

We encourage everyone to view the meeting live via YouTube.

*Leavenworth County*  
*Board of County Commissioners*

*Regular Meeting Agenda*  
300 Walnut Street, Suite 225  
Leavenworth, KS 66048  
March 1, 2023  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.  
  
Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
  - a) 2023 March for Meals proclamation
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
  - a) Approval of the minutes of the meeting of February 23, 2023

- b) Approval of the schedule for the week March 6, 2023
- c) Approval of the check register
- d) Approve and sign the OCB's

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve two attachments of certain lands located in Leavenworth County to Rural Water District #12 of Jefferson County.
- b) Consider a motion to approve Resolution 2023-4, a special use permit for Whiskey Ridge Event Center.
- c) Consider a motion to approve Resolution 2023-5, a rezone request from RR-5 to RR-2.5 located at 20809 & 20811 225<sup>th</sup> Street and 00000 Mitchell Road.
- d) Consider a motion to approve Case Number DEV-22-129 the 2023 Annual Comprehensive Plan Review.
- e) Consider a motion to approve Board Order 2023-1 approving abatement of property taxes on certain homesteads or building or improvement damaged by earthquake, fire, flood, storm or tornado located at 23575 Sandusky Road.

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

- a) County Appraiser quarterly report

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, February 27, 2023

## Tuesday, February 28, 2023

12:00 p.m.      MARC meeting

## Wednesday, March 1, 2023

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

## Thursday, March 2, 2023

11:00 a.m.      JCAB meeting  
• School Board Building, 626 Commercial St., Atchison KS

## Friday, March 3, 2023

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

\*\*\*\*\*February 23, 2023 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Thursday, February 23, 2023. Commissioner Doug Smith, Commissioner Mike Smith, Commissioner Culbertson and Commissioner Stieben are present; Commissioner Kaaz is present by phone; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Larry Malbrough, Information System Director; Amy Allison, Planning and Zoning Deputy Director; Edd Hingula, Leavenworth City Commissioner; John Richmeier, Leavenworth Times

Residents: Sean Britz, Joe Herring, Wes Baker

**PUBLIC COMMENT:**

There were no public comments.

**ADMINISTRATIVE BUSINESS:**

Commissioner Doug Smith inquired if the 2022 bi-annual bridge inspections are complete.

Commissioner Culbertson indicated he spoke with Bill Noll who is still working on the report.

Commissioner Culbertson briefed the Board about testifying on Senate Bill 79.

Commissioner Stieben inquired how long the fire has been burning at the landfill in Easton.

Mark Loughry indicated the current fire was February 22, 2022.

Commissioner Stieben inquired about the settlement agreement with Flatlands indicating it does not reflect the County was not liable for any specific thing.

David Van Parys reported the agreement was to end litigation and neither party acknowledged responsibility.

***A motion was made by Commissioner Mike Smith and seconded by Commissioner Doug Smith to accept the consent agenda for Thursday, February 23, 2023 as presented.***

***Motion passed, 5-0.***

Amy Allison presented Case Number DEV-22-167 & 168, a preliminary and final plat for Oak Ridge Estates 2<sup>nd</sup> edition.

***A motion was made by Commissioner Stieben and seconded by Commissioner Doug Smith to approve Case Number DEV-22-167 & 168 a preliminary and final plat for Oak Ridge Estates 2<sup>nd</sup> Edition.***

***Motion passed, 5-0.***

Larry Malbrough requested approval to award bid to ISG for the server virtualization project.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to award the server virtualization project to ISG in an amount not to exceed \$289,658.32.***

***Motion passed, 5-0.***

The scheduled executive session was not held.

Commissioner Mike Smith attended the ribbon cutting ceremony for NEK-CAP. He will attend the K-7 and Parallel Road presentation this evening.

Commissioner Culbertson attended two sessions in Topeka on KDHE and Senate Bill 79. He also attended the Leavenworth City Commission meeting and the Property Tax Task Force meeting.

Commissioner Doug Smith attended the ribbon cutting for the Council on Aging and Extension Office along with other members of the Commission, the Little Stranger Church fundraiser, the Basehor City Council meeting. He will attend K-7 and Parallel Road presentation and Fairmount Township meeting.

Commissioner Stieben attended a committee meeting for the Panasonic Battery Plant along with Mr. Loughry and Tom Cole, the Centennial Bridge presentation and the Property Tax Task Force meeting.

Commissioner Kaaz participated in the Port Authority meeting.

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

The Board adjourned at 9:44 a.m.

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, March 6, 2023

7:00 a.m. Association of the United States Army Breakfast  
• 35<sup>th</sup> Infantry Division Headquarters, building 1971  
2 Sherman Ave., Ft. Leavenworth, KS

## Tuesday, March 7, 2023

## Wednesday, March 8, 2023

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

## Thursday, March 9, 2023

12:00 p.m. LCDC meeting

## Friday, March 10, 2023

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

START DATE: 02/18/2023 END DATE: 02/24/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	333048	102246 AP	02/24/2023	3-001-5-31-297	725 LAMING SC CALLS	160.13	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	333048	102246 AP	02/24/2023	3-001-5-31-297	725 LAMING SC CALLS	439.99	
							*** VENDOR		2138 TOTAL
									600.12
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333049	102247 AP	02/24/2023	3-001-5-53-215	4013-01994 UNIFORM RENTALS	75.64	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333049	102247 AP	02/24/2023	3-001-5-53-215	4013-01994 UNIFORM RENTALS	75.64	
							*** VENDOR		4120 TOTAL
									151.28
249	AMBERWELL	ATCHISON HOSPITAL	333050	102248 AP	02/24/2023	3-001-5-28-212	HUMAN RESOURCES TESTING	728.00	
6049	AT&T	AT&T	333008	102225 AP	02/22/2023	3-001-5-18-213	CONTRACTUAL ACCESS FEES	1,692.25	
1061	B & W FIRE LLC	B & W FIRE LLC	333051	102249 AP	02/24/2023	3-001-5-33-266	ANNUAL FIRE EXT INSPECTION - C	1,324.55	
338	BEAR GRAPHICS	GOVERNMENT FORMS AND SUPPLIES	332990	102217 AP	02/21/2023	3-001-5-41-306	568870 SHIPPING ON ENVELOPES	257.00	
1523	BOB BARKER	BOB BARKER CO INC	333052	102250 AP	02/24/2023	3-001-5-07-359	LEAKS4 JAIL SUPPLIES	454.00	
1523	BOB BARKER	BOB BARKER CO INC	333052	102250 AP	02/24/2023	3-001-5-07-359	LEAKS4 JAIL SUPPLIES	530.90	
1523	BOB BARKER	BOB BARKER CO INC	333052	102250 AP	02/24/2023	3-001-5-07-359	LEAKS4 JAIL SUPPLIES	180.28	
							*** VENDOR		1523 TOTAL
									1,165.18
198	BUTLER'S S	COLLINS AUTOMOTIVE LLC	333053	102251 AP	02/24/2023	3-001-5-07-213	2268: LVSO VEH MAINT 150,107,1	956.09	
198	BUTLER'S S	COLLINS AUTOMOTIVE LLC	333053	102251 AP	02/24/2023	3-001-5-07-213	2268: LVSO VEH MAINT 150,107,1	109.95	
198	BUTLER'S S	COLLINS AUTOMOTIVE LLC	333053	102251 AP	02/24/2023	3-001-5-07-213	2268: LVSO VEH MAINT 150,107,1	74.29	
198	BUTLER'S S	COLLINS AUTOMOTIVE LLC	333053	102251 AP	02/24/2023	3-001-5-07-213	2268: LVSO VEH MAINT 150,107,1	191.25	
							*** VENDOR		198 TOTAL
									1,331.58
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	333057	102255 AP	02/24/2023	3-001-5-05-215	20642-0317B24244 GAS SERVICE	922.98	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	333057	102255 AP	02/24/2023	3-001-5-14-220	20642-12019039952301 GAS SERVI	4,845.01	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	333057	102255 AP	02/24/2023	3-001-5-32-392	20642-12019296502301 GAS SERVI	8,675.57	
							*** VENDOR		5637 TOTAL
									14,443.56
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-01-212	BODD:SWEARING IN SUPPLIES	270.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-02-301	REPL INK PAD - CLERK	9.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-02-301	CO CLERK:KCCEOA ACADEMY REG,SU	105.45	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-04-205	ROD:FUEL, KTA,MEAL W/OVERNIGHT	42.03	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-04-205	ROD:FUEL, KTA,MEAL W/OVERNIGHT	4.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-04-205	ROD:FUEL, KTA,MEAL W/OVERNIGHT	4.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-04-205	ROD:FUEL, KTA,MEAL W/OVERNIGHT	3.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-04-205	ROD:FUEL, KTA,MEAL W/OVERNIGHT	4.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-04-211	ROD:FUEL, KTA,MEAL W/OVERNIGHT	9.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-203	EMS:FIELD SUPPLY,BLDG MAINT,LI	450.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-212	EMS:FIELD SUPPLY,BLDG MAINT,LI	199.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-213	EMS:VEH MAINT,FIELD SUPPLY+	96.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-213	EMS:VEH MAINT,FIELD SUPPLY+	80.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-216	EMS:FIELD SUPPLY,BLDG MAINT,LI	491.25	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-282	EMS:FIELD SUPPLY,BLDG MAINT,LI	363.31	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-283	EMS:FIELD SUPPLY,BLDG MAINT,LI	229.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-301	EMS:FIELD SUPPLY,BLDG MAINT,LI	942.13	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-306	EMS:VEH MAINT,FIELD SUPPLY+	943.66	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-350	EMS:FIELD SUPPLY,BLDG MAINT,LI	685.49	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-381	EMS:FIELD SUPPLY,BLDG MAINT,LI	3,841.11	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-381	EMS:VEH MAINT,FIELD SUPPLY+	75.31	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-381	EMS:VEH MAINT,FIELD SUPPLY+	64.14	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-381	EMS:VEH MAINT,FIELD SUPPLY+	20.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-383	EMS:FIELD SUPPLY,BLDG MAINT,LI	346.32	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-05-383	EMS:VEH MAINT,FIELD SUPPLY+	55.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-06-202	APA DUES,BOARD SUPPLIES,SOFTWA	11.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-06-203	APA DUES,BOARD SUPPLIES,SOFTWA	536.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-06-221	APA DUES,BOARD SUPPLIES,SOFTWA	192.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-202	LVSO TECH,TRNG,VEH MAINT,PRISO	990.00	

