well established mixed density residential areas with new development, of various development types and price points, which will provide and opportunity for our increasingly diverse population to call Basehor a community of choice for all ages.

In addition, this project's design will account and allow for future transit shelters and stops identified as priority county needs in KCATA's Leavenworth County Transit Planning Sustainable Places study. The goals of the 155th Street Improvement Project closely align with goals identified by MARC's Regional Vision and Leavenworth County's Comprehensive Plan including establishing a bike route paralleling 155th Street and regional bike trail infrastructure, improving connectivity and accessibility of public resources, and incorporating future transit service expansions into current planning.

APPLICATION ENCLOSURES:

The following documents are enclosed with this application:

- 1) 155th Street Improvements Exhibit
- 2) Engineer's Estimate of Probable Construction Cost
- 3) Transportation Safety Analysis
- 4) City of Basehor Maintenance Resolution
- 5) Resolution 2020-26 Authorizing and approving submittal of road projects to Leavenworth County for funding consideration





155th Street Rehabilitation & Bike/Ped Improvements Basehor, Kansas Franciscoste Setimente of Probable Construction Cost

Engineer's Estimate of Probable Construction Cost

TEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
	GENERAL & GRADING ITEMS				
1	Construction Staking	1	LS	\$72,500.00	\$72,500.0
2	Mobilization	1	LS	\$365,000.00	\$365,000.
3	Material Testing	1	LS	\$58,000.00	\$58,000.
4	Clearing & Grubbing	15	AC	\$3,250.00	\$48,750.
5	Demolition	1	LS	\$25,000.00	\$25,000.
6	Grading & Compaction (Unclassified)	1	LS	\$851,180.00	\$851,180.
6а	Unclassified Excavation	19 467	CY	FYI	FY!
6b	Compaction of Earthwork (Type A) (MR-5-5)	17 520	CY	FYI	FYI
6c	Compaction of Earthwork (Type AA) (MR-3-3) (Through Cuts)	5 353	CY	FYL	FYI
					#E0.000
7	Traffic Control	1	LS	\$59,000.00	\$59,000.
7	Traffic Control Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS	1	LS	\$16,425.00	\$16,425
_	Pavement Markings & Signs				\$16,425
_	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS				\$16,425 \$1,495,855
8	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS	1	LS	\$16,425.00	\$16,425. \$1,495,855. \$1,437,852. \$450,060
9	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A)	28,360	LS	\$16,425.00 \$50.70	\$16,425. \$1,495,855. \$1,437,852.
9	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3)	28,360 34,620	LS SY SY	\$16,425.00 \$50.70 \$13.00	\$16,425 \$1,495,855 \$1,437,852 \$450,060 \$361,000
9 10 11	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B)	28,360 34,620 14,440	SY SY LF	\$16,425.00 \$50.70 \$13.00 \$25.00	\$16,425. \$1,495,855. \$1,437,852. \$450,060. \$361,000.
9 10 11 12	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B) Tensar Triax 160 Geogrid (or Equal)	28,360 34,620 14,440 34,620	SY SY LF SY	\$16,425.00 \$50.70 \$13.00 \$25.00 \$2.00	\$16,425 \$1,495,855 \$1,437,852 \$450,060 \$361,000 \$69,240 \$71,500
9 10 11 12 13	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B) Tensar Triax 160 Geogrid (or Equal) Temporary Surfacing	28,360 34,620 14,440 34,620 7,150	SY SY LF SY SY	\$16,425.00 \$50.70 \$13.00 \$25.00 \$2.00 \$10.00	\$16,425. \$1,495,855. \$1,437,852. \$450,060
9 10 11 12 13	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B) Tensar Triax 160 Geogrid (or Equal) Temporary Surfacing Sidewalk (AE) (4")	28,360 34,620 14,440 34,620 7,150 3,650	SY SY LF SY SY SY	\$16,425.00 \$50.70 \$13.00 \$25.00 \$10.00 \$58.00	\$16,425. \$1,495,855. \$1,437,852 \$450,060 \$361,000 \$69,240 \$71,500 \$211,700
9 10 11 12 13 14	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B) Tensar Triax 160 Geogrid (or Equal) Temporary Surfacing Sidewalk (AE) (4") Sidewalk Shared Use Path (AE) (4")	28,360 34,620 14,440 34,620 7,150 3,650 7,300	SY SY LF SY SY SY SY SY	\$16,425.00 \$50.70 \$13.00 \$25.00 \$2.00 \$10.00 \$58.00 \$58.00	\$16,425. \$1,495,855. \$1,437,852. \$450,060. \$361,000. \$69,240. \$71,500. \$211,700. \$423,400.
9 10 11 12 13 14 15	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B) Tensar Triax 160 Geogrid (or Equal) Temporary Surfacing Sidewalk (AE) (4") Sidewalk Shared Use Path (AE) (4") Sidewalk Ramps	28,360 34,620 14,440 34,620 7,150 3,650 7,300 34	SY SY LF SY SY SY SY Each	\$16,425.00 \$50.70 \$13.00 \$25.00 \$10.00 \$58.00 \$58.00 \$2,250.00	\$16,425 \$1,495,855 \$1,437,852 \$450,060 \$361,000 \$69,240 \$71,500 \$211,700 \$423,400 \$76,500



155th Street Rehabilitation & Bike/Ped Improvements Basehor, Kansas Engineer's Estimate of Probable Construction Cost

MHS F	Project 2019050-009				5/27/2020
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
	STORM ITEMS			·/	
	RCP Storm Pipe	4,928	LF	\$80.00	\$394,200.00
	End Section (RC)	12	Each	\$1,200.00	\$14,400.00
	RCB Double Cell (6-ft x 6-ft) w/ Wing Walls	1	LS	\$261,000.00	\$261,000.00
	RCB Extension (4-ft x 4-ft)	90	LF	\$425.00	\$38,250.00
	Guardrail Fencing	124	LF	\$115.00	\$14,260.00
	Rip Rap (Light Stone) (100 LB)	54	CY	\$750.00	\$40,500.00
	Curb Inlet (Setback)	36	Each	\$4,050.00	\$145,800.00
	Flowable Fill	635	CY	\$175.00	\$111,066.67
	SUBTOTAL - STORM ITEMS		"		\$1,019,476.67
	EROSION CONTROL & STABILIZATION ITEMS				
	Erosion Control & Stabilization	1	LS	\$74,000.00	\$74,000.00
	SWPPP Inspection	30	Each	\$400.00	\$12,000.00
	SUBTOTAL - EROSION CONTROL & STABILIZATION ITEMS				\$86,000.00
	UTILITIES AND MISC CONSTRUCTION	4		,	
	Waterline Relocations & Service Relocations	5,020	LF	\$38.00	\$190,760.00
	Fire Hydrant Relocations	18	Each	\$4,500.00	\$81,000.00
	Adjust Existing Sanitary Manhole to Grade	10	Each	\$1,750.00	\$17,500.00
	Sanitary Main Relocation & Service Reconnections	2,100	LF	\$95.00	\$199,500.00
	Streetlights	34	Each	\$3,250.00	\$110,500.00
	Mailboxes	54	Each	\$225.00	\$12,150.00
	Remove and Reset/Replace Existing Fence (All Types)	1,550	LF	\$70.00	\$108,500.00
	Trees (2.5" Caliper Ball & Burlap)	264	Each	\$460.00	\$121,440.00
	Plug Plantings	10,000	Each	\$8.00	\$80,000.00
	Decorative Cobbles (2" - 5")	66	Ton	\$310.00	\$20,460.00
	Shovel Cut Edge	2,490	ĻF	\$1.50	\$3,735.00
	Sod	295,650	SF	\$0.95	\$280,867.50
	1000	200,000		7	



155th Street Rehabilitation & Bike/Ped Improvements Basehor, Kansas Engineer's Estimate of Probable Construction Cost

MHS P	roject 2019050-009	,,			5/27/2020
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
	SUBTOTAL - GENERAL & GRADING ITEMS	/!	N		\$1,495,855.00
	SUBTOTAL - SURFACING & ROAD ITEMS				\$3,451,018.67
	SUBTOTAL - STORM ITEMS				\$1,019,476.67
	SUBTOTAL - EROSION CONTROL & STABILIZATION ITEMS				\$86,000.00
	SUBTOTAL - UTILITIES AND MISC CONSTRUCTION				\$1,226,412.50
	Construction Contingency (20%)				\$1,455,752.57
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$8,734,515.40
	PROPERTY ACQUISITION COSTS				
48	Right of Way and Permanent Easement Acquisitions (54 Parcels)	216,600	SF	\$0.50	\$108,300.00
49	Temporary Construction Easements (54 Parcels)	108,300	SF	\$0.25	\$27,075.00
50	Appraisals and Other Legal Services	54	EA	\$500.00	\$27,000.00
	SUBTOTAL - PROPERTY ACQUISITION COSTS	-			\$162,375.00
	TOTAL PROJECT COSTS				\$11,255,209.56



LEAVENWORTH COUNTY CALL FOR PROJECTS TRANSPORTATION SYSTEM IMPROVEMENT PROJECTS

158TH STREET & PARALLEL ROAD - CITY OF BASEHOR

PROJECT SPONSOR:

City of Basehor

PROJECT CONTACT:

Gene Myracle Jr.
City Superintendent
City of Basehor, KS
Office # 913-724-2000
citysuper@cityofbasehor.org

PROJECT PRIORITY:

1) 155th Street Improvements

2) 158th Street & Parallel Road Improvements

CONSTRUCTION COST:

\$7,775,830.00 (excludes right of way)

TOTAL PROJECT COST:

Engineering - \$918,405.00

Utility Adjustment/Relocation -

\$197,050.00

Construction -

\$5,925,651.00

Inspection -

\$734,724.00

REQUESTED FUNDING:

\$2,000,000.00

The City is seeking the maximum amount offered by the County and would like to see

consideration for more than \$2 million in funding

REDUCED FUNDING DISTRIBUTION:

The City is currenty competing for funding through MARC's STP and TAP Committees. If the project is not funded through MARC the scope will need to be reduced to focus on pedestrian enhancements.

FUNDING MECHANISMS:

This project is currently under consideration for Mid-America Regional Council Surface Transportation Program and Surface Transportation Block Grant Program funding. A final recommendation of funding from the Surface Transportation Committee is scheduled for December 3, 2020 The City is preparing to finance the local share of the project with debt financing.

FFY LETTING:

Fall 2022

PROJECT SCHEDULE:

Engineering -

2021

Letting -

Fall 2022

Utility Adjustment/Relocation -

Spring 2022

Commence Construction -

Spring 2023

Substantial Completion -

Fall 2023

PROJECT SCOPE DESCRIPTION:

This project implements Metrogreen and regional bikeway system in areas of greatest need and growth in the city of Basehor. Inadequate bicycle/pedestrian infrastructure exist along Parallel Rd and 158th Street leaving little options for safe mobility choices. This project directly connects to programmed improvements on 155th Street. These improvements would directly benefit existing area high school and community's civic campus and activity center which will include new elementary school, city park, early learning center, community library and recreational trails area. Project will include multi-use path along Parallel and 158th Street, safe pedestrian crossings, off road trail along and identified Metrogreen corridor. Project will include street trees, native grasses and stormwater BMPs.

STATEMENT OF NEED:

Improvements to 158th Street and Parallel Road address residents' desires for for sidewalks/bike infrastructure/trails, as identified in September 2019 Citizen Satisfaction Survey by ETC. Survey results identified this type of facility as the most pressing infrastructure need in the city. 64% of residents ranked this type of infrastructure among the most important city capital improvement project for the continuous success for the city of Basehor. This ranked even higher than street maintenance. There are currently no sidewalks connecting residential areas to the surrounding schools or commercial centers.

The overarching goal of the 158th Street and Parallel Improvement Project is to improve the quality of life for the citizens of Basehor and Leavenworth County. 158th Street is located within the heart of the city, and during the last 20 years, the City, surrounding area, and specifically this corridor have seen tremendous growth (from approx. 1000 to 6000 citizens). This level of growth has led to an increasing need to safely provide sidewalks, bike paths, multiple use paths that will serve this fully developed residential neighborhood a with population of all ages, which include veterans, people with disabilities, and elementary/middle/high school students. Improving this project area would have an impact on the mixed population. Demographic data indicates the residents living in and within a three (3) block spread of 158th Street are predominantly working age, with many young families with school age children. Basehor's largest track of our elderly population resides along ourmain road. As a result, the transportation needs of seniors without privately own transportation becomes challenging.

It is believed that the 158th Street and Parallel Improvement project will improve the quality of life by providing better connections for residents and visitors to jobs and services. An advantage to our transportation disadvantaged population will be found in providing a safe continuous connection from long-established neighborhoods to the activity centers located within the city including schools, parks, civic centers, and commercial corridors. Additional advantages would be to improve quality of life which will result in better connections for residents and visitors to jobs and services.

IMPLEMENTATION:

The project is anticipated to be administered by City of Basehor with oversight from the Kansas Department of Transportation.

ADDITIONAL INFORMATION:

This project's focus is to rehabilitate and modernize the roadway and significantly improve or provide bicycle pedestrian facilities for transportation and recreation, in a more natural setting which seeks to provide tree canopy and reduce stormwater flows and improve water quality. The project will address areas of concern identified as restoration priorities by MARC by adding green infrastructure wherever possible. The project will seek to make the newly developing Civic Campus and areas leading to the city's high school and commercial corridos transit ready by identifying locations for stops, including transit stop infrastructure, for any future transit or rideshare vehicles. The project will use state of the art technology (energy efficient and/or solar powered) in signage and traffic control equipment to achieve maximum energy efficiency.

In addition, this project's design will account and allow for future transit shelters and stops identified as priority county needs in KCATA's Leavenworth County Transit Planning Sustainable Places study. The goals of the 158th Street and Parallel Road Improvement Project closely align with goals identified by MARC's Regional Vision and Leavenworth County's Comprehensive Plan including establishing local bike routes and regional bike trail infrastructure, improving connectivity and accessibility of public resources, and incorporating future transit service expansions into current planning.

APPLICATION ENCLOSURES:

The following documents are enclosed with this application:

- 1) 158th Street Improvements Exhibit
- 2) Engineer's Estimate of Probable Construction Cost
- 3) Transportation Safety Analysis
- 4) City of Basehor Maintenance Resolution
- Resolution 2020-26 Authorizing and approving submittal of road projects to Leavenworth County for funding consideration





158th Street and Parallel Road Rehabilitation Basehor, Kansas Engineer's Estimate of Probable Construction Cost

NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
	GENERAL & GRADING ITEMS				
1	Construction Staking	1	LS	\$58,770.00	\$58,770.0
2	Mobilization	1	LS	\$215,100.00	\$215,100.0
3	Material Testing	1	LS	\$46,980.00	\$46,980.0
4	Clearing & Grubbing	10.8	AC	\$3,250.00	\$35,100.0
5	Demolition	1	LS	\$20,700.00	\$20,700.0
6	Grading & Compaction (Unclassified)	1	LS	\$684,053.33	\$684,053.3
6a	Unclassified Excavation	15 544	CY	FYI	FYI
6b	Compaction of Earthwork (Type A) (MR-5-5)	14 980	CY	FYI	FΥI
0	Compaction of Earthwork (Type AA) (MR-3-3) (Through Cuts)	4 302	CY	FYL	FYI
6c					
7	Traffic Control	1	LS	\$53,100.00	\$53,100.0
	Traffic Control Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS	1	LS	\$53,100.00 \$14,800.00	\$53,100.0 \$14,800.0 \$1,128,603.3
7	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS				\$14,800.0
7	Pavement Markings & Signs				\$14,800.0
7	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS	1	LS	\$14,800.00	\$14,800.0 \$1,128,603.3
7 8	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A)	22,040	LS	\$14,800.00 \$50.70	\$14,800.0 \$1,128,603.3 \$1,117,428.0
7 8 9 10	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3)	22,040 26,973	LS SY SY	\$14,800.00 \$50.70 \$13.00	\$14,800.0 \$1,128,603.3 \$1,117,428.0 \$350,653.3
7 8 9 10	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B)	22,040 26,973 11,260	SY SY LF	\$14,800.00 \$50.70 \$13.00 \$25.00	\$14,800.0 \$1,128,603.0 \$1,117,428.0 \$350,653.0 \$281,500.0 \$53,946.0
7 8 9 10 11	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B) Tensar Triax 160 Geogrid (or Equal)	22,040 26,973 11,260 26,973	SY SY LF SY	\$14,800.00 \$50.70 \$13.00 \$25.00 \$2.00	\$14,800.0 \$1,128,603.3 \$1,117,428.0 \$350,653.3 \$281,500.0
7 8 9 10 11 12	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B) Tensar Triax 160 Geogrid (or Equal) Temporary Surfacing	22,040 26,973 11,260 26,973 4,778	SY SY LF SY SY	\$50.70 \$13.00 \$25.00 \$2.00 \$10.00	\$14,800.0 \$1,128,603.3 \$1,117,428.1 \$350,653.3 \$281,500.1 \$53,946.1 \$47,777.
9 10 11 12 13	Pavement Markings & Signs SUBTOTAL - GENERAL & GRADING ITEMS SURFACING & ROAD ITEMS 12" HMA-Commercial Grade (Class A) 6" Aggregate Base (AB-3) Curb & Gutter (Type B) Tensar Triax 160 Geogrid (or Equal) Temporary Surfacing Sidewalk (AE) (4")	22,040 26,973 11,260 26,973 4,778 2,933	SY SY LF SY SY SY	\$14,800.00 \$50.70 \$13.00 \$25.00 \$2.00 \$10.00 \$58.00	\$14,800.0 \$1,128,603.3 \$1,117,428.0 \$350,653.3 \$281,500.0 \$53,946.0 \$47,777.3



158th Street and Parallel Road Rehabilitation Basehor, Kansas Engineer's Estimate of Probable Construction Cost

MHS P	roject 2019050-009	/			9/2/2020
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
	STORM ITEMS				
18	RCP Storm Pipe	4,410	LF	\$80.00	\$352,800.00
19	End Section (RC)	8	Each	\$1,200.00	\$9,600.00
20	RCB Double Cell (9-ft x 9-ft) w/ Wing Walls	1	LS	\$92,000.00	\$92,000.00
21	RCB (5-ft x 4-ft) w/ Wing Walls	1	LS	\$47,000.00	\$47,000.00
22	Guardrail Fencing	124	LF	\$115.00	\$14,260.00
23	Rip Rap (Light Stone) (100 LB)	170	CY	\$750.00	\$127,500.00
24	Curb Inlet (Setback)	34	Each	\$4,050.00	\$137,700.00
25	Flowable Fill	597	CY	\$175.00	\$104,533.33
	SUBTOTAL - STORM ITEMS				\$885,393.33
	EROSION CONTROL & STABILIZATION ITEMS				
26	Erosion Control & Stabilization	1	LS	\$70,400.00	\$70,400.00
27	SWPPP Inspection	23	Each	\$400.00	\$9,000.00
	SUBTOTAL - EROSION CONTROL & STABILIZATION ITEMS				\$79,400.00
	UTILITIES AND MISC CONSTRUCTION				
28	Waterline Relocations & Service Relocations	3,500	LF	\$38.00	\$133,000.00
29	Fire Hydrant Relocations	8	Each	\$4,500.00	\$36,000.00
30	Adjust Existing Sanitary Manhole to Grade	3	Each	\$1,750.00	\$5,250.00
31	Sanitary Main Relocation	240	LF	\$95.00	\$22,800.00
32	Streetlights	28	Each	\$3,250.00	\$91,000.00
33	Retaining Wall with Handrail	200	LF	\$300.00	\$60,000.00
34	Mailboxes	24	Each	\$225.00	\$5,400.00
35	Remove and Reset/Replace Existing Fence (All Types)	990	LF	\$70.00	\$69,300.00
36	Trees (2.5" Caliper Ball & Burlap)	211	Each	\$460.00	\$97,152.00
37	Plug Plantings	9,500	Each	\$8.00	\$76,000.00
38	Decorative Cobbles (2" - 5")	59	Ton	\$310.00	\$18,290.00
39	Shovel Cut Edge	2,220	LF	\$1.50	\$3,330.00
40	Sod	184,800	SF	\$0.95	\$175,560.00
	SUBTOTAL - UTILITIES AND MISC CONSTRUCTION				\$793,082.00



158th Street and Parallel Road Rehabilitation Basehor, Kansas

	Engineer's Estimate of Probable C	Construction Co	st		
мнѕ г	Project 2019050-009		947		9/2/2020
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
	SUBTOTAL - GENERAL & GRADING ITEMS				\$1,128,603.33
	SUBTOTAL - SURFACING & ROAD ITEMS				\$2,215,772.44
	SUBTOTAL - STORM ITEMS				\$885,393.33
	SUBTOTAL - EROSION CONTROL & STABILIZATION ITEMS				\$79,400.00
	SUBTOTAL - UTILITIES AND MISC CONSTRUCTION				\$793,082.00
	Construction Contingency (20%)				\$1,020,450.22
	SUBTOTAL ESTIMATED CONSTRUCTION COST			_	\$6,122,701.33
	PROPERTY ACQUISITION COSTS				
41	Right of Way and Permanent Easement Acquisitions (23 Parcels)	62,100	SF	\$0.50	\$31,050.00
42	Temporary Construction Easements (23 Parcels)	31,050	SF	\$0.25	\$7,762.50
43	Appraisals and Other Legal Services	23	EA	\$500.00	\$11,500.00
	SUBTOTAL - PROPERTY ACQUISITION COSTS				\$50,312.50
	TOTAL PROJECT COSTS				\$7,826,143.19

TRANSPORTATION SAFETY ANALYSIS



Transportation Corridor in Central Basehor, Kansas 155th Street, 158th Street & Parallel Road



MHS Project No. 2019.050.009

15700 College Boulevard Ste. 202 Lenexa, Kansas 66219 Phone: (913) 888-4647

August 2020

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Appendix B: ADT Exhibits	

Appendix C: Crash Data

EXECUTIVE SUMMARY

The City of Basehor has requested a Transportation Safety Analysis for it's most heavily utilized corridors at the geographic center of the city. This report will assess the existing infrastructure in comparison to the City's goal of providing accessible roadway corridors for all ages, abilities, and transportation modes. The proposed recommendations presented in this report are in accordance with the *Together Toward Zero 2018-2022 Kansas City Regional Transportation Safety Blueprint*, the *Manual for Uniform Traffic Control Devices*, and the City's past experiences and successes.

This analysis references the 155th & Parallel Traffic Impact Analysis, 2018 prepared by Priority Engineers, Inc. and existing traffic counts conducted by the City of Basehor in August 2019. Future growth trends are outlined in the Comprehensive Plan for the City of Basehor, Kansas, 2019.

SECTION I. INTRODUCTION

The studied corridor consisting of 155th Street from Wolf Creek Parkway to Elm Street, Parallel Road from 155th Street to 158th Street, and 158th Street from Garden Parkway to Parallel Road is illustrated in Figure 1 and consists of 2.0 miles of existing two-lane, open ditch roadway. Due to the proximity of State Avenue (24 / 40 Highway), the Central Basehor study area is a frequented corridor for traffic traveling to residences and businesses both inside and outside of the study area.



Figure 1: Site Location Map

The study area has direct access to Basehor-Linwood High School, the Basehor Community Library, the Early Learning Center, First Baptist Church, assisted living facilities, the United States Post Office, City Hall, and commercial districts. Much of the land bordered by 155th at the east and the western city limit is undeveloped. As such, the 158th Street corridor has seen rapid development in recent years with the establishment and expansion of subdivisions to the east and west of 158th Street from Parallel Road to Wolf Creek Parkway and the construction of the Garden Parkway connection between 155th Street and 158th Street. Many additional residential subdivisions are currently under review and permit by the city. The City has plans to construct a civic campus northwest of the 158th Street and Garden Parkway intersection which will include expanded city offices, an elementary school, recreation center, and outdoor recreation fields and park space.

SECTION II. EXISTING CONDITIONS

Within the study limits, 155th Street is classified as a major collector and 158th Street and Parallel Road are classified as minor collectors by the Mid-America Regional Council. Garden Parkway and Wolf Creek Parkway function as east/west minor collectors connecting residential and commercial areas to the study corridors.

Existing infrastructure includes:

- 155th Street: A 24-ft two-lane undivided major collector running north/south. 155th Street is the main commercial corridor through town and intersects three access drives to the high school. The road is an open ditch section with no sidewalks present except for the west side of 155th Street, north of the northern high school parking lot.
- 158th Street: A 24-ft two-lane undivided minor collector running north/south. This area is experiencing rapid growth with the development of surrounding subdivisions and the proposed civic campus at the intersection with Garden Parkway. The chip and seal road is an open ditch section with no sidewalks.
- Parallel Road: A 24-ft wide two-lane undivided minor collector running east/west. Parallel Road connects 155th Street and 158th Street and runs adjacent to the high school property, intersecting two school entrances. The chip and seal road is an open ditch section with no sidewalks.
- The intersection of 155th Street and Parallel Road functions as a two-way stop with north and southbound free through movements. Northbound traffic turning east has a yield offshoot from the main intersection. Westbound traffic turning north has a stop-controlled offshoot from the main intersection leg.
- The intersection of 158th Street and Parallel Road is stop controlled for northbound traffic.
- The posted speed limit for each corridor is 30 mph.
- Existing streetlights are located at 400 foot spacing along 155th Street. There no streetlights through the Parallel Road or 158th Street corridors, except single light fixtures at the intersection of 158th Street and Garden Parkway and 158th Street and Parallel Road.

- A crosswalk is delineated at 155th Street and Elm Street for pedestrians crossing north/south.
- A signed pedestrian crossing exists at 155th Street and Elm Street for east/westbound pedestrians but is not delineated with pavement markings.
- A crosswalk with a Pedestrian Crossing Sign, Pedestrian Controlled Signal Heads and Circular Warning Flashing Beacons is located crossing 155th Street just north of Elm Street.
- The northbound approach to the 158th Street and Parallel Road intersection has an advanced warning "Stop Ahead" sign equipped with perimeter lights.

The City of Basehor's current typical section for roadways include a curb and gutter street section and sidewalks. Some areas near the study corridor have been improved including 155th Street north of Elm Street, 155th Street from State Avenue to Wolf Creek Parkway, Garden Parkway, and 158th Street from State Avenue to Garden Parkway. New developments with local roads are required to incorporate a five-foot sidewalk on one side of the roadway, therefore newer subdivisions within the study corridor have internal sidewalk circulation, with limited perimeter connection routes. Appendix A of this report contains photographs of existing site conditions.

SECTION III. DATA COLLECTION AND OBSERVATIONS

A Traffic Impact Analysis was conducted in 2018 for the 155th Street and Parallel Road intersection. Manual traffic counts were conducted during peak hours in addition to a 24-hour traffic count. The City of Basehor also maintains a record of semi-annual traffic counts, during the school year and in the summer months. Currently, the 155th Street and Parallel intersection handles 64% more traffic volume than the 158th Street and Parallel intersection. This trend is anticipated to even out as more amenities, residences, and public resources are developed along the 158th Street corridor. The existing corridor does not have an implemented congestion management plan.

The 155th Street corridor is not currently suited for pedestrian or bicycle travel and has no dedicated non-vehicular facilities. The corridor is inundated with many residential drives, commercial entrances, and local street connections.

Congestion at 155th and Parallel is greatest during school pick-up, drop-off, and events which are commonplace during the school year between the hours of 6:00 am and 8:00 pm. Cars stack on northbound 155th Street from the school entrance through the Parallel Road intersection, waiting to turn left into the school parking lot. Eastbound traffic at the intersection also experiences delays waiting for a break in north and southbound traffic through the intersection.

At the time of this report, permits are in process for 350 additional single-family homes and 64 apartments that will be in very close proximity to the study corridor. Due to recent residential construction and growing number of public facilities traffic on adjacent streets has noticeably

increased over the past 12 months. The City continues to monitor traffic and has provided short-term enhancements for improving vehicular and pedestrian safety where warranted, such as installing an advanced warning sign for northbound traffic approaching the 158th Street and Parallel intersection, as well as, installation of pedestrian beacons north of Elm Street. In the past five years, the City of Basehor Police Department responded to 19 non-fatal crash incidents at the 155th Street and Parallel Road intersection and 6 non-fatal crash incidents at 158th Street and Parallel Road.

There is currently no pedestrian or dedicated bicycle infrastructure linking the high school and civic campus library through the 158th Street and Parallel Road corridor. Pedestrians attempting to walk along 158th Street or Parallel road encounter a roadway with no shoulder, deep ditches, and no pedestrian crossings. Vehicles traveling through the corridor are not alerted to the potential presence of pedestrians, causing an unsafe situation for both driver and pedestrian. Of additional note, the low point on 158th Street, north of the library and approximately 730 feet south of Parallel Road, is located within the mapped FEMA Flood Hazard Zone A (Flood Panel 20103C0239G). During rainfall events, storm water often overtops the roadway. It is estimated that the pipes are sized to convey the 10-Year storm.