START DATE: 02/18/2023 END DATE: 02/24/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-202	LVSO TECH,TRNG,VEH MAINT,PRISO		200.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-203	LVSO TECH,TRNG,VEH MAINT,PRISO		50.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-203	LVSO TECH,TRNG,VEH MAINT,PRISO		15.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-203	LVSO TECH,TRNG,VEH MAINT,PRISO		131.27	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-211	LVSO TECH,TRNG,VEH MAINT,PRISO		210.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-213	LVSO TECH,TRNG,VEH MAINT,PRISO		660.13	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-219	LVSO TECH,TRNG,VEH MAINT,PRISO		736.66	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-219	LVSO-WARD - TECH,OFFICE SUPPLY		189.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-251	LVSO TECH,TRNG,VEH MAINT,PRISO		75.29	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-262	LVSO TECH,TRNG,VEH MAINT,PRISO		3,394.24	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-262	LVSO TECH,TRNG,VEH MAINT,PRISO		2.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-301	LVSO-WARD - TECH,OFFICE SUPPLY		240.55	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-305	LVSO-WARD - TECH,OFFICE SUPPLY		25.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-350	LVSO TECH,TRNG,VEH MAINT,PRISO		28.10	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-350	LVSO:UNIFORM,POLICE EQUIP		702.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-353	LVSO TECH,TRNG,VEH MAINT,PRISO		1,049.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-353	LVSO-WARD - TECH,OFFICE SUPPLY		285.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-353	LVSO:UNIFORM,POLICE EQUIP		1,184.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-354	LVSO TECH,TRNG,VEH MAINT,PRISO		15.30	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-355	LVSO-WARD - TECH,OFFICE SUPPLY		39.19	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-356	LVSO TECH,TRNG,VEH MAINT,PRISO		51.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-357	LVSO TECH,TRNG,VEH MAINT,PRISO		640.87	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-357	LVSO TECH,TRNG,VEH MAINT,PRISO		269.10	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-357	LVSO-WARD - TECH,OFFICE SUPPLY		447.05	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-359	LVSO-WARD - TECH,OFFICE SUPPLY		88.15	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-07-362	LVSO-WARD - TECH,OFFICE SUPPLY		520.12	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-11-202	CO ATTY:TT:WITNESS FEES, NADCP		795.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-11-202	CO ATTY:NT:SUPPLIES,CONF REGIS		310.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-11-213	CO ATTY:TT:WITNESS FEES, NADCP		502.59	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-11-301	CO ATTY:NT:SUPPLIES,CONF REGIS		2,048.02	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-14-220	SPECIAL BLDG:UTIOL,JC,CUSH,EMS		293.66	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-14-332	LVSO TECH,TRNG,VEH MAINT,PRISO		176.88	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-14-332	LVSO TECH,TRNG,VEH MAINT,PRISO		48.07	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-18-213	IS: AT&T FOR POTS LINES		1,736.25	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-19-217	DIST CT JC-LEGAL NOTICES		165.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-19-301	DIST CT CSO OFFICE SUPPLIES		901.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-19-301	DIST CT SC-JURY TEXT, CABLE, T		193.17	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-19-301	DIST CT CD:MISC OFFICE SUPPLIE		261.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-21-300	HEALTH DEPT/ELC2 COMMODITIES		5,091.17	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-23-202	COLE:ICSC DUES,EVENT(5/21-5/24		795.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-23-203	COLE:ICSC DUES,EVENT(5/21-5/24		125.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-23-211	COLE:ICSC DUES,EVENT(5/21-5/24		366.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-23-213	COLE:ICSC DUES,EVENT(5/21-5/24		493.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-28-223	HUMAN RESOURCES:DEPT HEAD MEET		96.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-288	SPECIAL BLDG:UTIOL,JC,CUSH,EMS		205.82	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-290	SPECIAL BLDG:UTIOL,JC,CUSH,EMS		54.55	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-293	SPECIAL BLDG:UTIOL,JC,CUSH,EMS		139.64	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-297	SPECIAL BLDG:UTIOL,JC,CUSH,EMS		68.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-301	SPECIAL BLDG:UTIOL,JC,CUSH,EMS		88.05	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-312	HERKEN:SHOP,EMS,CTHSE,JC,CUSHI		416.01	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-312	EC:JC,CTHSE,CUSHING MAINT SUPP		316.04	