SECTION IV. TRAFFIC ANALYSIS

A summary of Average Daily Traffic Volumes for each roadway is found in Table 1. The traffic count was conducted in August 2019 by the City of Basehor. School was not in session during the traffic count. Appendix B contains exhibits with 24-hour turning volumes at major intersections within the corridor.

Table 1: Average Daily Traffic

Roadway	Average Daily Traffic (vehicles)	
155th Street	7,432	
158th Street	2,326	
Parallel Road	1,880	

A Level of Service study was conducted by Priority Engineers in 2018 for the 155th Street and Parallel Road intersection. The current intersection functions at a "B" level of service, with eastbound traffic experiencing the greatest delay of 20.8 seconds per vehicle. Eastbound traffic functioned at a "C" level of service and was anticipated to function at an "F" level of service by 2023 during peak hour traffic.

The City of Basehor is growing. The 2010 U.S. Census Bureau documented an average growth rate of 7.2% from 2000-2010. The estimated 2020 City population is 6,000 residents, an average growth of 2.6% since 2010. Assuming the City's average growth rate of 5% from 2000-2020 is maintained, the City's population is anticipated to reach 20,000 residents by 2045. The continued growth both within and in adjacent rural areas will result in a growing school population and traffic volumes within Central Basehor.

SECTION V. CONCLUSIONS AND RECOMMENDATIONS

The City of Basehor has experienced unique growth since 2000, growing from a population of 2,238 in 2000 to over 6,000 residents in a twenty-year span. The City has identified the need to facilitate and adapt existing infrastructure to accommodate the existing swell in population while also planning for a future with full build-out of developable land.

There are many opportunities for the City of Basehor to improve vehicular and pedestrian safety through the Central Basehor corridor consisting of 155th Street, 158th Street, and Parallel Road. An emphasis should be placed on providing alternative modes of transportation and increasing pedestrian safety and maneuverability throughout the corridor, focusing on existing and proposed locations where sidewalks or trails intersect vehicular travel lanes. As existing roadway improvement opportunities are undertaken, the following recommendations should be considered during design and implemented as appropriate:

- A separate shared-use path and sidewalk adjacent to a curbed roadway would provide separation between pedestrians, bicyclists, and vehicular traffic. Adding additional accessible facilities would increase the accessibility of roadway corridors for all ages, abilities, and transportation modes.
- Add pedestrian warning signs and crosswalk pavement markings to provide dedicated road crossing locations throughout project, with emphasis on access to the high school and other activity centers.
- Provide crosswalk visibility enhancements within heavily saturated corridors (155th Street) and at crucial school crossing locations highly frequented by pedestrians. Install a Pedestrian Crossing Sign and Pedestrian Controlled Signal Heads and Circular Warning Flashing Beacons similar to those currently present within the City.
- At a time when a crosswalk receives 20 or greater pedestrians per hour, the City should consider the installation of Pedestrian Hybrid Beacons.
- The City should consider implementing a comprehensive access management plan to restrict driveway and street connections within heavily developed corridors.
- Additional streetlights should be installed to increase foot-candle spread on all travel ways (vehicular and pedestrian). Spacing between lights should be a minimum of 150 feet and a maximum of 250 feet. Streetlights should also be installed at intersections.
- Dedicated left turn lanes would improve traffic circulation throughout the corridor and prevent abrupt stopping situations, reduce rear-end crashes, and allow for crossing pedestrians to better view traffic movements.
- A roundabout would aid in mitigating congested traffic, crash severity, and visibility of pedestrians and bicyclists at the intersection of 155th Street and Parallel Road.
- At larger intersections, where pedestrians may need to pause to rest or may not completely cross the street prior to the pedestrian signal head cycling to a wait status, install pedestrian refuge islands that provide separation from vehicular traffic.
- All new improvements should be constructed to ADA / PROWAG standards for maximum accessibility for residents.

Where full corridor reconfiguration is not viable, the City may choose to implement any of the following short-term strategies where appropriate:

- Install advanced warning signs for traffic movements or stop conditions and for pedestrian crossing locations.
- Connect missing sidewalk links. Where sidewalks terminate and push pedestrians and bicyclists onto the adjacent roadway, continue the sidewalk to an ending point to a less traveled corridor or fill the gap between existing sidewalk sections.
- Maintain clear pavement markings.
- · Provide paved shoulders.

Overall, the City of Basehor should continue to evaluate and maintain a transportation comprehensive plan that considers vehicular and pedestrian transportation modes and promotes "safe destinations". Establishing best practices and design standards that incorporate pedestrian, bicycle, and roadway safety would strengthen the City's systematic safety strategy. Plans for residential and commercial development should be reviewed to ensure the internal pedestrian facilities are contiguous with the City's planned pedestrian and bicycle corridors.

APPENDIX A

SITE PHOTOGRAPHS



Photo 1: Approaching 155th Street and Parallel Road intersection, northbound. High School and School District offices visible on left. Residential driveways on right.



Photo 2: Approaching 155th Street and Parallel intersection, eastbound. Eastbound and westbound traffic is stop controlled.



Photo 3: Approaching 155th Street and Parallel intersection, westbound. Eastbound and westbound traffic is stop controlled.



Photo 4: 155th Street corridor, looking south from high school southern entrance. Many residential driveways and commercial entrances directly access 155th Street.



Photo 5: Southern high school entrance, just north of 155th Street and Parallel Road intersection, looking north. No turn lanes into high school, causing stacking.



Photo 6: Parallel Road at school district office, looking west. No pedestrian/bicycle access to high school property or between high school and public library.



Photo 7: Approaching 158^h Street and Parallel intersection, westbound.



Photo 8: 158th Street and Parallel intersection, looking south toward library. Northbound traffic is stop controlled. 158th Street corridor is programmed for substantial development with 350 single-family homes and 64 apartments in process.



Photo 9: 158th Street and Parallel intersection, northbound. An advanced warning "Stop Ahead" sign has been installed for vehicular traffic. No pedestrian facilities exist.

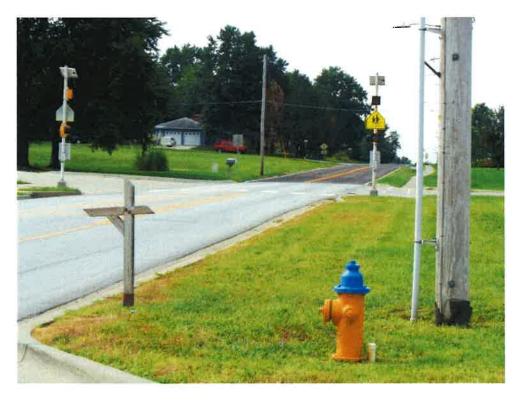


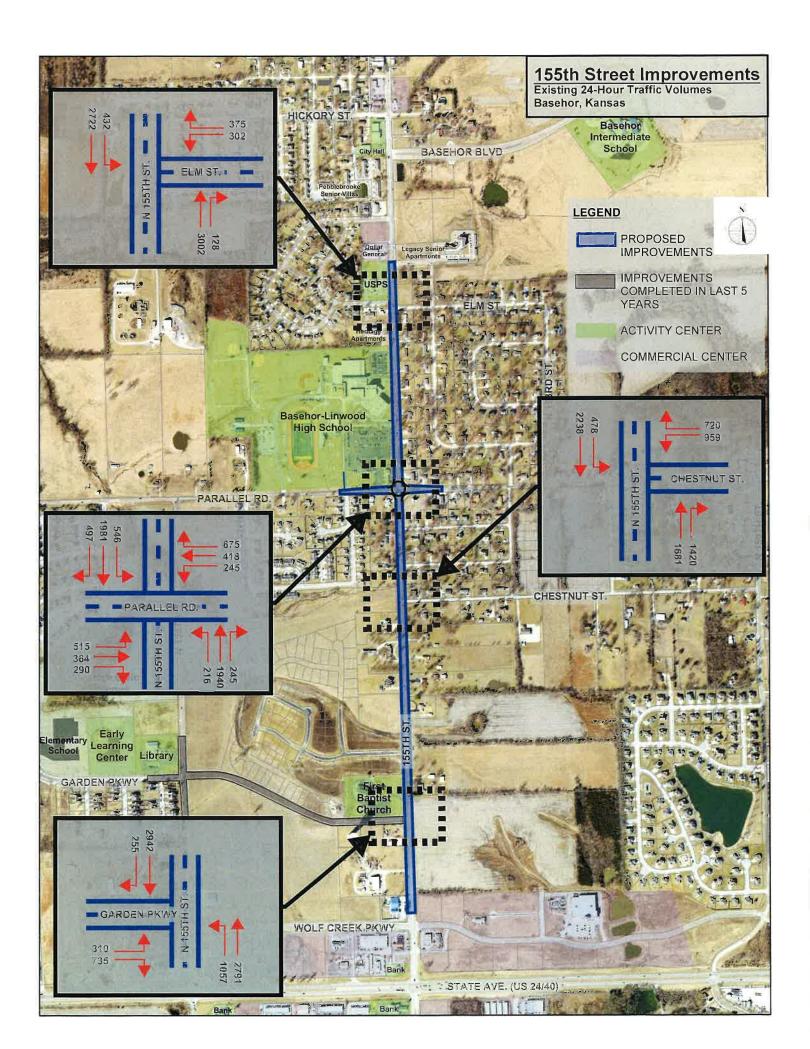
Photo 10: Crosswalk with Pedestrian Warning Signs, Pedestrian Controlled Signal Heads, and Circular Warning Flashing Beacons at 155th Street, just north of Elm Street.

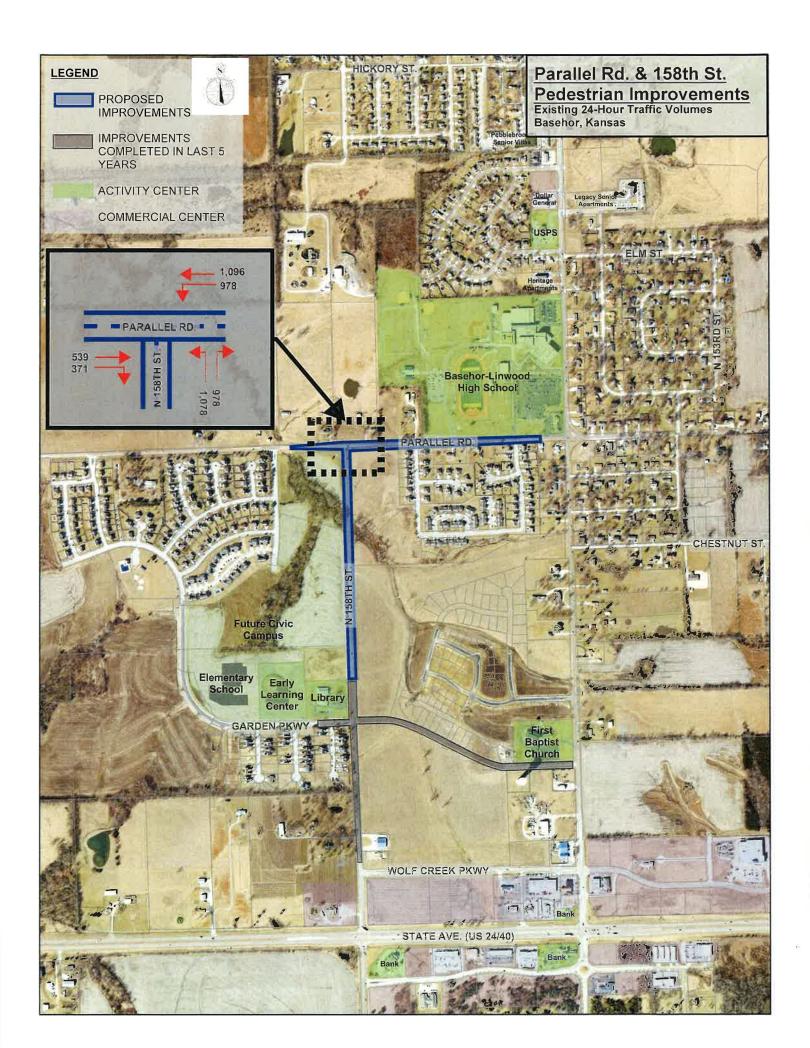


Photo 11: Pedestrian warning signs without crosswalk pavement markings crossing 155th Street at Elm Street.

APPENDIX B

ADT EXHIBITS





APPENDIX C

CRASH DATA

Crash Data Received from City of Basehor Police Department

2020 – thru 7/31/20 = 1 at 155th & Parallel; 0 at 158th & Parallel

2019 = 5 at 155th & Parallel; 2 at 158th & Parallel

2018 = 4 at 155th & Parallel; 1 at 158th & Parallel

2017 = 2 at 155th & Parallel; 1 at 158th & Parallel

2016 = 2 at 155th & Parallel; 1 at 158th & Parallel

2015 = 5 at 155th & Parallel; 1 at 158th & Parallel



City of Lansing 800 First Terrace Lansing, Kansas 66043

November 16, 2020

Leavenworth County Board of County Commissioners:

The purpose of this letter is to submit the roundabout at the intersection of 4H Road and 147th Street for consideration under the cost-share transportation system program. We are requesting funding of \$1M, which represents approximately 50% of the total project costs. We are confident that this project both meets the requirements of the program and will provide a significant enhancement to the citizens of Leavenworth County.

Please find the attached application information. If you have any questions, or require any additional information, feel free to reach out to the Lansing City Staff directly. We appreciate this opportunity and look forward to working together on this and other infrastructure projects in the future.

Sincerely,

Michael W. Smith

Mayor

City of Lansing

mayor@lansingks.org

Mill k Smil

(913) 727-3233

Traffic Operations Analysis

4H Road & Desoto Road - Intersection Study

PREPARED FOR

City of Lansing Public Works

730 First Terrace, Suite 3 Lansing, KS 66043

September 30, 2016







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Alfred Benesch & Company (Benesch) has completed a traffic operations and safety study of the intersection of 4H Road & Desoto Road in Lansing, Kansas. Purpose of this study is to evaluate the intersection to determine alternatives to improve the overall safety and traffic operations of the intersection.

1.0 Existing Conditions

Situated on the western edge of Lansing, Kansas, the intersection of 4H Road and Desoto Road is currently an all-way stop controlled intersection. **Figure 1** displays the project location. The newly-constructed Lansing High School is approximately 3/4 mile south of the intersection.

Desoto Road is currently a two-lane rural roadway. The roadway is approximately 24 feet in width with ditches and has a 35 mph posted speed limit. 4H Road is a two-lane rural roadway, approximately 22 feet wide, with a posted speed limit of 45 mph west of Desoto Road and 40 mph east of Desoto Road. According to Transportation Map in Lansing's 2030 Comprehensive Plan, 4H Road is classified a collector roadway and Desoto Road is classified as a minor arterial.

Other than red reflective posts for the stop signs, there are no additional safety signs or signals present on the approaches to the intersection from any direction.

Prior to Year 2015, 4H Road was the main roadway with two-way stop control for the Desoto Road approaches. With the addition of the high school, the traffic volumes along Desoto Road have increased. The amount of volume along Desoto Road has shifted to be higher than 4H Road.

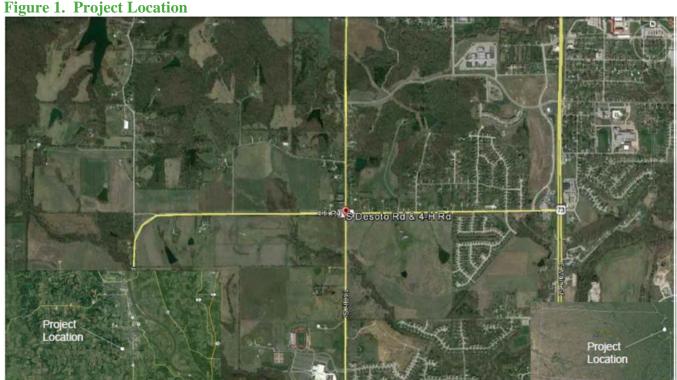


Image: Google Earth



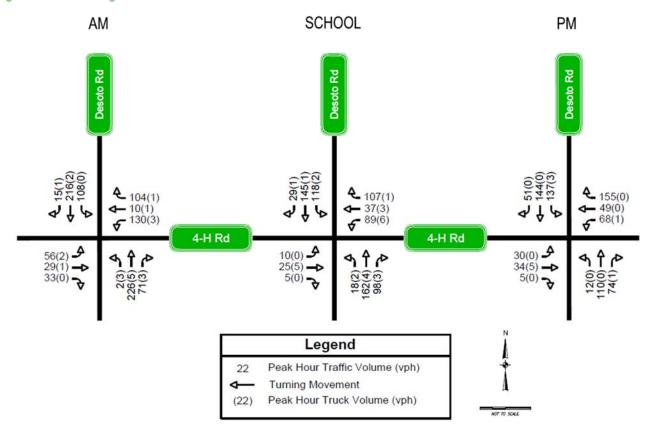
1.1 Existing Traffic Conditions

Benesch conducted turning movement counts on Thursday, May 5, 2016, from 7:00 AM to 6:00 PM utilizing Miovision video cameras.

1.1.1 Existing Traffic Volumes

The AM peak hour was identified as 7:00 AM to 8:00 AM. The PM peak period for commuters is typically between 5:00 PM and 7:00 PM; however, for this intersection, the school traffic from Lansing High School generates more traffic volume than the typical afternoon commuter peak period. As a result, the PM peak hour of this intersection was identified as 4:45 PM to 5:45 PM, and a separate School peak hour was analyzed from 3:15 PM to 4:15 PM. The existing 2016 peak hour volumes are displayed in **Figure 2**.

Figure 2. Existing Traffic Volumes





1.2 Existing Capacity Analysis

Unsignalized intersection capacity analyses were completed for the AM, School, and PM peak hours to determine the current traffic operation of the intersection. Highway Capacity Software 2010 (HCS) was used to analyze the intersection. Levels of service for the study intersections were determined as described in the *Highway Capacity Manual*, 2010 Edition (HCM). Level of service is a system of ranking intersection performance using average stop delay per vehicle as the evaluation criteria (expressed as seconds of delay per vehicle, or sec/veh). A summary of the HCM level of service criteria is displayed in **Table 1**.

Table 1. HCM Level of Service Ranges

1.08	Average Delay [sec/veh]		
LOS	Signalized	Unsignalized	
Α	≤10	≤10	
В	>10-20	>10-15	
С	>20-35	>15-25	
D	>35-55	>25-35	
E	>55-80	>35-50	
F	>80	>50	

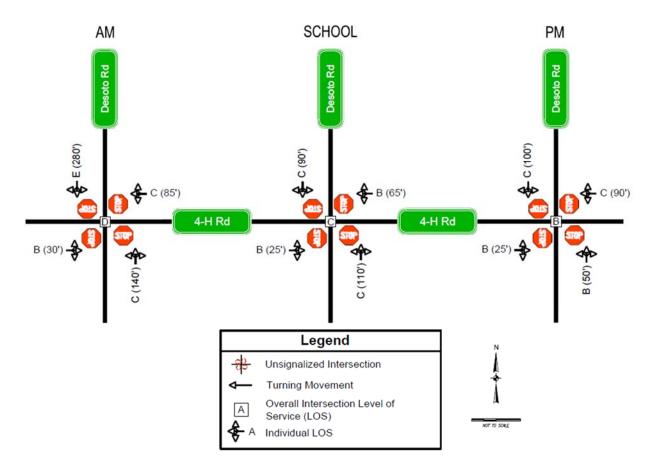
For this report, acceptable levels of service were considered LOS D or better for the overall intersection and LOS E or better for individual movements.

Based on the unsignalized capacity analysis, the overall intersection is currently operating with a LOS D during the morning peak period, as shown in **Figure 3**. The eastbound and westbound approaches currently operate with a LOS B and C and the northbound and southbound approaches are operating with a LOS C and E, respectively. The southbound approach has an estimated 95th percentile queue length of 280 feet during the morning peak period.

The overall intersection is currently operating with a LOS C during the school peak period. The individual approaches are operating with a LOS C or better, depicted in **Figure 3**. Similarly, the overall intersection is currently operating with a LOS B during the afternoon peak commuter period with the individual approaches operating with a LOS C or better.



Figure 3. Existing Level of Service



Based on the KDOT traffic volume maps, 4H Road has an AADT of 3,650 vehicles per day (vpd). Desoto Road AADT is approximately 4,400 vpd. Assuming a two percent growth rate, an estimated 2016 AADT was calculated to be about 4,450 vpd for 4H Road and 5,400 vpd. Using the estimated 2016 AADT, the roadway level of service was determined by comparing the AADT on each segment to the capacities described in National Cooperative Highway Research Program (NCHRP) *Report 365: Travel Estimation Techniques for Urban Planning*, displayed in



Exhibit 1. Both 4H Road and Desoto Road are currently operating with a LOS A and are expected to operate with a LOS A in twenty years. The level of service for intersection nodes will be lower than the roadway segment level of service.

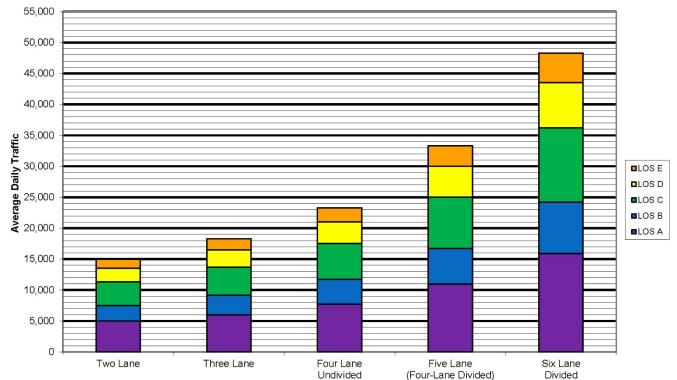


Exhibit 1. Typical Roadway Capacities

1.3 Crash Analysis

City of Lansing provided crash data for the intersection. Majority of the crashes occurred prior to 2015. The City installed all-way stop control devices to the intersection in the summer of 2015 to help reduce the number of vehicle crashes and to improve traffic operation for the new high school. By adding stop signs to 4H Road, and therefore controlling east- and westbound traffic, only one crash has been reported since 2015. The other crash data was when the intersection was a two-way stop controlled intersection therefore additional crash analysis was not completed.

2.0 Future Conditions

2.1 Future Traffic Volumes

To determine the historic growth rate in the area, Benesch reviewed traffic volumes from the City of Lansing and Kansas Department of Transportation. The comparison of the historical ADT (including the 2016 ADT count) showed zero or declining traffic growth on both 4H Road and Desoto Road. For these reasons, a conservative growth was assumed for the traffic (i.e., a growth rate of 1%) through the projected Year 2035. The future traffic volumes with no intersection modifications are the shown in **Figure 4**.



SCHOOL PMAM 190(0) 104(1) 131(1) 13(1)46(4) 60(0)159(4) 109(9) 4-H Rd 4-H Rd **ح**ـ (0) 69(3) **A ع**ـ ₍₀₎₃₇ 36(1) → 31(7) -> 7(0)41(0) Legend Peak Hour Traffic Volume (vph) 22 **Turning Movement** (22)Peak Hour Truck Volume (vph)

Figure 4. 20-Year No Build Traffic Volumes

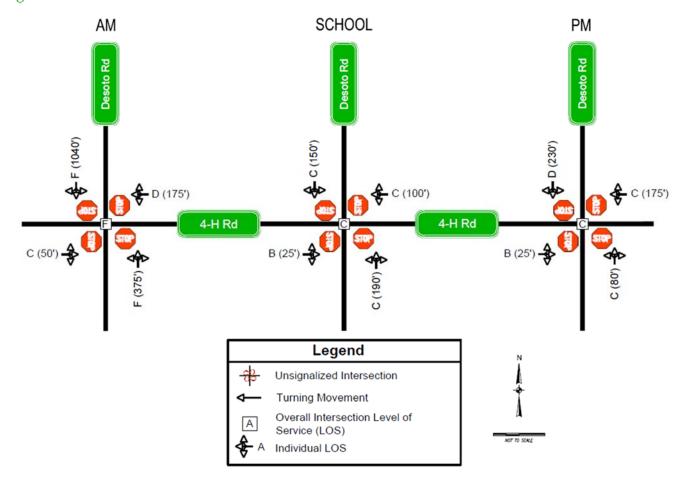
2.2 Future Traffic Condition Capacity Analysis

The capacity analyses for the All-Way stop controlled intersection during projected 20-year volume condition indicate the overall intersection would be expected to operate F during the AM peak period with the northbound and southbound approaches operating with a LOS F, as shown in **Figure 5**. The 95th percentile queue length for the northbound approach is estimated to be about 375 feet and 1,040 feet for the southbound approach. The eastbound and westbound approaches would be expected to operate with LOS C and D.

During school, the overall intersection would be expected to operate with a LOS C. The individual turning approaches would be expected to operate with a LOS C or better, as depicted in **Figure 5**. Similarly, the overall intersection would be expected to operate with a LOS C during the afternoon peak period. The eastbound and westbound approaches would be expected to operate with a LOS B and C, respectively. The northbound and southbound approaches would be expected to operate with a LOS C and D, respectively. The 95th percentile queue length for the southbound approach is estimated to be about 230 feet during the PM peak period.

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Figure 5. 20-Year Future No Build Traffic Level of Service





3.0 Alternatives Analysis

As described in the existing conditions section, the existing All-way stop controlled intersection is currently experiencing a LOS D during the AM peak period. With conservative growth projections in the area, operations are expected to worsen for future conditions and are summarized in Section 2.0. To address the anticipated poor traffic operations by the Year 2035, alternatives have been developed to improve the overall traffic operation.

3.1 Geometric Modification

An alternative for Desoto Road involving re-constructing the roadway by adding a northbound right turn lane was investigated. This alternative would alleviate some of the queue length, especially during the large after-school traffic volumes.

3.1.1 Widening for Right Turn Lane

Widening Desoto Road to allow for a northbound right-turn lane would have the benefit of reducing queue lengths for northbound traffic from Lansing High School. Operationally, the overall level of service would be expected to improve to a LOS C during the morning peak hour, as shown in **Figure 6**, and the northbound approach movement would improve to LOS B during the school peak period.

However, the overall intersection would still be expected to operate with a poor level of service, LOS F during the AM peak period, in the 20-year projected volume condition, as illustrated in **Figure 7.** The right turn lane did reduce the 95th percentile vehicle for the northbound approach but the southbound approach would operate with a LOS F.

benesch

AM SCHOOL PM

PB 00000

A-H Rd

B (30')

B (30')

C (85')

C (85')

A-H Rd

B (25')

B (60')

B (25')

B (60')

B (25')

B (60')

C (90')

Figure 6. Existing Traffic Levels of Service with Northbound Right Turn Lane



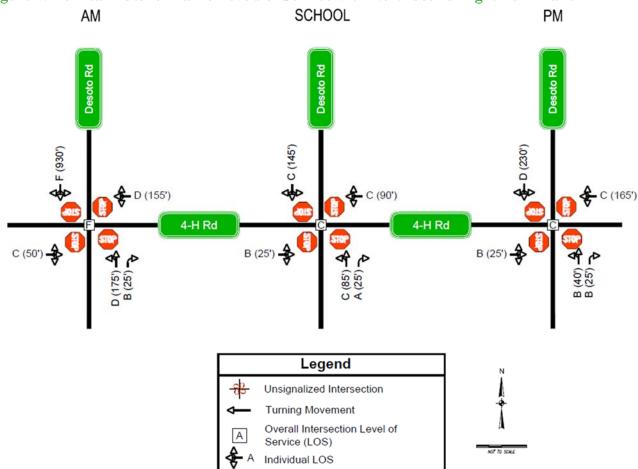


Figure 7. 20-Year Future Traffic Levels of Service with Northbound Right Turn Lane

3.2 Traffic Signal

In addition to changing the configuration of the roadways, alterations to the intersection traffic control were investigated. The two options that were considered were a traffic signal and a single lane roundabout.

3.2.1 Signal Warrant Analysis

A traffic signal is a possible solution to improving functionality by mechanically controlling the movement of drivers. The existing and future traffic volumes were compared to the signal warrant criteria in the MUTCD to determine if a traffic signal should be considered at the intersection. Currently, 4H Road is considered the "major road" at this intersection, but with the large increase of volume stemming from Lansing High School to the south, Desoto Road was identified as the "major road" for this analysis. Although there are eight traffic signal warrants associated with at intersection, the available data was limited to vehicular volume and peak hour conditions. Therefore, the following warrants were analyzed:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour



Note, Warrant 3 is not commonly used as the sole justification to consider a signal; Warrant 1 and/or Warrant 2 must usually be satisfied before a signal is considered.