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TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#							
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-312	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	843.47		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-316	HERKEN:SHOP,EMS,CTHSE,JC,CUSHI	50.93		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-317	HERKEN:SHOP,EMS,CTHSE,JC,CUSHI	27.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-320	EC:JC,CTHSE,CUSHING MAINT SUPP	46.24		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-383	TOMLIN:SAFETY,BLDG MAINT SUPPL	249.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-384	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	95.48		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-31-391	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	634.14		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-32-209	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	943.97		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-32-297	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	398.50		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-32-391	HERKEN:SHOP,EMS,CTHSE,JC,CUSHI	3,440.08		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-32-391	NORMAN:BLDG MAINT JC	80.90		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-32-391	EC:JC,CTHSE,CUSHING MAINT SUPP	52.92		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-32-391	TOMLIN:SAFETY,BLDG MAINT SUPPL	9.59		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-32-391	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	2,278.01		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-33-296	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	578.28		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-33-297	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	253.37		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-33-391	FARR BLDG MAINT SUPPLY	561.44		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-33-391	HERKEN:SHOP,EMS,CTHSE,JC,CUSHI	865.83		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-33-391	EC:JC,CTHSE,CUSHING MAINT SUPP	31.26		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-33-391	TOMLIN:SAFETY,BLDG MAINT SUPPL	262.62		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-33-391	SPECIAL BLDG:UTIOL,JC,CUSH,EMS	1,169.05		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-41-201	APPRAISER:CPOIES, COMPUTER AND	87.36		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-41-301	APPRAISER:CPOIES, COMPUTER AND	274.34		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-41-371	APPRAISER:CPOIES, COMPUTER AND	1,151.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-42-293	SAN:ESRI CREDITS	240.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-49-202	CO CLERK:KCCEOA ACADEMY REG,SU	350.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-49-301	CO CLERK:KCCEOA ACADEMY REG,SU	48.21		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-53-301	NW:PHILLIPS;EQUIP PARTS, LUBE,	266.86		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-53-306	NW:PHILLIPS;EQUIP PARTS, LUBE,	535.88		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-53-308	NW:PHILLIPS;EQUIP PARTS, LUBE,	1,810.44		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-001-5-82-301	SALDIVAR:HHW, OFFICE SUPPLY, S	50.00		
								*** VENDOR	648 TOTAL	56,074.83
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-001-5-05-215	EMS 9101 ELECTRIC SVC	952.64		
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-001-5-05-215	ELEC SVC EMS ADMIN	1,013.14		
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-001-5-53-219	ELEC SVC NOX WEED	394.22		
								*** VENDOR	86 TOTAL	2,360.00
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 LEAV SHERIFF UNIFORMS	58.24		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 LEAV SHERIFF UNIFORMS	61.50		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 LEAV SHERIFF UNIFORMS	123.20		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 LEAV SHERIFF UNIFORMS	125.84		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 LEAV SHERIFF UNIFORMS	13.12		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 LEAV SHERIFF UNIFORMS	136.29		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 LEAV SHERIFF UNIFORMS	61.60		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 UNIFORMS	207.06		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 UNIFORMS	29.00		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 UNIFORMS	62.92		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 UNIFORMS	343.74		
971	GALLS	GALLS	333063	102266 AP	02/24/2023	3-001-5-07-350	5289255 UNIFORMS	1,298.74		
								*** VENDOR	971 TOTAL	2,521.25
4465	GRONIS	GRONIS HARDWARE INC	333064	102267 AP	02/24/2023	3-001-5-07-301	LVSO KEYS,BATTERIES,MOP BUCKET	2.29		
4465	GRONIS	GRONIS HARDWARE INC	333064	102267 AP	02/24/2023	3-001-5-07-301	LVSO KEYS,BATTERIES,MOP BUCKET	19.75		
4465	GRONIS	GRONIS HARDWARE INC	333064	102267 AP	02/24/2023	3-001-5-07-357	LVSO KEYS,BATTERIES,MOP BUCKET	40.02		

warrants by vendor

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TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
4465	GRONIS	GRONIS HARDWARE INC	333064	102267 AP	02/24/2023	3-001-5-07-359	LVSO KEYS,BATTERIES,MOP BUCKET	89.09	
							*** VENDOR	4465 TOTAL	151.15
19139	HEARTLAND	HEARTLAND TOW INC	333066	102269 AP	02/24/2023	3-001-5-07-213	LEAV SHERIFF UNIT 120 214TH TO	129.00	
1025	HONEYWELL	HONEYWELL INTERNATIONAL INC	332992	102219 AP	02/21/2023	3-001-5-31-210	539696 CONTROLS TO 2.29.24	13,388.00	
1025	HONEYWELL	HONEYWELL INTERNATIONAL INC	332992	102219 AP	02/21/2023	3-001-5-32-261	539696 CONTROLS TO 2.29.24	17,965.00	
							*** VENDOR	1025 TOTAL	31,353.00
631	INTEGRATED OPENINGS	INTEGRATED OPENINGS SOLUTIONS	333072	102275 AP	02/24/2023	3-001-5-33-209	13189 711 MARSHALL SVC CALL	250.00	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-31-288	LEAV03 EMS #3, SVC CALL	760.74	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-31-288	SVC CALLS EMS 1,2,2,3	591.00	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-31-288	SVC CALLS EMS 1,2,2,3	284.50	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-31-288	SVC CALLS EMS 1,2,2,3	236.91	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-31-288	SVC CALLS EMS 1,2,2,3	1,294.71	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-32-209	LEAV03 SVC CALLS JC	135.33	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-32-209	LEAV03 SVC CALLS JC	982.00	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-32-209	LEAV03 SVC CALLS JC	892.67	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-32-209	LEAV03 SVC CALLS JC	174.00	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	333073	102276 AP	02/24/2023	3-001-5-33-209	SVC CALL 711 MARSHALL LAB SINK	639.00	
							*** VENDOR	7655 TOTAL	5,990.86
565	KA-COMM INC	KA-COMM INC	333009	102226 AP	02/22/2023	3-001-5-07-213	LV SHERIFF - PARTS FOR (10) DO	8,046.00	
23138	KACPZO	K A C P Z O TREASURER	333074	102277 AP	02/24/2023	3-001-5-06-203	ANNUAL MEMBERSHIP - AMY ALLISO	35.00	
26400	KANSAS GAS	KANSAS GAS SERVICE	332993	102220 AP	02/21/2023	3-001-5-14-220	510614745 2007004 82 GAS TRANS	1,128.12	
26400	KANSAS GAS	KANSAS GAS SERVICE	332993	102220 AP	02/21/2023	3-001-5-32-392	510614745 2007004 82 GAS TRANS	2,071.69	
26400	KANSAS GAS	KANSAS GAS SERVICE	332993	102220 AP	02/21/2023	3-001-5-33-392	510614745 1562996 18 GAS TRANS	1,065.37	
26400	KANSAS GAS	KANSAS GAS SERVICE	332993	102220 AP	02/21/2023	3-001-5-33-392	510614745 1562996 18 GAS TRANS	143.42	
							*** VENDOR	26400 TOTAL	4,408.60
1842	KONE INC	KONE INC	332994	102221 AP	02/21/2023	3-001-5-31-220	N40131062 ELEVATOR MAINT JANUA	129.86	
1842	KONE INC	KONE INC	332994	102221 AP	02/21/2023	3-001-5-32-262	N40131062 ELEVATOR MAINT JANUA	519.46	
1842	KONE INC	KONE INC	332994	102221 AP	02/21/2023	3-001-5-33-262	N40131062 ELEVATOR MAINT JANUA	1,179.86	
							*** VENDOR	1842 TOTAL	1,829.18
9737	KS ROD	KANSAS REGISTER OF DEEDS ASSN	333010	102227 AP	02/22/2023	3-001-5-04-202	JUNE SEMINAR REGISTRATION	250.00	
7258	L & R REFR	L & R REFRIGERATION SERVICE CO	333076	102279 AP	02/24/2023	3-001-5-31-290	SVC CALL - COURTHOUSE ICE MACH	350.00	
168	LCHS	LEAVENWORTH CO HUMANE SOCIETY	333011	102228 AP	02/22/2023	3-001-5-07-266	JANUARY CONTRACT RATE-ANIMAL H	1,378.12	
670	MICHAEL J NICHOLS	MICHAEL J NICHOLS PA ATTORNEY	333080	102283 AP	02/24/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	333081	102284 AP	02/24/2023	3-001-5-01-201	BOCC COPIER OPK595_K	298.46	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	333081	102284 AP	02/24/2023	3-001-5-04-201	OPL304_K COPIER CHARGES	169.94	
							*** VENDOR	2059 TOTAL	468.40
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	333082	102285 AP	02/24/2023	3-001-5-04-205	REIM JAN MILEAGE, MEALS, CHAMB	55.02	
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	333082	102285 AP	02/24/2023	3-001-5-04-211	REIM JAN MILEAGE, MEALS, CHAMB	32.66	
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	333082	102285 AP	02/24/2023	3-001-5-04-212	REIM JAN MILEAGE, MEALS, CHAMB	30.00	
2666	MISC REIMBURSEMENTS	ROBERT WEBER	333012	102229 AP	02/22/2023	3-001-5-41-211	REIM TOLLS - BOTA HEARINGS - T	6.25	
2666	MISC REIMBURSEMENTS	TRAVIS HUNSECKER	333013	102230 AP	02/22/2023	3-001-5-41-211	REIMB TOLLS - BOTA HEARINGS -	8.00	
							*** VENDOR	2666 TOTAL	131.93
196	OLSSON	OLSSON, INC	333084	102287 AP	02/24/2023	3-001-5-06-206	MONTHLY PROF SVC 019-28310	1,481.00	
427	PEMBLE	JORDAN PEMBLE	333085	102288 AP	02/24/2023	3-001-5-09-231	VARIOUS CINC CASES	2,497.50	
102	PROFESSIONAL SERVICE	KANSAS UNIVERSITY PHYS INC	333014	102231 AP	02/22/2023	3-001-5-07-219	INMATE MEDICAL BILLS	78.11	
102	PROFESSIONAL SERVICE	KANSAS UNIVERSITY PHYS INC	333014	102231 AP	02/22/2023	3-001-5-07-219	INMATE MEDICAL BILLS	5.71	
102	PROFESSIONAL SERVICE	KANSAS UNIVERSITY PHYS INC	333014	102231 AP	02/22/2023	3-001-5-07-219	INMATE MEDICAL BILLS	5.71	
102	PROFESSIONAL SERVICE	KANSAS UNIVERSITY PHYS INC	333014	102231 AP	02/22/2023	3-001-5-07-219	INMATE MEDICAL BILLS	5.71	
102	PROFESSIONAL SERVICE	KANSAS UNIVERSITY PHYS INC	333014	102231 AP	02/22/2023	3-001-5-07-219	INMATE MEDICAL BILLS	41.15	
102	PROFESSIONAL SERVICE	KANSAS UNIVERSITY PHYS INC	333014	102231 AP	02/22/2023	3-001-5-07-219	INMATE MEDICAL BILLS	88.30	
102	PROFESSIONAL SERVICE	KANSAS UNIVERSITY PHYS INC	333014	102231 AP	02/22/2023	3-001-5-07-219	INMATE MEDICAL BILLS	119.89	
							*** VENDOR	102 TOTAL	344.58

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			P.O.NUMBER	CHECK#					
389	PROVANTAGE	PROVANTAGE LLC	333015	102232 AP	02/22/2023	3-001-5-04-301	4021955 INK CARTRIDGES	54.00	
7098	QUILL CORP	QUILL CORP	333086	102289 AP	02/24/2023	3-001-5-07-301	8333027 OFFICE AND JAIL SUPPLI	.92	
7098	QUILL CORP	QUILL CORP	333086	102289 AP	02/24/2023	3-001-5-07-301	8333027 OFFICE AND JAIL SUPPLI	590.91	
7098	QUILL CORP	QUILL CORP	333086	102289 AP	02/24/2023	3-001-5-07-301	8333027 OFFICE AND JAIL SUPPLI	74.75	
7098	QUILL CORP	QUILL CORP	333086	102289 AP	02/24/2023	3-001-5-07-359	8333027 OFFICE AND JAIL SUPPLI	36.26	
							*** VENDOR		
							7098 TOTAL		702.84
14	REFLECTIONS MEMORIAL	REFLECTIONS MEMORIAL SERVICES	333087	102290 AP	02/24/2023	3-001-5-13-215	INDIGENT CREMATION FEES	775.00	
29720	SCHWINN EL	SCHWINN ELECTRIC	332995	102222 AP	02/21/2023	3-001-5-32-209	INSTALL SVC EQUIP ON KCPL BLDG	475.00	
6148	SHERIFF	LEAV CO SHERIFF DEPT	333091	102294 AP	02/24/2023	3-001-5-07-213	REIM VEHICLE REG 2022 DODGE RA	33.75	
88	STAMPCRETE	MARK ANDERSON	333092	102295 AP	02/24/2023	3-001-5-31-289	BALANCE OF FLOOR WORK AT CO SO	2,000.00	
29159	STAR PROGR	STAR PROGRAMMING	333016	102233 AP	02/22/2023	3-001-5-53-203	SVC/RETAINER FOR NOX WEED PROG	500.00	
248	SUMMIT FOOD	ELIOR, INC	333017	102234 AP	02/22/2023	3-001-5-07-261	C741000 INMATE MEALS	5,468.91	
376	SYMMETRY	ATHENS ENERGY SERVICES HOLDING	332996	102223 AP	02/21/2023	3-001-5-33-392	413714 GAS SERVICE 711 MARSHAL	9,300.98	
6909	UNIV KS CONTINUING	UNIVERSITY OF KANSAS	333093	102296 AP	02/24/2023	3-001-5-07-209	KLEAP A ANNUAL FEE - C	500.00	
1768	VITAL RECORDS	VITAL RECORDS HOLDING, LLC	332997	102224 AP	02/21/2023	3-001-5-31-290	10156300 395 CU FT STORAGE 202	1,064.51	
479	WERRING	FARRIS, FRESH, & WERRING LAW OFF	333018	102235 AP	02/22/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	70.40	
479	WERRING	FARRIS, FRESH, & WERRING LAW OFF	333018	102235 AP	02/22/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY	70.40	
							*** VENDOR		
							479 TOTAL		140.80
2007	WIRENUTS	WIRENUTS	333097	102300 AP	02/24/2023	3-001-5-07-207	SVC CALL - LV SHERIFF	158.75	
2007	WIRENUTS	WIRENUTS	333097	102300 AP	02/24/2023	3-001-5-07-207	SVC CALL - ANNEX (LVSO)	112.55	
							*** VENDOR		
							2007 TOTAL		271.30
							TOTAL FUND 001		166,031.01
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-213	HEALTH DEPT/ELC2 COMMODITIES	64.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-219	HEALTH DEPT/ELC2 COMMODITIES	277.38	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-280	HEALTH DEPT/ELC2 COMMODITIES	1,831.69	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-301	HEALTH DEPT/ELC2 COMMODITIES	154.56	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-380	HEALTH DEPT/ELC2 COMMODITIES	1,637.27	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-384	HEALTH DEPT/ELC2 COMMODITIES	2,567.52	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-601	HEALTH DEPT/ELC2 COMMODITIES	91.72	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-606	WIC-UPS POSTAGE	77.82	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-606	HEALTH DEPT/ELC2 COMMODITIES	392.07	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-108-5-00-610	HEALTH DEPT/ELC2 COMMODITIES	259.87	
							*** VENDOR		
							648 TOTAL		7,353.90
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-108-5-00-219	HELATH DEPT, WIC ELECTRIC SVC	759.86	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-108-5-00-606	HELATH DEPT, WIC ELECTRIC SVC	253.28	
							*** VENDOR		
							86 TOTAL		1,013.14
							TOTAL FUND 108		8,367.04
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24545	CDW GOVERN	CDW GOVERNMENT INC	333055	102253 AP	02/24/2023	3-115-5-00-409	3773122 HARDDRIVES	1,936.02	
27486	INSIGHT	INSIGHT	333071	102274 AP	02/24/2023	3-115-5-00-409	10036173 PROJECTOR	3,529.97	
							TOTAL FUND 115		5,465.99
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26730	YAC	YOUTH ACHIEVEMENT CENTER	333098	102301 AP	02/24/2023	3-121-5-00-204	KDOC 2ND QUARTER REIMB	1,964.00	
							TOTAL FUND 121		1,964.00
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-123-5-00-301	JUV CRIME PREV SUPPLIES	131.19	
							TOTAL FUND 123		131.19
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-126-5-00-210	COMM CORR TRAINING,SUPPLIES,CO	74.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-126-5-00-222	COMM CORR TRAINING,SUPPLIES,CO	769.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-126-5-00-321	COMM CORR TRAINING,SUPPLIES,CO	27.13	