As shown in **Table 2**, the 2016 existing traffic volumes do not satisfy any of the traffic signal warrants. Therefore, a traffic signal is not recommended.

Table 2. Year 2015 Signal Warrant Analyses (Desoto Road – Major Road)

2015	Warrant 1 Four-Hour Volume	Warrant 2 Four-Hour Volume	Warrant 3 Peak Hour Volume
4H Rd and Desoto Rd	Not met	Not met	Not met

3.3 Roundabout

A roundabout was considered because the roundabout would provide the necessary traffic control to manage the traffic volumes. Roundabouts eliminate right-angle crashes and will accommodate growing traffic volumes. The roundabout was analyzed using HCS software.

3.3.1 Roundabout Capacity Analysis

A single-lane roundabout with single-lane approaches and single-lane departures was analyzed. Based on the capacity analysis of the single-lane roundabout, the overall intersection would be expected to operate with LOS A for each of the peak volume conditions for the existing traffic volume condition. In addition to the very good level of service, vehicle queues would be significantly reduced, as shown in **Figure 8.**

For the 20-year volume condition, the proposed roundabout would be expected to provide an overall intersection LOS B during the morning peak and LOS A during the school and afternoon peak periods, as displayed in **Figure 9**.



Figure 8. Existing Traffic Roundabout Levels of Service

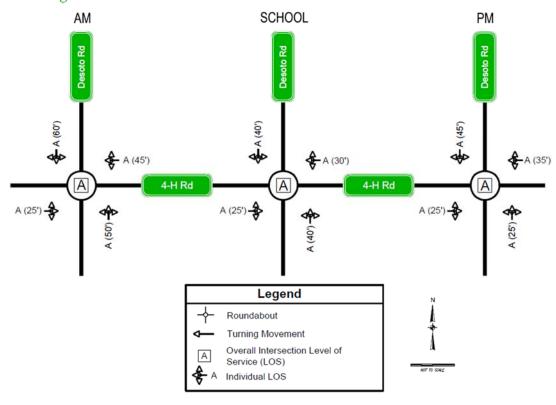
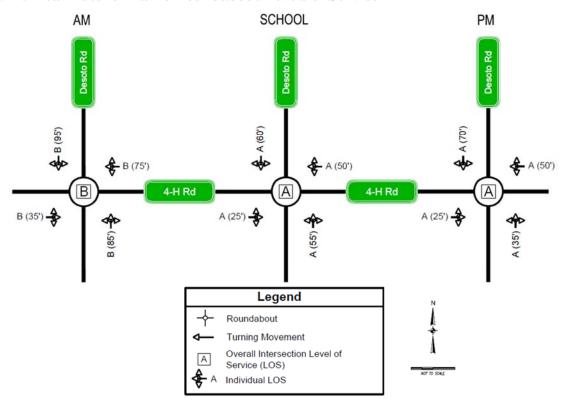


Figure 9. 20-Year Future Traffic Roundabout Levels of Service





4.0 Conclusions

The intersection currently operates adequately with the current All-way stop condition but does experience significant vehicle queues during the peak periods. The intersection was previously only two-way stop controlled, until stop signs were installed in 2015 which has greatly reduced the number of right-angle crashes. While historical trends don't illustrate any traffic growth in this area, a conservative growth rate of 1% was considered for future projections which will not aid in naturally improving the safety of the intersection. Traffic volume patterns have also changed with the addition of the new high school on Desoto Road, located approximately 34 mile south of 4H Road.

Alternatives were developed and analyzed to address traffic operation concerns. Geometric modifications included adding a northbound right-turn lane to accommodate the northbound school traffic. However, based on the traffic analysis, the southbound approach is experiencing poor traffic operation during the morning peak period. The intersection is expected to experience poor traffic conditions within 20 years. To improve traffic operation, traffic signal warrant analysis was completed but none of the MUTCD warrants were met. As a result, a traffic signal is not recommended.

To improve the current and long term traffic operation, a roundabout was evaluated. A single-lane roundabout with single-lane approaches and single-lane departures should function with very good levels of service and vehicle queue lengths for both the existing and 20-year volume conditions. For these reasons, a roundabout should be considered to improve the current and long term conditions. Roundabouts can accommodate additional growth from the area and will provide additional safety benefits by reducing severe right-angle crashes. Roundabouts tend to have negative public perception, and therefore public involvement will be an integral component of the intersection improvements.

Traffic Operations Analysis

4H Road & Desoto Road - Intersection Study

PREPARED FOR

City of Lansing Public Works

730 First Terrace, Suite 3 Lansing, KS 66043

September 30, 2016







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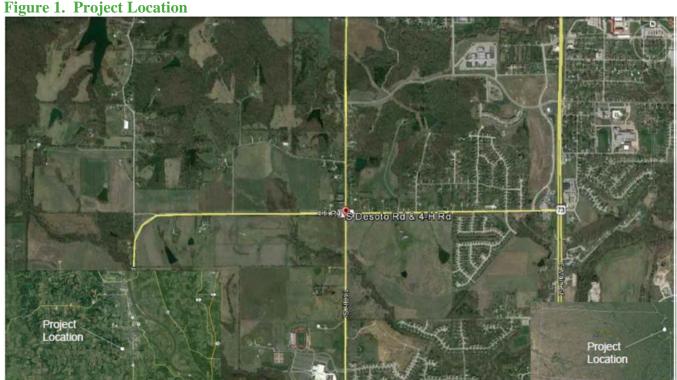


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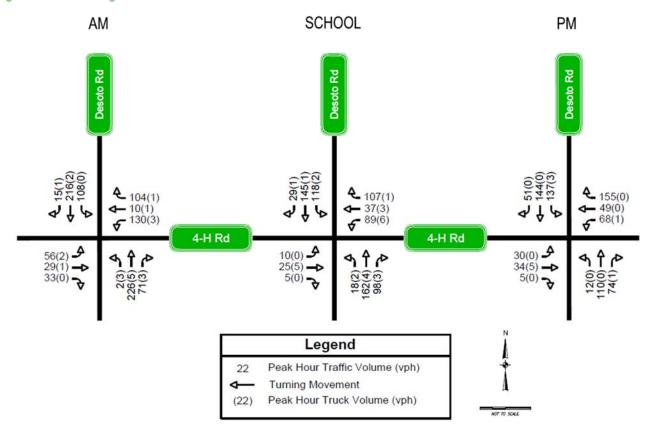
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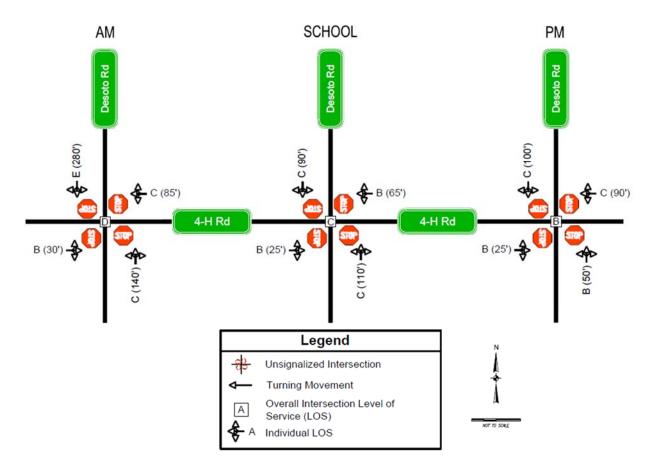
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The overall intersection is currently operating with a LOS C during the school peak period. The individual approaches are operating with a LOS C or better, depicted in **Figure 3**. Similarly, the overall intersection is currently operating with a LOS B during the afternoon peak commuter period with the individual approaches operating with a LOS C or better.



Figure 3. Existing Level of Service



Based on the KDOT traffic volume maps, 4H Road has an AADT of 3,650 vehicles per day (vpd). Desoto Road AADT is approximately 4,400 vpd. Assuming a two percent growth rate, an estimated 2016 AADT was calculated to be about 4,450 vpd for 4H Road and 5,400 vpd. Using the estimated 2016 AADT, the roadway level of service was determined by comparing the AADT on each segment to the capacities described in National Cooperative Highway Research Program (NCHRP) *Report 365: Travel Estimation Techniques for Urban Planning*, displayed in



Exhibit 1. Both 4H Road and Desoto Road are currently operating with a LOS A and are expected to operate with a LOS A in twenty years. The level of service for intersection nodes will be lower than the roadway segment level of service.

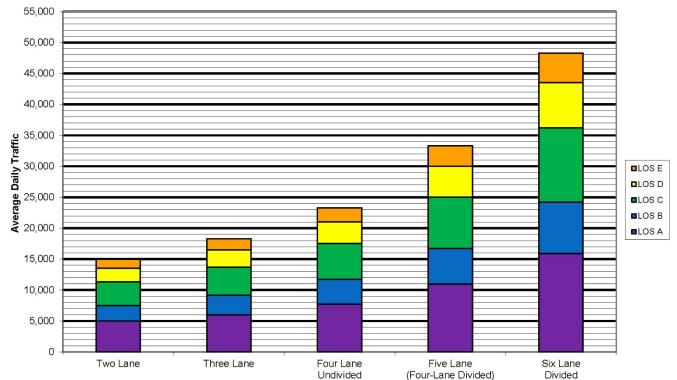


Exhibit 1. Typical Roadway Capacities

1.3 Crash Analysis

City of Lansing provided crash data for the intersection. Majority of the crashes occurred prior to 2015. The City installed all-way stop control devices to the intersection in the summer of 2015 to help reduce the number of vehicle crashes and to improve traffic operation for the new high school. By adding stop signs to 4H Road, and therefore controlling east- and westbound traffic, only one crash has been reported since 2015. The other crash data was when the intersection was a two-way stop controlled intersection therefore additional crash analysis was not completed.

2.0 Future Conditions

2.1 Future Traffic Volumes

To determine the historic growth rate in the area, Benesch reviewed traffic volumes from the City of Lansing and Kansas Department of Transportation. The comparison of the historical ADT (including the 2016 ADT count) showed zero or declining traffic growth on both 4H Road and Desoto Road. For these reasons, a conservative growth was assumed for the traffic (i.e., a growth rate of 1%) through the projected Year 2035. The future traffic volumes with no intersection modifications are the shown in **Figure 4**.



SCHOOL PMAM 190(0) 104(1) 131(1) 13(1)46(4) 60(0)159(4) 109(9) 4-H Rd 4-H Rd **ح**ـ (0) 69(3) **4 ع**ـ ₍₀₎₃₇ 36(1) → 31(7) -> 7(0)41(0) Legend Peak Hour Traffic Volume (vph) 22 **Turning Movement** (22)Peak Hour Truck Volume (vph)

Figure 4. 20-Year No Build Traffic Volumes

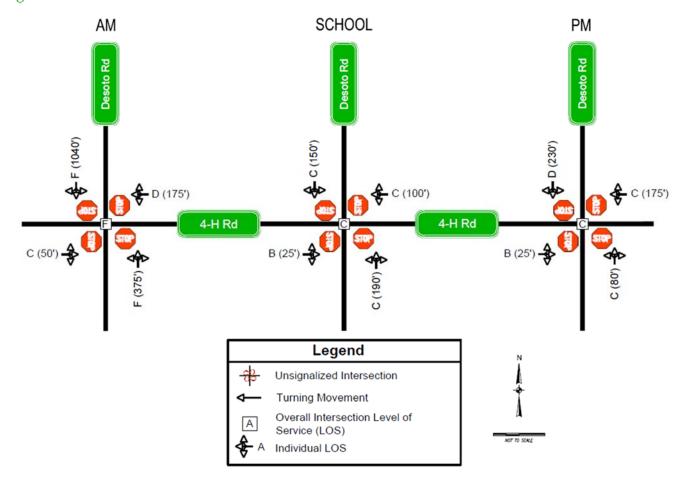
2.2 Future Traffic Condition Capacity Analysis

The capacity analyses for the All-Way stop controlled intersection during projected 20-year volume condition indicate the overall intersection would be expected to operate F during the AM peak period with the northbound and southbound approaches operating with a LOS F, as shown in **Figure 5**. The 95th percentile queue length for the northbound approach is estimated to be about 375 feet and 1,040 feet for the southbound approach. The eastbound and westbound approaches would be expected to operate with LOS C and D.

During school, the overall intersection would be expected to operate with a LOS C. The individual turning approaches would be expected to operate with a LOS C or better, as depicted in **Figure 5**. Similarly, the overall intersection would be expected to operate with a LOS C during the afternoon peak period. The eastbound and westbound approaches would be expected to operate with a LOS B and C, respectively. The northbound and southbound approaches would be expected to operate with a LOS C and D, respectively. The 95th percentile queue length for the southbound approach is estimated to be about 230 feet during the PM peak period.

benesch

Figure 5. 20-Year Future No Build Traffic Level of Service





3.0 Alternatives Analysis

As described in the existing conditions section, the existing All-way stop controlled intersection is currently experiencing a LOS D during the AM peak period. With conservative growth projections in the area, operations are expected to worsen for future conditions and are summarized in Section 2.0. To address the anticipated poor traffic operations by the Year 2035, alternatives have been developed to improve the overall traffic operation.

3.1 Geometric Modification

An alternative for Desoto Road involving re-constructing the roadway by adding a northbound right turn lane was investigated. This alternative would alleviate some of the queue length, especially during the large after-school traffic volumes.

3.1.1 Widening for Right Turn Lane

Widening Desoto Road to allow for a northbound right-turn lane would have the benefit of reducing queue lengths for northbound traffic from Lansing High School. Operationally, the overall level of service would be expected to improve to a LOS C during the morning peak hour, as shown in **Figure 6**, and the northbound approach movement would improve to LOS B during the school peak period.