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#							
						*** VENDOR		648 TOTAL		872.01
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	333059	102262 AP	02/24/2023	3-126-5-00-225	1220762 WATER/COOLER RENTAL		42.00	
								TOTAL FUND 126		914.01
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4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333049	102247 AP	02/24/2023	3-133-5-00-215	2-48 4013-01993 UNIFORM RENTAL		223.81	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333049	102247 AP	02/24/2023	3-133-5-00-215	2-48 4013-01993 UNIFORM RENTAL		310.81	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333049	102247 AP	02/24/2023	3-133-5-00-312	2-48 4013-01993 UNIFORM RENTAL		194.51	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333049	102247 AP	02/24/2023	3-133-5-00-312	2-48 4013-01993 UNIFORM RENTAL		198.27	
								*** VENDOR	4120 TOTAL	927.40
4136	BRANDT FAB	BRANDT FABRICATING	333019	102236 AP	02/22/2023	3-133-5-00-326	2-49 ANGLES		550.50	
669	CERTIFIED LAB	NCH CORPORATION	333056	102254 AP	02/24/2023	3-133-5-00-312	2-50 339928 CUT-THRU AEROSOL		504.82	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	333057	102255 AP	02/24/2023	3-133-5-00-304	2-63 20642-5600012301 GAS SERV		1,670.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-201	2-39 BAUMCHEN,PW:LODING,SAFETY		538.08	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-201	2-39 BAUMCHEN,PW:LODING,SAFETY		219.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-210	2-61 AREVELO,ELLIOTT,GRIER,NES		20.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-214	2-39 BAUMCHEN,PW:LODING,SAFETY		289.34	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-301	2-39 BAUMCHEN,PW:LODING,SAFETY		517.14	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-301	2-61 AREVELO,ELLIOTT,GRIER,NES		149.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-309	2-61 AREVELO,ELLIOTT,GRIER,NES		2,127.44	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-309	2-62 WILLIAMS,PETERSON:TIRES,P		1,814.72	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-310	2-61 AREVELO,ELLIOTT,GRIER,NES		636.01	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-311	2-61 AREVELO,ELLIOTT,GRIER,NES		204.91	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-311	2-62 WILLIAMS,PETERSON:TIRES,P		86.03	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-312	2-61 AREVELO,ELLIOTT,GRIER,NES		387.26	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-312	2-61 AREVELO,ELLIOTT,GRIER,NES		960.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-312	2-62 WILLIAMS,PETERSON:TIRES,P		370.16	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-360	2-61 AREVELO,ELLIOTT,GRIER,NES		84.75	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-360	2-61 AREVELO,ELLIOTT,GRIER,NES		4,085.16	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-360	2-62 WILLIAMS,PETERSON:TIRES,P		1,808.21	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-364	2-39 BAUMCHEN,PW:LODING,SAFETY		48.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-364	2-61 AREVELO,ELLIOTT,GRIER,NES		397.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-364	2-61 AREVELO,ELLIOTT,GRIER,NES		978.57	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-364	2-61 AREVELO,ELLIOTT,GRIER,NES		945.62	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-364	2-62 WILLIAMS,PETERSON:TIRES,P		401.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-133-5-00-365	2-61 AREVELO,ELLIOTT,GRIER,NES		59.99	
								*** VENDOR	648 TOTAL	17,131.45
571	CONTECH	QUIKRETE HOLDINGS	333020	102237 AP	02/22/2023	3-133-5-00-325	2-51 740886 CUVERTS		4,833.12	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-133-5-00-251	2-64 ELEC SVC CO SHOP ET AL		814.23	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-133-5-00-251	2-64 ELEC SVC CO SHOP ET AL		24.43	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-133-5-00-251	2-64 ELEC SVC CO SHOP ET AL		468.15	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333061	102264 AP	02/24/2023	3-133-5-00-251	2-64 ELEC SVC CO SHOP ET AL		1,177.11	
								*** VENDOR	86 TOTAL	2,483.92
290	FELDMANS	FELDMANS	333021	102238 AP	02/22/2023	3-133-5-00-364	2-52 30336 SAFETY BOOTS X2		165.00	
290	FELDMANS	FELDMANS	333021	102238 AP	02/22/2023	3-133-5-00-364	2-52 30336 SAFETY BOOTS X2		165.00	
								*** VENDOR	290 TOTAL	330.00
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	333062	102265 AP	02/24/2023	3-133-5-00-360	2-30 016993 GASKET, SCREWS, BA		378.04	
434	HAMM QUARR	HAMM QUARRIES	333065	102268 AP	02/24/2023	3-133-5-00-361	2-31 300467 ROCK		1,968.51	
3621	HERITAGE-CRYSTAL CLE	HERITAGE-CRYSTAL CLEAN,LLC	333022	102239 AP	02/22/2023	3-133-5-00-310	2-53 74217 HEAVY DUTY DIESEL 5		336.49	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333068	102271 AP	02/24/2023	3-133-5-00-306	2-32 218331 IC SAND		5,384.78	
191	HOME DEPOT	HOME DEPOT USA	333069	102272 AP	02/24/2023	3-133-5-00-312	2-33 1111680 CLEANER, BATTERIE		80.18	
191	HOME DEPOT	HOME DEPOT USA	333069	102272 AP	02/24/2023	3-133-5-00-312	2-33 1111680 CLEANER, BATTERIE		21.72	
								*** VENDOR	191 TOTAL	101.90

START DATE: 02/18/2023 END DATE: 02/24/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
368	INDEPENDEN	INDEPENDENT SALT CO	333070	102273 AP	02/24/2023	3-133-5-00-306	2-34 2KSLEAV ICE CONROL SALT	5,475.83	
368	INDEPENDEN	INDEPENDENT SALT CO	333070	102273 AP	02/24/2023	3-133-5-00-306	2-34 2KSLEAV ICE CONROL SALT	9,728.60	
							*** VENDOR	368 TOTAL	15,204.43
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	333075	102278 AP	02/24/2023	3-133-5-00-364	2-54 SAFETY BOOTS - B COMBS	155.00	
19	KANSAS TUR	KANSAS TURNPIKE AUTHORITY	333023	102240 AP	02/22/2023	3-133-5-00-201	2-46 2171634-3799032 13-04	27.50	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333079	102282 AP	02/24/2023	3-133-5-00-360	2-55 95988 FILTER	22.98	
574	MIDWEST TRAINING & C	MIDWEST TRAINING & CONSULTING	333024	102241 AP	02/22/2023	3-133-5-00-213	2-35 PREV/DEV SPCC PLAN CO SHO	2,850.00	
1962	MOTOROLA	MOTOROLA	333083	102286 AP	02/24/2023	3-133-5-00-360	2-56 1036540426 BATTERY	277.20	
24	NATIONAL SIGN	NATL SIGN CO INC	333025	102242 AP	02/22/2023	3-133-5-00-363	2-57 KSCLEA SIGN MATERIAL	4,225.00	
196	OLSSON	OLSSON, INC	333084	102287 AP	02/24/2023	3-133-5-00-213	2-29 PROJ 019-28310 PROF SVCS	193.00	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333026	102243 AP	02/22/2023	3-133-5-00-360	2-58 8052255000 BRACKETS,ETC	31.23	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333026	102243 AP	02/22/2023	3-133-5-00-360	2-58 8052255000 BRACKETS,ETC	35.89	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333026	102243 AP	02/22/2023	3-133-5-00-360	2-58 8052255000 BRACKETS,ETC	19.45	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333026	102243 AP	02/22/2023	3-133-5-00-360	2-58 8052255000 BRACKETS,ETC	15.31	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333026	102243 AP	02/22/2023	3-133-5-00-360	2-58 8052255000 BRACKETS,ETC	15.31-	
							*** VENDOR	418 TOTAL	86.57
632	RWD 8	RURAL WATER DIST NO 8	333089	102292 AP	02/24/2023	3-133-5-00-214	2-47 WATER METERS AT CO SHOP	33.41	
632	RWD 8	RURAL WATER DIST NO 8	333089	102292 AP	02/24/2023	3-133-5-00-214	2-47 WATER METERS AT CO SHOP	492.60	
							*** VENDOR	632 TOTAL	526.01
29720	SCHWINN EL	SCHWINN ELECTRIC	333090	102293 AP	02/24/2023	3-133-5-00-440	2-59 REPLACE RECEPTACLE ON POL	255.00	
1241	VANCE BROS	VANCE BROS INC	333027	102244 AP	02/22/2023	3-133-5-00-303	2-38 437 COMMERCIAL SURFACE	1,990.95	
392	VANDERBILT	VANDERBILT'S	333094	102297 AP	02/24/2023	3-133-5-00-364	2-37 1000127 SAFETY BOOTS - GR	165.00	
1768	VITAL RECORDS	VITAL RECORDS HOLDING, LLC	333095	102298 AP	02/24/2023	3-133-5-00-301	2-60 1336 ANNUAL STORAGE PUB W	931.00	
								TOTAL FUND 133	63,511.50

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-136-5-00-221	KTA, TRAINING, COMMUNICATIONS	5.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-136-5-00-224	KTA, TRAINING, COMMUNICATIONS	1,550.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-136-5-00-234	JCAB COMMODITIES, TRAINING	240.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-136-5-00-237	JCAB COMMODITIES, TRAINING	261.14	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-136-5-00-3	KTA, TRAINING, COMMUNICATIONS	74.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-136-5-00-3	KTA, TRAINING, COMMUNICATIONS	8.21	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-136-5-00-3	KTA, TRAINING, COMMUNICATIONS	8.21-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-136-5-00-3	JUV COMM CORR ADVISORY BOARD S	23.98	
							*** VENDOR	648 TOTAL	2,155.27
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	333059	102262 AP	02/24/2023	3-136-5-00-203	1274542 WATER/COOLER RENTAL	21.00	
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	333059	102262 AP	02/24/2023	3-136-5-00-223	1274542 WATER/COOLER RENTAL	21.00	
							*** VENDOR	1220 TOTAL	42.00
								TOTAL FUND 136	2,197.27

4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333049	102247 AP	02/24/2023	3-137-5-00-203	2-14 4013-01993 UNIFORM RENTAL	104.49	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333049	102247 AP	02/24/2023	3-137-5-00-203	2-14 4013-01993 UNIFORM RENTAL	126.49	
							*** VENDOR	4120 TOTAL	230.98
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-137-5-00-320	2-15 AREVALO:REBUILD STARTER,	2,355.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-137-5-00-320	2-15 AREVALO:REBUILD STARTER,	928.67	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-137-5-00-321	2-15 AREVALO:REBUILD STARTER,	535.12	
							*** VENDOR	648 TOTAL	3,819.33
446	EQUIPMENT SHARE	EQUIPMENT SHARE INC	333060	102263 AP	02/24/2023	3-137-5-00-320	2-11 48309 CASE WIPER ARM AND	182.84	
434	HAMM QUARR	HAMM QUARRIES	333065	102268 AP	02/24/2023	3-137-5-00-312	2-12 300467 ROCK	7,662.13	
434	HAMM QUARR	HAMM QUARRIES	333065	102268 AP	02/24/2023	3-137-5-00-312	2-12 300467 ROCK	2,688.45	
434	HAMM QUARR	HAMM QUARRIES	333065	102268 AP	02/24/2023	3-137-5-00-312	2-12 300467 ROCK	9,824.44	
434	HAMM QUARR	HAMM QUARRIES	333065	102268 AP	02/24/2023	3-137-5-00-312	2-12 300467 ROCK	1,289.63	
434	HAMM QUARR	HAMM QUARRIES	333065	102268 AP	02/24/2023	3-137-5-00-312	2-12 300467 ROCK	1,318.30	

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
434	HAMM QUARR	HAMM QUARRIES	333065	102268 AP	02/24/2023	3-137-5-00-312	2-12 300467 ROCK	11,005.21		
								*** VENDOR	434 TOTAL	33,788.16
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333068	102271 AP	02/24/2023	3-137-5-00-312	2-13 218331 ROCK	480.87		
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333068	102271 AP	02/24/2023	3-137-5-00-312	2-13 218331 ROCK	734.29		
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333068	102271 AP	02/24/2023	3-137-5-00-312	2-13 218331 ROCK	481.39		
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333068	102271 AP	02/24/2023	3-137-5-00-312	2-13 218331 ROCK	168.48		
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333068	102271 AP	02/24/2023	3-137-5-00-312	2-13 218331 ROCK	702.89		
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333068	102271 AP	02/24/2023	3-137-5-00-312	2-13 218331 ROCK	1,695.86		
								*** VENDOR	369 TOTAL	4,263.78
								TOTAL FUND 137		42,285.09
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-138-5-00-301	JIAS SUPPLIES	44.46		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-138-5-00-301	JIAS SUPPLIES	10.36		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-138-5-00-301	JIAS SUPPLIES	41.97		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-138-5-00-301	JIAS SUPPLIES	4.62-		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-138-5-00-301	JIAS SUPPLIES	1.37-		
								*** VENDOR	648 TOTAL	90.80
								TOTAL FUND 138		90.80
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-144-5-00-2	REINDL:EVENTS, L&L, VET VISITS	412.79		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-144-5-00-2	DEAN:PALS VET VISITS, PET SUPP	695.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-144-5-00-2	STRANGE:PALS:VET VISITS	398.65		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-144-5-00-2	TADDA;PALS,VET VISITS	395.85		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-144-5-00-3	REINDL:EVENTS, L&L, VET VISITS	127.94		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-144-5-00-3	DEAN:PALS VET VISITS, PET SUPP	188.08		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-144-5-00-3	COA:C1 MEALS,PALS,UNIFORMS,L&L	571.00		
								*** VENDOR	648 TOTAL	2,790.27
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	333075	102278 AP	02/24/2023	3-144-5-00-3	PET FOOD/SUPPLIES FOR PALS PRO	507.16		
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	333075	102278 AP	02/24/2023	3-144-5-00-3	PET FOOD/SUPPLIES FOR PALS PRO	112.40		
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	333075	102278 AP	02/24/2023	3-144-5-00-3	PET FOOD/SUPPLIES FOR PALS PRO	224.80		
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	333075	102278 AP	02/24/2023	3-144-5-00-3	PET FOOD/SUPPLIES FOR PALS PRO	112.40		
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	333075	102278 AP	02/24/2023	3-144-5-00-3	PET FOOD/SUPPLIES FOR PALS PRO	31.98		
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	333075	102278 AP	02/24/2023	3-144-5-00-3	PET FOOD/SUPPLIES FOR PALS PRO	168.60		
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	333075	102278 AP	02/24/2023	3-144-5-00-3	PET FOOD/SUPPLIES FOR PALS PRO	231.47-		
								*** VENDOR	19474 TOTAL	925.87
								TOTAL FUND 144		3,716.14
2621	CAFE	TERRY BOOKER	333054	102252 AP	02/24/2023	3-145-5-00-256	MEALS RESERVED FEB 1 - FEB 17	7,754.50		
2621	CAFE	TERRY BOOKER	333054	102252 AP	02/24/2023	3-145-5-00-256	MEALS RESERVED FEB 1 - FEB 17	10,731.50		
2621	CAFE	TERRY BOOKER	333054	102252 AP	02/24/2023	3-145-5-00-256	MEALS RESERVED FEB 1 - FEB 17	10,855.00		
								*** VENDOR	2621 TOTAL	29,341.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-210	ROSS: COA BACKGROUND CHECKS	260.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-211	TUTTLE:EVENTS, VEHICLE MAINT	79.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-211	KIEFER: COA EVENTS, MTG, LEISU	29.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-211	HERZOG;COA MOW,EVENTS,SUPPLIES	126.71		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-211	REINDL:EVENTS, L&L, VET VISITS	11.92		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-212	HARMON:LEISURE &LEARNING	23.50		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-212	COA:C1 MEALS,PALS,UNIFORMS,L&L	236.98		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-213	TUTTLE:EVENTS, VEHICLE MAINT	132.38		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-246	COA:C1 MEALS,PALS,UNIFORMS,L&L	32.22		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-252	KIEFER: COA EVENTS, MTG, LEISU	16.98		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-254	HERZOG;COA MOW,EVENTS,SUPPLIES	152.25		