However, the overall intersection would still be expected to operate with a poor level of service, LOS F during the AM peak period, in the 20-year projected volume condition, as illustrated in **Figure 7.** The right turn lane did reduce the 95th percentile vehicle for the northbound approach but the southbound approach would operate with a LOS F.

benesch

AM SCHOOL PM

PB 00000

A-H Rd

B (30')

B (30')

C (85')

C (85')

A-H Rd

B (25')

B (60')

B (25')

B (60')

B (25')

B (60')

C (90')

Figure 6. Existing Traffic Levels of Service with Northbound Right Turn Lane



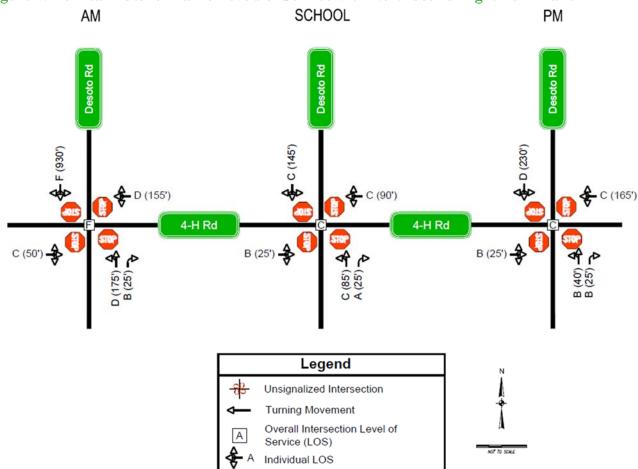


Figure 7. 20-Year Future Traffic Levels of Service with Northbound Right Turn Lane

3.2 Traffic Signal

In addition to changing the configuration of the roadways, alterations to the intersection traffic control were investigated. The two options that were considered were a traffic signal and a single lane roundabout.

3.2.1 Signal Warrant Analysis

A traffic signal is a possible solution to improving functionality by mechanically controlling the movement of drivers. The existing and future traffic volumes were compared to the signal warrant criteria in the MUTCD to determine if a traffic signal should be considered at the intersection. Currently, 4H Road is considered the "major road" at this intersection, but with the large increase of volume stemming from Lansing High School to the south, Desoto Road was identified as the "major road" for this analysis. Although there are eight traffic signal warrants associated with at intersection, the available data was limited to vehicular volume and peak hour conditions. Therefore, the following warrants were analyzed:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour



Note, Warrant 3 is not commonly used as the sole justification to consider a signal; Warrant 1 and/or Warrant 2 must usually be satisfied before a signal is considered.

As shown in **Table 2**, the 2016 existing traffic volumes do not satisfy any of the traffic signal warrants. Therefore, a traffic signal is not recommended.

Table 2. Year 2015 Signal Warrant Analyses (Desoto Road – Major Road)

2015	Warrant 1 Four-Hour Volume	Warrant 2 Four-Hour Volume	Warrant 3 Peak Hour Volume
4H Rd and Desoto Rd	Not met	Not met	Not met

3.3 Roundabout

A roundabout was considered because the roundabout would provide the necessary traffic control to manage the traffic volumes. Roundabouts eliminate right-angle crashes and will accommodate growing traffic volumes. The roundabout was analyzed using HCS software.

3.3.1 Roundabout Capacity Analysis

A single-lane roundabout with single-lane approaches and single-lane departures was analyzed. Based on the capacity analysis of the single-lane roundabout, the overall intersection would be expected to operate with LOS A for each of the peak volume conditions for the existing traffic volume condition. In addition to the very good level of service, vehicle queues would be significantly reduced, as shown in **Figure 8.**

For the 20-year volume condition, the proposed roundabout would be expected to provide an overall intersection LOS B during the morning peak and LOS A during the school and afternoon peak periods, as displayed in **Figure 9**.



Figure 8. Existing Traffic Roundabout Levels of Service

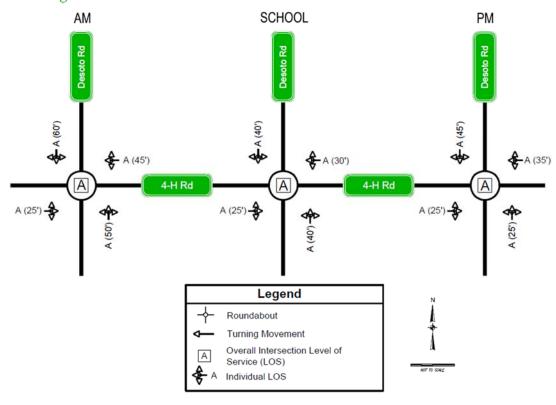
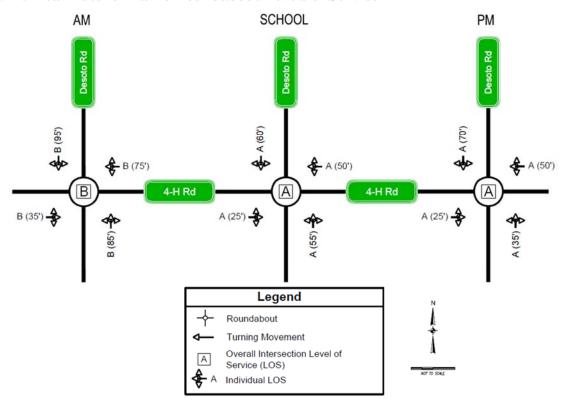


Figure 9. 20-Year Future Traffic Roundabout Levels of Service





4.0 Conclusions

The intersection currently operates adequately with the current All-way stop condition but does experience significant vehicle queues during the peak periods. The intersection was previously only two-way stop controlled, until stop signs were installed in 2015 which has greatly reduced the number of right-angle crashes. While historical trends don't illustrate any traffic growth in this area, a conservative growth rate of 1% was considered for future projections which will not aid in naturally improving the safety of the intersection. Traffic volume patterns have also changed with the addition of the new high school on Desoto Road, located approximately 34 mile south of 4H Road.

Alternatives were developed and analyzed to address traffic operation concerns. Geometric modifications included adding a northbound right-turn lane to accommodate the northbound school traffic. However, based on the traffic analysis, the southbound approach is experiencing poor traffic operation during the morning peak period. The intersection is expected to experience poor traffic conditions within 20 years. To improve traffic operation, traffic signal warrant analysis was completed but none of the MUTCD warrants were met. As a result, a traffic signal is not recommended.

To improve the current and long term traffic operation, a roundabout was evaluated. A single-lane roundabout with single-lane approaches and single-lane departures should function with very good levels of service and vehicle queue lengths for both the existing and 20-year volume conditions. For these reasons, a roundabout should be considered to improve the current and long term conditions. Roundabouts can accommodate additional growth from the area and will provide additional safety benefits by reducing severe right-angle crashes. Roundabouts tend to have negative public perception, and therefore public involvement will be an integral component of the intersection improvements.



City of Lansing 800 First Terrace Lansing, Kansas 66043

APPLICATION AND PROJECT INFORMATION:

Roundabout intersection improvements at 4H Road (CR#7) and 147th Street

Sponsor: City of Lansing, Kansas

Name: Tim Vandall – City Administrator / Michael Spickelmier – Director of Public Works

Address: 800 First Terrace, Lansing KS 66043

tvandall@lansingks.org / mspickelmier@lansingks.org

913-727-2400

Priority: 1st and only submitted project

Total Cost: \$2.4M (\$2M in construction, \$400k in design & ROW)

Request: \$1.0M (50% of construction or 42% of total project cost)

Reduced Funding Distribution: This may delay the project start date

Funding Mechanism: This project will be locally funded though Lansing Capital funds.

SFY Letting: The anticipated letting date is currently the spring of 2022.

Project Schedule: 2021 Property acquisition / utility relocation

2022 Construction (will coordinate with K7 & Eisenhower Project)

Project Scope: The installation of a roundabout at the intersection of County Road #7

(4H Road) and 147th Street will alleviate traffic congestion and provide for safety enhancements at this busy intersection. Due to the proximity to Lansing High School, a high volume of inexperienced drivers this will

reduce the accident potential.

Statement of Need: This intersection continues to underperform and will continue to experience

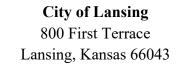
capacity issues as development pressure increases. See attached study.

Implementation: This project will be administered by the City of Lansing

Resolution: Upon completion go the project, Lansing will accept all future maintenance

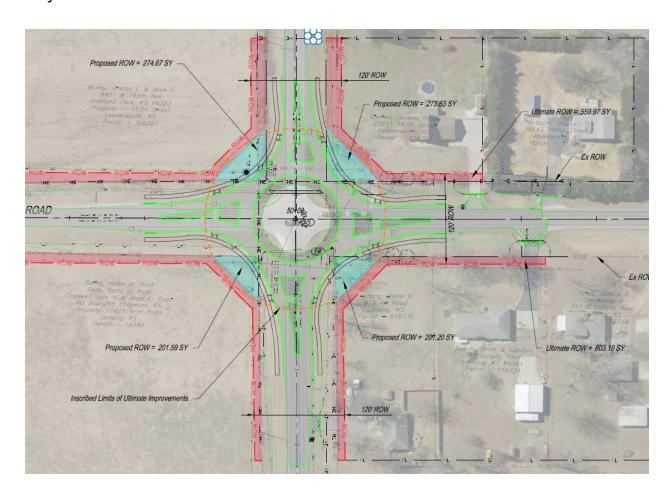
responsibilities for this intersection.

Attachments: Design Plans & Traffic Study





Project Visuals:





Traffic Operations Analysis

4H Road & Desoto Road - Intersection Study

PREPARED FOR

City of Lansing Public Works

730 First Terrace, Suite 3 Lansing, KS 66043

September 30, 2016







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Alfred Benesch & Company (Benesch) has completed a traffic operations and safety study of the intersection of 4H Road & Desoto Road in Lansing, Kansas. Purpose of this study is to evaluate the intersection to determine alternatives to improve the overall safety and traffic operations of the intersection.

1.0 Existing Conditions

Situated on the western edge of Lansing, Kansas, the intersection of 4H Road and Desoto Road is currently an all-way stop controlled intersection. **Figure 1** displays the project location. The newly-constructed Lansing High School is approximately 3/4 mile south of the intersection.

Desoto Road is currently a two-lane rural roadway. The roadway is approximately 24 feet in width with ditches and has a 35 mph posted speed limit. 4H Road is a two-lane rural roadway, approximately 22 feet wide, with a posted speed limit of 45 mph west of Desoto Road and 40 mph east of Desoto Road. According to Transportation Map in Lansing's 2030 Comprehensive Plan, 4H Road is classified a collector roadway and Desoto Road is classified as a minor arterial.

Other than red reflective posts for the stop signs, there are no additional safety signs or signals present on the approaches to the intersection from any direction.

Prior to Year 2015, 4H Road was the main roadway with two-way stop control for the Desoto Road approaches. With the addition of the high school, the traffic volumes along Desoto Road have increased. The amount of volume along Desoto Road has shifted to be higher than 4H Road.

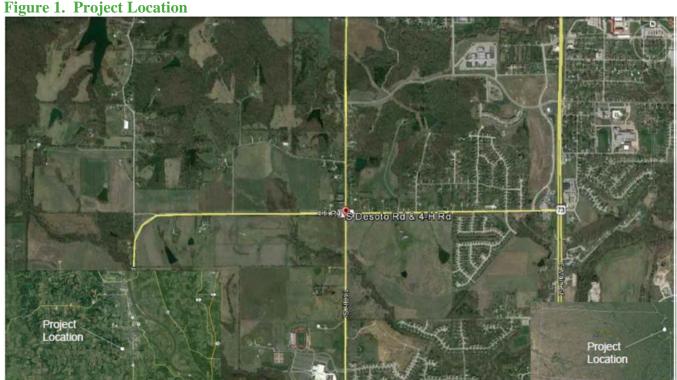


Image: Google Earth



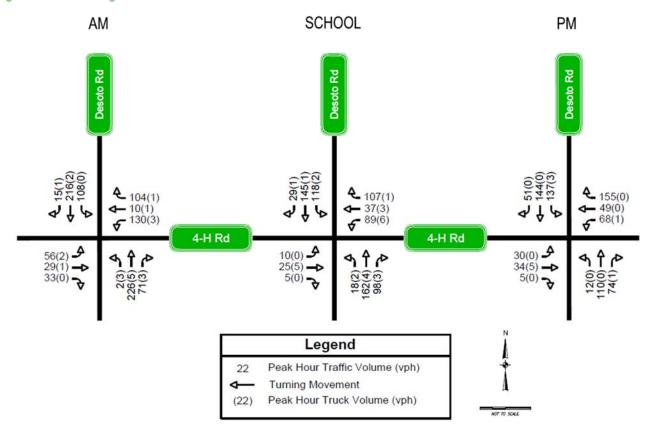
1.1 Existing Traffic Conditions

Benesch conducted turning movement counts on Thursday, May 5, 2016, from 7:00 AM to 6:00 PM utilizing Miovision video cameras.

1.1.1 Existing Traffic Volumes

The AM peak hour was identified as 7:00 AM to 8:00 AM. The PM peak period for commuters is typically between 5:00 PM and 7:00 PM; however, for this intersection, the school traffic from Lansing High School generates more traffic volume than the typical afternoon commuter peak period. As a result, the PM peak hour of this intersection was identified as 4:45 PM to 5:45 PM, and a separate School peak hour was analyzed from 3:15 PM to 4:15 PM. The existing 2016 peak hour volumes are displayed in **Figure 2**.

Figure 2. Existing Traffic Volumes





1.2 Existing Capacity Analysis

Unsignalized intersection capacity analyses were completed for the AM, School, and PM peak hours to determine the current traffic operation of the intersection. Highway Capacity Software 2010 (HCS) was used to analyze the intersection. Levels of service for the study intersections were determined as described in the *Highway Capacity Manual*, 2010 Edition (HCM). Level of service is a system of ranking intersection performance using average stop delay per vehicle as the evaluation criteria (expressed as seconds of delay per vehicle, or sec/veh). A summary of the HCM level of service criteria is displayed in **Table 1**.

Table 1. HCM Level of Service Ranges

LOS	Average Delay [sec/veh]							
LUS	Signalized	Unsignalized						
Α	≤10	≤10						
В	>10-20	>10-15						
С	>20-35	>15-25						
D	>35-55	>25-35						
E	>55-80	>35-50						
F	>80	>50						

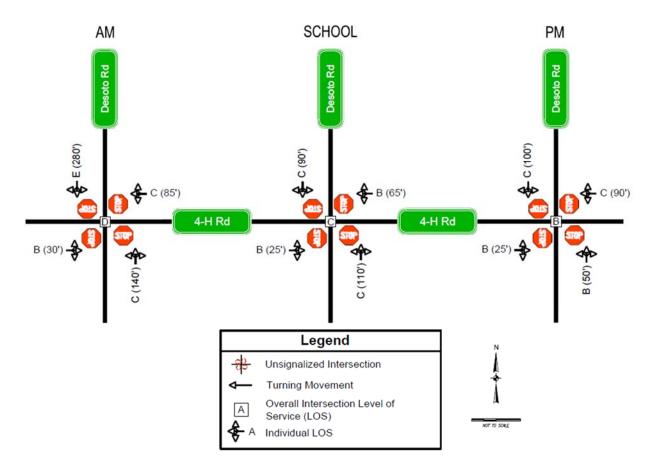
For this report, acceptable levels of service were considered LOS D or better for the overall intersection and LOS E or better for individual movements.