START DATE: 02/18/2023 END DATE: 02/24/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-260	GATES:CHORE EQUIP & MAINT	69.97		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-301	HERZOG;COA MOW,EVENTS,SUPPLIES	62.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-307	COA:C1 MEALS,PALS,UNIFORMS,L&L	2,500.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-345	HERZOG;COA MOW,EVENTS,SUPPLIES	79.83		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-750	KIEFER: COA EVENTS, MTG, LEISU	357.43		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-750	HARMON:LEISURE &LEARNING	501.84		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-750	REINDL:EVENTS, L&L, VET VISITS	18.36		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-00-750	COA:C1 MEALS,PALS,UNIFORMS,L&L	208.32		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-05-202	COA:C1 MEALS,PALS,UNIFORMS,L&L	13.94		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-05-301	HERZOG;COA MOW,EVENTS,SUPPLIES	34.56		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-07-202	COA:C1 MEALS,PALS,UNIFORMS,L&L	1.92		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-07-302	HERZOG;COA MOW,EVENTS,SUPPLIES	4.77		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-09-100	COA:C1 MEALS,PALS,UNIFORMS,L&L	71.66		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-145-5-09-200	COA:C1 MEALS,PALS,UNIFORMS,L&L	4,956.41		
							*** VENDOR	648 TOTAL		9,984.82
486	HOELTZEL, LINDA	LINDA HOELTZEL	333067	102270 AP	02/24/2023	3-145-5-00-212	25 DOZEN CUPCAKES FOR OPEN HOU	250.00		
							TOTAL FUND 145			39,575.82
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-146-5-00-301	TREAS OFFICE SUPPLY LINE	895.24		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-146-5-00-301	TREAS OFFICE SUPPLY LINE	69.82		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-146-5-00-301	TREAS OFFICE SUPPLY LINE	756.83		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-146-5-00-301	TREAS OFFICE SUPPLY LINE	97.98		
							*** VENDOR	648 TOTAL		1,819.87
							TOTAL FUND 146			1,819.87
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-147-5-00-3	COA:C1 MEALS,PALS,UNIFORMS,L&L	448.43		
							TOTAL FUND 147			448.43
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648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-160-5-00-213	JIMA:HHW,PPE,MAINT EQUIP,LUBE	1,100.99		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-160-5-00-301	SALDIVAR:HHW, OFFICE SUPPLY, S	735.54		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-160-5-00-303	SALDIVAR:HHW, OFFICE SUPPLY, S	322.26		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-160-5-00-303	JIMA:HHW,PPE,MAINT EQUIP,LUBE	33.99		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-160-5-00-304	JIMA:HHW,PPE,MAINT EQUIP,LUBE	95.80		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	333058	102261 AP	02/24/2023	3-160-5-00-305	JIMA:HHW,PPE,MAINT EQUIP,LUBE	171.95		
							*** VENDOR	648 TOTAL		2,460.53
							TOTAL FUND 160			2,460.53
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1991	MARC	MID-AMERICA REGIONAL COUNCIL	333078	102281 AP	02/24/2023	3-174-5-00-210	LEAV-911 JANUARY COST SHARE	32,414.58		
							TOTAL FUND 174			32,414.58
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5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	333057	102255 AP	02/24/2023	3-195-5-00-290	20642-0321A774932301 GAS SERVI	511.45		
26400	KANSAS GAS	KANSAS GAS SERVICE	332993	102220 AP	02/21/2023	3-195-5-00-290	510614745 2007004 82 GAS TRANS	186.71		
2	WATER DEPT	WATER DEPT	333096	102299 AP	02/24/2023	3-195-5-00-290	WATER SVC 520 S 2ND ST	48.52		
							TOTAL FUND 195			746.68
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86	EVERGY	EVERGY KANSAS CENTRAL INC	332991	102218 AP	02/21/2023	3-212-5-00-2	ELEC SVC SEWER DIST 2	177.34		
86	EVERGY	EVERGY KANSAS CENTRAL INC	332991	102218 AP	02/21/2023	3-212-5-00-2	ELEC SVC SEWER DIST 2	37.77		
86	EVERGY	EVERGY KANSAS CENTRAL INC	332991	102218 AP	02/21/2023	3-212-5-00-2	ELEC SVC SEWER DIST 2	28.70		
86	EVERGY	EVERGY KANSAS CENTRAL INC	332991	102218 AP	02/21/2023	3-212-5-00-2	ELEC SVC SEWER DIST 2	66.25		
							*** VENDOR	86 TOTAL		310.06
							TOTAL FUND 212			310.06

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
8466	KDHE PERMITS	KDHE - BUREAU OF WATER	333028	102245 AP	02/22/2023	3-214-5-00-4	DEBT SERVICE SEMI-ANNUAL PMT 2	35,105.81	
							TOTAL FUND 214		35,105.81
268	LIFELOCK	GEN DIGITAL, INC.	333077	102280 AP	02/24/2023	3-510-2-00-941	1247233 FEB PREMIUMS	1,618.99	
1485	RELIANCE STANDARD	RELIANCE STANDARD	333088	102291 AP	02/24/2023	3-510-2-00-962	GL144512 GROUP LIFE/VOL GROUP	1,551.88	
1485	RELIANCE STANDARD	RELIANCE STANDARD	333088	102291 AP	02/24/2023	3-510-2-00-965	GL144512 GROUP LIFE/VOL GROUP	3,030.50	
1485	RELIANCE STANDARD	RELIANCE STANDARD	333088	102291 AP	02/24/2023	3-510-2-00-965	GL144512 GROUP LIFE/VOL GROUP	25.20	
1485	RELIANCE STANDARD	RELIANCE STANDARD	333088	102291 AP	02/24/2023	3-510-2-00-965	GL144512 GROUP LIFE/VOL GROUP	454.74	
							*** VENDOR 1485 TOTAL		5,062.32
							TOTAL FUND 510		6,681.31
							TOTAL ALL CHECKS		414,237.13



TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	166,031.01
108	COUNTY HEALTH	8,367.04
115	EQUIPMENT RESERVE	5,465.99
121	JUVENILE JUSTICE AUTHORITY	1,964.00
123	JUVENILE CRIME PREVENTION	131.19
126	COMM CORR ADULT	914.01
133	ROAD & BRIDGE	63,511.50
136	COMM CORR JUVENILE	2,197.27
137	LOCAL SERVICE ROAD & BRIDGE	42,285.09
138	JUV INTAKE & ASSESSMENT	90.80
144	PALS (PETS AND LOVING SENIORS	3,716.14
145	COUNCIL ON AGING	39,575.82
146	COUNTY TREASURER SPECIAL	1,819.87
147	MEMORIALS (COA)	448.43
160	SOLID WASTE MANAGEMENT	2,460.53
174	911	32,414.58
195	JUVENILE DETENTION	746.68
212	SEWER DISTRICT 2: TIMBERLAKES	310.06
214	SEWER DISTRICT 3: GLENWOOD	35,105.81
510	PAYROLL CLEARING	6,681.31
	TOTAL ALL FUNDS	414,237.13

Consent Agenda for 3/1/2023  
Checks dated 2/18 - 2/24

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## A PROCLAMATION PROCLAIMING MARCH 2023 AS THE MARCH FOR MEALS MONTH

**WHEREAS**, fifty years ago, on March 22, 1972, President Nixon signed into law a measure that amended the Older Americans Act of 1965 to include a national nutrition program for individuals 60 years and older.