Based on the unsignalized capacity analysis, the overall intersection is currently operating with a LOS D during the morning peak period, as shown in **Figure 3**. The eastbound and westbound approaches currently operate with a LOS B and C and the northbound and southbound approaches are operating with a LOS C and E, respectively. The southbound approach has an estimated 95th percentile queue length of 280 feet during the morning peak period.

The overall intersection is currently operating with a LOS C during the school peak period. The individual approaches are operating with a LOS C or better, depicted in **Figure 3**. Similarly, the overall intersection is currently operating with a LOS B during the afternoon peak commuter period with the individual approaches operating with a LOS C or better.



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Based on the KDOT traffic volume maps, 4H Road has an AADT of 3,650 vehicles per day (vpd). Desoto Road AADT is approximately 4,400 vpd. Assuming a two percent growth rate, an estimated 2016 AADT was calculated to be about 4,450 vpd for 4H Road and 5,400 vpd. Using the estimated 2016 AADT, the roadway level of service was determined by comparing the AADT on each segment to the capacities described in National Cooperative Highway Research Program (NCHRP) *Report 365: Travel Estimation Techniques for Urban Planning*, displayed in



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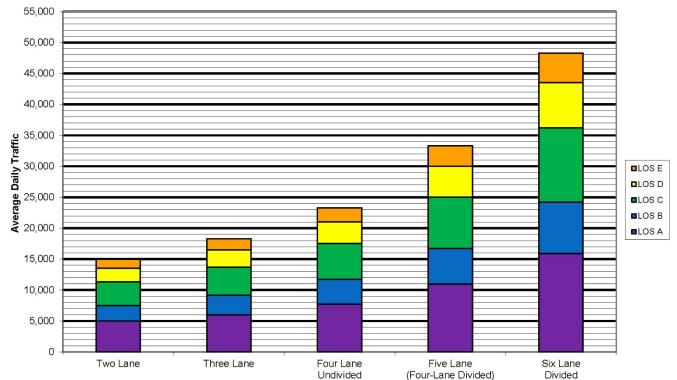


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City of Lansing provided crash data for the intersection. Majority of the crashes occurred prior to 2015. The City installed all-way stop control devices to the intersection in the summer of 2015 to help reduce the number of vehicle crashes and to improve traffic operation for the new high school. By adding stop signs to 4H Road, and therefore controlling east- and westbound traffic, only one crash has been reported since 2015. The other crash data was when the intersection was a two-way stop controlled intersection therefore additional crash analysis was not completed.

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To determine the historic growth rate in the area, Benesch reviewed traffic volumes from the City of Lansing and Kansas Department of Transportation. The comparison of the historical ADT (including the 2016 ADT count) showed zero or declining traffic growth on both 4H Road and Desoto Road. For these reasons, a conservative growth was assumed for the traffic (i.e., a growth rate of 1%) through the projected Year 2035. The future traffic volumes with no intersection modifications are the shown in **Figure 4**.



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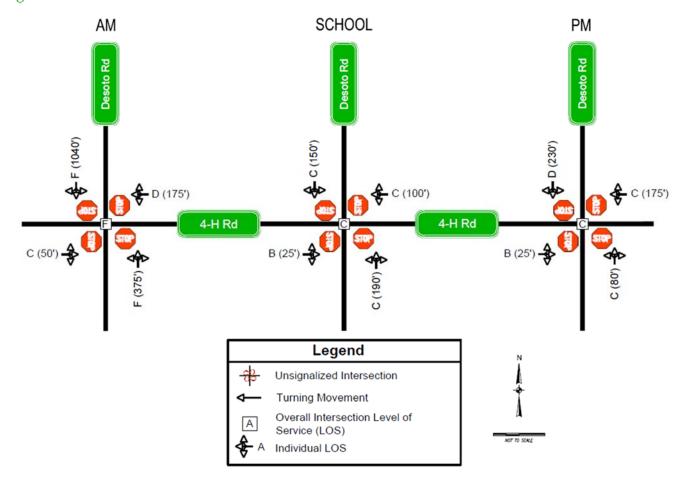
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However, the overall intersection would still be expected to operate with a poor level of service, LOS F during the AM peak period, in the 20-year projected volume condition, as illustrated in **Figure 7.** The right turn lane did reduce the 95th percentile vehicle for the northbound approach but the southbound approach would operate with a LOS F.

benesch

AM SCHOOL PM

PB 00000

A-H Rd

B (30')

B (30')

C (85')

C (85')

A-H Rd

B (25')

B (60')

B (25')

B (60')

B (25')

B (60')

C (90')

Figure 6. Existing Traffic Levels of Service with Northbound Right Turn Lane



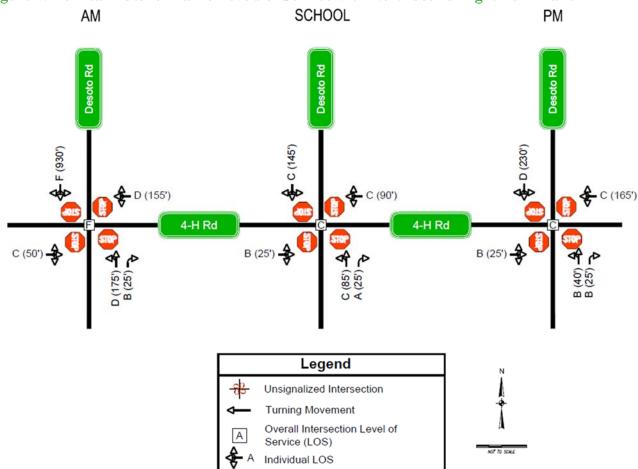


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Note, Warrant 3 is not commonly used as the sole justification to consider a signal; Warrant 1 and/or Warrant 2 must usually be satisfied before a signal is considered.

As shown in **Table 2**, the 2016 existing traffic volumes do not satisfy any of the traffic signal warrants. Therefore, a traffic signal is not recommended.

Table 2. Year 2015 Signal Warrant Analyses (Desoto Road – Major Road)

2015	Warrant 1 Four-Hour Volume	Warrant 2 Four-Hour Volume	Warrant 3 Peak Hour Volume
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A single-lane roundabout with single-lane approaches and single-lane departures was analyzed. Based on the capacity analysis of the single-lane roundabout, the overall intersection would be expected to operate with LOS A for each of the peak volume conditions for the existing traffic volume condition. In addition to the very good level of service, vehicle queues would be significantly reduced, as shown in **Figure 8.**

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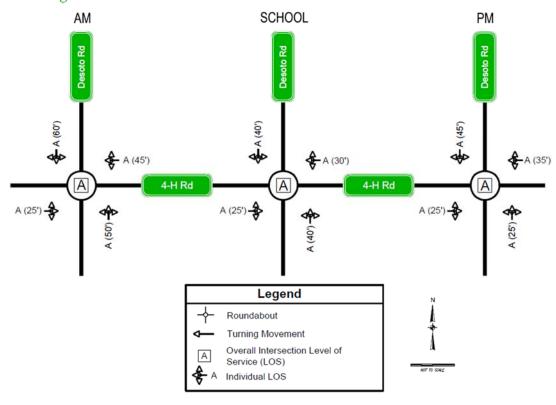
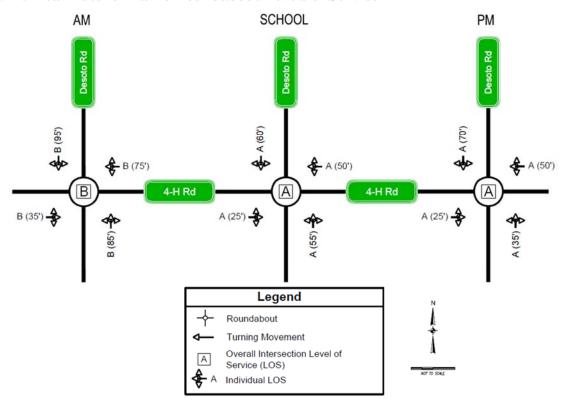


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The intersection currently operates adequately with the current All-way stop condition but does experience significant vehicle queues during the peak periods. The intersection was previously only two-way stop controlled, until stop signs were installed in 2015 which has greatly reduced the number of right-angle crashes. While historical trends don't illustrate any traffic growth in this area, a conservative growth rate of 1% was considered for future projections which will not aid in naturally improving the safety of the intersection. Traffic volume patterns have also changed with the addition of the new high school on Desoto Road, located approximately 34 mile south of 4H Road.

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November 16, 2020

Leavenworth County Clerk 300 Walnut St, Suite 106 Leavenworth, KS 66048

Re: 2020 Leavenworth County Call For Projects, Notification of Funding Availability for Local

Bridges and Paving Projects

Dear Review Committee:

Please accept this submittal as the City of Tonganoxie's response to the 2020 Call for Projects as distributed by the Leavenworth County Public Works Department's Notification of Funding Availability for Local Bridge and Paving Projects.

The planned street improvements in the southern limits of Tonganoxie have been discussed, evaluated, and planned for decades. The expansion of residential neighborhoods, the USD 464 campus, and the City-County promotion/development of the nearby Business Park have placed this area surrounding the Washington Street/Evans Road (CR#6) as a high priority area with local and regional importance. To further expand on the regional importance, local, county and state agencies have made and continue to make significant infrastructure investment in this economically important area. The addition of a new interchange on the turnpike, reconstruction of County Road #5 north to Tonganoxie, and KDOT's multi-jurisdictional US-24/40 Corridor Plan exemplify the importance of this region of Leavenworth County.

Current Issues:

Washington Street/Evans Road (CR#6) currently has become increasingly important to the areas street network as it serves as an east-west arterial street in Tonganoxie and conveys rural commuters to the Tonganoxie Elementary School and Middle School. The intersection of East Street/Washington Street is highly visible and traveled by many of county residents on a daily basis. Current issues include a lack of sufficient right-turn lane length at east street, a lack of roadway capacity due to the existing traffic pattern at the USD campus, a lack of street connectivity in the area, and existing safety issues with the offset East Street/Washington Street intersection. The intersection operates at a Level of Service F during peak hours and traffic is backed up on East Street and Washington Street on a daily basis.

Proposed Solution:

The proposed construction of 14th Street and East Street along with the realignment of East Street at Washington Street and the extension of the eastbound right-turn lane on Washington Street (at East Street) will alleviate a substantial amount of congestion in this part of the community. The planned improvements include not just standard urban street sections but also sidewalk facilities to provide for off-street walking/biking with connections into the surrounding neighborhoods. This project will substantially complete the backbone of street infrastructure that will serve ±80 acres of existing residential development and will open up development opportunity of ±300 acres of future development in Tonganoxie's urban boundary as well as additional expansions at the USD #464 campus.

Project Benefit:

The planned improvements will have substantial safety, traffic operational, and long-term development benefits. Traffic safety and the safety of students walking/biking to school will be greatly enhanced by



providing a second arterial/collector route to and around the USD #464 campus; emergency service response times and access to this area will also be significantly improved; and the geometric improvements will enhance vehicular safety through improved operations and reduced risk.

Traffic operations will result in noticeably less congestion around the Washington St/East St intersection with the construction of the 14th Street and East Street extensions. Washing Street is currently the only access to the USD campus and thus it carries a substantial amount of traffic in and out, at least twice a day. The proposed street improvements will allow alternate traffic flow patterns, substantially improve traffic congestion, reduce risk to pedestrians and bicyclists, and significantly reduce the amount of traffic on Washington Street. The reduction in traffic alone will cut down on damage to the roadway pavement and reduce the frequency of maintenance efforts.

Tonganoxie has continued investment in county and regional economic growth in this area with utility extensions to the Business Park. The city is currently in the process of implementing a project that will extend a sanitary sewer interceptor sewer southward through this project area. The sanitary sewer will provide much needed, long-term utility capacity and the implementation of the proposed street improvements will provide the remaining infrastructure necessary to spur economic growth surrounding the USD #464 campus and the Business Park. Nearly 300 acres of developable ground will have proper and safe highway access via these improvements.

Funding:

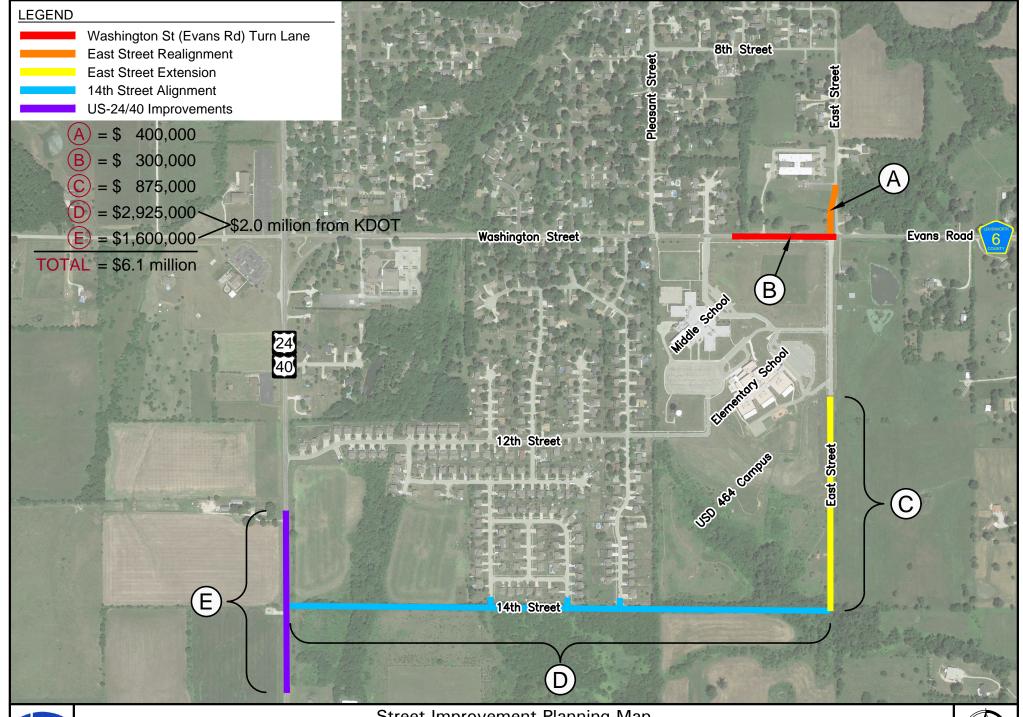
At this time, although the City has identified these projects thru CMIP planning discussions, we have not specifically allocated funds to address any of these. We'd like to continue the discussions with Leavenworth County officials, as we feel there may be multiple funding partners who are willing to participate in a variety of these solutions.

Respectfully submitted,

George Brajkovic City Manager

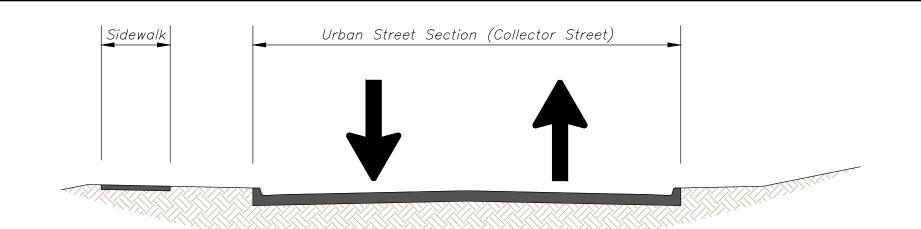
CC:

David Frese, Mayor Tonganoxie City Council Brian Kingsley, City Engineer

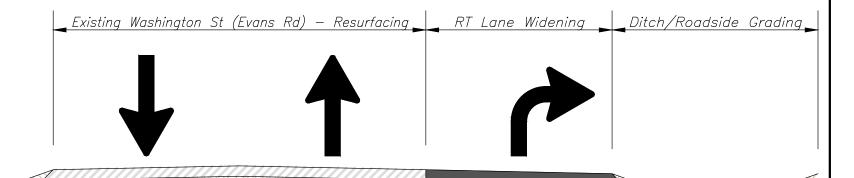








14th Street and East Street Typical Street Section - New Construction



Washington Street (Evans Road) Typical Street Section - Looking East







East Street Realignment at Washington Street Tonganoxie, Kansas Engineer's Opinion of Probable Project Costs November 12, 2020

General Project Description:

Geometric Improvement (Realignment) of East Street north of Washington Street for ±350 feet. City standard collector street to include 9" asphalt pavement, 9" Fly Ash Treated Subgrade, Curb and Gutter, Sidewalk (one side of street) and Storm Sewer.

—	B 1.11	0.			II 1: B 1		-
	<u>Description</u>	<u>Oty.</u>	<u>Units</u>		Unit Price		Total Price
1.	Contractor Construction Staking	1	- I	\$	7,500.00	\$	7,500.00
2.	Mobilization	1	Lump Sum	\$	25,000.00	\$	25,000.00
3.	Clearing and Grubbing	1	L.S.	\$	5,000.00	\$	5,000.00
4.	Grading and Earthwork	1	L.S.	\$	50,000.00	\$	50,000.00
5.	Eradicate Old Roadway	350	Lin. Ft.	\$	75.00	\$	26,250.00
6.	9" Fly Ash Stabilization	1,250	S.Y.	\$	8.00	\$	10,000.00
7.	HMA - Commercial Grade (Class A)	600	Tons	\$	85.00	\$	51,000.00
8.	Concrete Curb and Gutter	700	L.F.	\$	25.00	\$	17,500.00
9.	Concrete Sidewalk (4")(A.E.)	850	S.Y.	\$	45.00	\$	38,250.00
10.	Access Ramps	4	Each	\$	1,000.00	\$	4,000.00
11.	Setback Curb Inlet	2	Each	\$	4,000.00	\$	8,000.00
12.	24" Storm Sewer (CMP)	100	L.F.	\$	60.00	\$	6,000.00
13.	End Sections	2	Each	\$	500.00	\$	1,000.00
14.	Pavement Markings and Signing	1	L.S.	\$	2,500.00	\$	2,500.00
15.	Temporary Erosion Control	1	L.S.	\$	10,000.00	\$	10,000.00
16.	Seeding, Fertilizing and Mulching	1	L.S.	\$	10,000.00	\$	10,000.00
17.	Traffic Control	1	L.S.	\$	5,000.00	\$	5,000.00
Construction Subtotal =						\$	277,000.00
+ 15% Contingency =							41,600.00
Construction Total =							318,600.00
+ 25% Design, Observation, Admin., Legal, Bonding =							79,700.00
			PRO	JE	CT TOTAL =	\$	398,300.00



Washington Street (Evans Road) Improvements at East Street Tonganoxie, Kansas Engineer's Opinion of Probable Project Costs November 12, 2020

General Project Description:

Widening of Washington Street west of East Street for an eastbound right-turn lane (±500 feet extension). Ancillary work includes mill/overlay resurfacing of Washington Street, ditch grading, and stormwater management improvements.

No.	Description	<u>Oty.</u>	<u>Units</u>		<u>Unit Price</u>		Total Price
1.	Contractor Construction Staking	1	Lump Sum	\$	5,000.00	\$	5,000.00
2.	Mobilization	1	Lump Sum	\$	20,000.00	\$	20,000.00
3.	Clearing and Grubbing	1	L.S.	\$	5,000.00	\$	5,000.00
4.	Grading and Earthwork	1	L.S.	\$	25,000.00	\$	25,000.00
5.	9" Fly Ash Stabilization	900	S.Y.	\$	8.00	\$	7,200.00
6.	HMA - Commercial Grade (Class A)	450	Tons	\$	85.00	\$	38,250.00
11.	Concrete Curb and Gutter	600	L.F.	\$	25.00	\$	15,000.00
12.	Setback Curb Inlet	2	Each	\$	4,000.00	\$	8,000.00
13.	15" Storm Sewer	20	L.F.	\$	50.00	\$	1,000.00
14.	24" Storm Sewer	800	L.F.	\$	60.00	\$	48,000.00
15.	End Sections	4	Each	\$	500.00	\$	2,000.00
23.	Pavement Markings and Signing	1	L.S.	\$	7,500.00	\$	7,500.00
24.	Temporary Erosion Control	1	L.S.	\$	7,500.00	\$	7,500.00
25.	Seeding, Fertilizing and Mulching	1	L.S.	\$	5,000.00	\$	5,000.00
26.	Traffic Control	1	L.S.	\$	15,000.00	\$	15,000.00
			Construc	tior	n Subtotal =	\$	209,450.00
+ 15% Contingency =							31,500.00
Construction Total =							240,950.00
+ 25% Design, Observation, Admin., Legal, Bonding =							60,300.00
	Construction Total =						



East Street Improvements (14th Street to Tonganoxie USD Property) Tonganoxie, Kansas Engineer's Opinion of Probable Project Costs March 16, 2020

General Project Description:

Construction of East Street, $\pm 1,500$ feet long, at 31 foot wide (14th Street to USD Property) with 9" Asphalt. Also, 9" Fly Ash Treated Subgrade, Curb and Gutter, Sidewalk (one side of street) and Storm

Sew	Sewer.							
	<u>Description</u>	<u>Oty.</u>	<u>Units</u>		<u>Unit Price</u>		Total Price	
1.	Contractor Construction Staking	1	Lump Sum	\$	5,000.00	\$	5,000.00	
2.	Mobilization	1	Lump Sum	\$	50,000.00	\$	50,000.00	
3.	Clearing and Grubbing	1	L.S.	\$	10,000.00	\$	10,000.00	
4.	Common Excavation	5,000	C.Y.	\$	8.00	\$	40,000.00	
5.	Type B Compaction (MR-90)	5,000	C.Y.	\$	5.00	\$	25,000.00	
6.	9" Fly Ash Stabilization	5,500	S.Y.	\$	8.00	\$	44,000.00	
7.	HMA - Commercial Grade (Class A)	2,500	Tons	\$	85.00	\$	212,500.00	
8.	Concrete Curb and Gutter	3,000	L.F.	\$	25.00	\$	75,000.00	
9.	Concrete Sidewalk (4")(A.E.)	850	S.Y.	\$	40.00	\$	34,000.00	
10.	Access Ramps	4	Each	\$	1,000.00	\$	4,000.00	
11.	Setback Curb Inlet	8	Each	\$	4,500.00	\$	36,000.00	
12.	18" Storm Sewer (CMP)	500	L.F.	\$	45.00	\$	22,500.00	
13.	24" Storm Sewer (CMP)	400	L.F.	\$	55.00	\$	22,000.00	
14.	Pavement Markings and Signing	1	L.S.	\$	2,500.00	\$	2,500.00	
15.	Temporary Erosion Control	1	L.S.	\$	10,000.00	\$	10,000.00	
	Seeding, Fertilizing and Mulching	1	L.S.	\$	10,000.00	\$	10,000.00	
17.	Traffic Control	1	L.S.	\$	5,000.00	\$	5,000.00	
			Construc	tior	n Subtotal =	\$	607,500.00	
			+ 15%	Со	ntingency =	\$	91,200.00	
Construction Total =						\$	698,700.00	
	+ 25% Design, Observation, Admin., Legal, Bonding =						174,700.00	
PROJECT TOTAL =					\$	873,400.00		



14th Street Improvements (US-24/40 to East Street) Tonganoxie, Kansas Engineer's Opinion of Probable Project Costs March 16, 2020

General Project Description:

Construction of 14th Street with 4-lanes at US-24/40 (3 westbound & 1 eastbound) with 10" Concrete Pavement, then 31 foot wide (US-24/40 to East Street) with 9" Asphalt. Also, 9" Fly Ash Treated Subgrade, Curb and Gutter, Sidewalk (one side of street) and Storm Sewer.

Subg	Subgrade, Curb and Gutter, Sidewalk (one side of street) and Storm Sewer.								
No.	<u>Description</u>	<u> Oty.</u>	<u>Units</u>		<u>Unit Price</u>		Total Price		
1.	Contractor Construction Staking	1	Lump Sum	\$	30,000.00	\$	30,000.00		
2.	Mobilization	1	Lump Sum	\$	150,000.00	\$	150,000.00		
3.	Clearing and Grubbing	1	L.S.	\$	75,000.00	\$	75,000.00		
4.	Common Excavation	25,000	C.Y.	\$	8.00	\$	200,000.00		
5.	Type B Compaction (MR-90)	15,000	C.Y.	\$	5.00	\$	75,000.00		
6.	Type AA Compaction (MR-5-5)	10,000	C.Y.	\$	7.00	\$	70,000.00		
7.	9" Fly Ash Stabilization	15,400	S.Y.	\$	8.00	\$	123,200.00		
8.	HMA - Commercial Grade (Class A)	6,600	Tons	\$	85.00	\$	561,000.00		
9.	7" Concrete Pavement (Uniform)(AE)	400	S.Y.	\$	60.00	\$	24,000.00		
10.	10" Concrete Pavement (NRDJ)	800	S.Y.	\$	65.00	\$	52,000.00		
11.	Concrete Curb and Gutter	8,000	L.F.	\$	25.00	\$	200,000.00		
12.	Concrete Sidewalk (4")(A.E.)	2,225	S.Y.	\$	40.00	\$	89,000.00		
	Access Ramps	8	Each	\$	1,000.00	\$	8,000.00		
14.	Setback Curb Inlet	20	Each	\$	4,500.00	\$	90,000.00		
15.	18" Storm Sewer (CMP)	430	L.F.	\$	45.00	\$	19,350.00		
16.	24" Storm Sewer (CMP)	850	L.F.	\$	55.00	\$	46,750.00		
17.	30" Storm Sewer (CMP)	1,000	L.F.	\$	65.00	\$	65,000.00		
18.	36" Storm Sewer (CMP)	350	L.F.	\$	75.00	\$	26,250.00		
19.	24" End Section (CM)	4	Each	\$	400.00	\$	1,600.00		
20.	30" End Section (CM)	2	Each	\$	500.00	\$	1,000.00		
21.	36" End Section (CM)	2	Each	\$	600.00	\$	1,200.00		
22.	6'x4' RCB	80	L.F.	\$	650.00	\$	52,000.00		
23.	Pavement Markings and Signing	1	L.S.	\$	15,000.00	\$	15,000.00		
24.	Temporary Erosion Control	1	L.S.	\$	25,000.00	\$	25,000.00		
25.	Seeding, Fertilizing and Mulching	1	L.S.	\$	25,000.00	\$	25,000.00		
26.	Traffic Control	1	L.S.	\$	25,000.00	\$	25,000.00		
Construction Subtotal =						\$	2,050,350.00		
+ 15% Contingency =							307,600.00		
Construction Total =							2,357,950.00		
	+ 25% Design,	Observation	, Admin., Le	ga	I, Bonding =	\$	589,500.00		
			PRO	JE	CT TOTAL =	\$	2,947,450.00		



US-24/40 Intersection Improvements at 14th Street Tonganoxie, Kansas Engineer's Opinion of Probable Project Costs March 16, 2020

General Project Description:

Construction of auxiliary lanes and intersection improvements on US-24/40 for a full-access intersection at the 14th Street alignment.

	5						
No.	<u>Description</u>	<u>Oty.</u>	<u>Units</u>		<u>Unit Price</u>		Total Price
1.	Contractor Construction Staking	1	Lump Sum	\$	25,000.00	\$	25,000.00
2.	Mobilization	1	Lump Sum	\$	100,000.00	\$	100,000.00
3.	Clearing and Grubbing	1	L.S.	\$	25,000.00	\$	25,000.00
4.	Common Excavation	12,500	C.Y.	\$	8.00	\$	100,000.00
5.	Type B Compaction (MR-90)	3,000	C.Y.	\$	5.00	\$	15,000.00
6.	Type AA Compaction (MR-5-5)	9,500	C.Y.	\$	7.00	\$	66,500.00
7.	6" Aggregate Base (AB-3)	8,200	S.Y.	\$	12.00	\$	98,400.00
8.	9" Fly Ash Stabilization	3,250	S.Y.	\$	8.00	\$	26,000.00
9.	HMA - Commercial Grade (Class A)	5,500	Tons	\$	85.00	\$	467,500.00
10.	6'x4' RCB	80	L.F.	\$	650.00	\$	52,000.00
11.	Pavement Markings and Signing	1	L.S.	\$	30,000.00	\$	30,000.00
24.	Temporary Erosion Control	1	L.S.	\$	20,000.00	\$	20,000.00
25.	Seeding, Fertilizing and Mulching	1	L.S.	\$	15,000.00	\$	15,000.00
26.	Traffic Control	1	L.S.	\$	65,000.00	\$	65,000.00
			Construc	tio	n Subtotal =	\$	1,105,400.00
			+15%	Co	ontingency =	\$	165,900.00
Construction Total =						\$	1,271,300.00
+ 25% Design, Observation, Admin., Legal, Bonding =							317,900.00
			PRO	JE	CT TOTAL =	\$	1,589,200.00