**WHEREAS**, for five decades, this landmark law has helped to fund community-based organizations – like Meals on Wheels – and it is still the only federal program designed specifically to meet the nutritional and social needs of older adults.

**WHEREAS**, Meals on Wheels programs – both congregate and home-delivered, in Leavenworth County, Kansas have served our communities admirably for nearly 50 years; and

**WHEREAS**, volunteers for Meals on Wheels programs in Leavenworth County, Kansas are the backbone of the program and they not only deliver nutritious meals to seniors and individuals with disabilities who are at significant risk of hunger and isolation, but also caring concern and attention to their welfare; and

**WHEREAS**, Meals on Wheels program in Leavenworth County, Kansas provides nutritious meals to seniors that help them maintain their health and independence, thereby helping to prevent unnecessary falls, hospitalizations and/or premature institutionalization; and

**WHEREAS**, the senior population is increasing substantially, and action is needed now to support local Meals on Wheels programs through federal, state and local funding; volunteering; donations; and raising awareness to ensure these vital services can continue to be delivered for years to come.

**NOW, THEREFORE, I, VICKY KAAZ**, as Chairperson of the Leavenworth County Board of Commissioners do hereby proclaim March 2023 as a month celebrating Meals on Wheels and urge every community member to take this month to honor our senior nutrition programs, the individuals they serve and the volunteers who care for them. Our recognition of, and involvement in, the national March for Meals celebration can enrich our entire community and help combat senior hunger and isolation in America.

Dated this 1st day of March, 2023

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Chairperson, Leavenworth County Board of Commissioners

**Leavenworth County  
Request for Board Action**

**Date:** February 24, 2023

**To:** Board of County Commissioners

**Cc:** Mark Loughry

**From:** David C. Van Parys

**Department Head Approval:** N/A

**Additional Reviews as needed:**

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

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**Action Requested:** Approval of attachment of two (2) currently un-served properties to the public water service system of Rural Water District No. 12.

**Recommendation:** Approval of attachment

**Analysis:** The two (2) properties to be attached are residential, or will be developed as residential (single family homes) and are currently un-served by a public water supply. The owners have approached RWD 12 to obtain service and the district has agreed to do so. Kansas law provides that the board of county commissioners shall hear requests (petitions) for such an attachment to a RWD. The attachment of the properties does not appear to have any negative consequences and a denial of the request will work a hardship on the requesting property owners. The owners have agreed to bear the cost of the connections to the district.

**Alternatives:** Denial of the request for attachment.

**Budgetary Impact:** None

- 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:** Proposed Findings approving the attachment.

**NOTICE OF HEARING ON A PETITION FOR ATTACHMENT OF CERTAIN LANDS  
LOCATED IN LEAVENWORTH COUNTY, KANSAS, TO RURAL WATER DISTRICT  
NO. 12 OF JEFFERSON COUNTY, KANSAS**

**TO ALL INTERESTED PERSONS**

**TAKE NOTICE** that the board of county commissioners of the county of Leavenworth, Kansas, shall, **on March 1<sup>st</sup>, 2023, at 9:00 a.m.**, conduct a hearing on petitions filed with the county seeking approval of the attachment of certain lands located in Leavenworth County, Kansas, to Rural Water District No. 12 of Jefferson County, Kansas. The hearing shall be conducted in the meeting room of the county commission located at **300 Walnut Street, Suite 225, Leavenworth, Kansas**. A copy of the petition for attachment is attached hereto.

/s/ Janet Klasinski

County Clerk

A copy of this Notice of Hearing is being mailed by me on this 21<sup>st</sup> day of February, 2023, to:

Chief Engineer  
Division of Water Resources  
900 SW Jackson, Rm 456  
Topeka, KS 66612

and

RWD#12 of Jefferson County, KS  
216 Winchester St.  
Winchester, KS 66097

and

Dennis Gray, Trustee  
Dennis Gray Trust  
c/o RWD#12  
216 Winchester St.  
Winchester, KS 66097

and

Mary S. Webb  
c/o RWD#12  
216 Winchester St.  
Winchester, KS 66097

**Case No. DEV-22-155  
Special Use Permit – Whiskey Ridge**

**Memo – Board of County Commissioners**

**February 24, 2023**

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**GENERAL INFORMATION:**

**Applicant:** Dan & Cindy Lynch

**Planner:** Amy Allison

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**UPDATE:**

The Board of County Commissioners first considered this item on February 1, 2023. The Board requested that the applicant provide an engineering report showing the building met the 2006 International Building Codes and tabled the item until the February 8, 2023 meeting. During the February 8, 2023 Board of County Commissioners meeting, the applicant requested to table the item for a second time to allow them the opportunity to seek an exception from the State Fire Marshall's office for the fire suppression system. The Board of County Commissioners agreed to table the item until the March 1, 2023 meeting. The Planning & Zoning Department has not received any further communication from the applicant as of the date of writing this memo.

**Leavenworth County  
Request for Board Action  
Resolution 2023-04  
Special Use Permit - Whiskey Ridge**

**Date: March 1, 2023**

**To: Board of County Commissioners**

**From: Planning & Zoning Staff**

**Department Head Review: Amy Allison, Reviewed**

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested:** Conditional approval of Resolution 2023-04, a request for a Special Use Permit for Whiskey Ridge Event Center. A request was made in 2020 for the same event center but that Special Use Permit was later cancelled.

**Analysis:** The applicant is requesting a Special Use Permit for an event center. The applicant is proposing to operate the event center out of a structure that was permitted in 2021 as an agricultural building. The applicant has provided an engineering report that inspected the foundation of the structure and found that it is structurally sound and compliant with the 2006 International Building Codes. No engineering reports have been submitted for the rest of the structure. The Stranger Fire District has reviewed the request and has recommended some conditions for fire safety, but has recommended that a sprinkler system is not necessary. The 2006 International Building Codes may require a fire suppression system be required for this type of use.

The event center is proposed to be open year-round with most events occurring during the weekend. The applicant has indicated that the center may be used for large gatherings on weekdays but this will most likely be infrequent and not last into the evening. The center will accommodate up to 300 guests. Wedding ceremonies may take place both inside or outside with music. Receptions, including music, will take place indoors. The narrative indicated that events will conclude at 11:00 PM.

The venue will have a non-commercial kitchen on-site and will be available for hired caterers. The center will also have a bar area which would be stocked by the clients.

The application includes a proposed parking lot that would accommodate up to 180 vehicles. Based on the maximum capacity and support vehicles, this is sufficient parking for the proposed use. The parking lot will be gravel and will be approximately an acre. The applicants will need to comply with the storm water pollution prevention policy administered by KDHE, if applicable.

**Planning Commission Recommendation:** The Planning Commission voted 8-0 (1 absent) to recommend approval of Resolution 2023-04 (Case No. DEV-22-155) for a Special Use Permit to operate the Whiskey Ridge Event Center.

**Alternatives:**

1. Conditional Approval of Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:**

\$0.00

**Additional Attachments:** Staff Report, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-22-155 Whiskey Ridge Event Center

March 1, 2023

**REQUEST: REGULAR AGENDA**

- Zoning Amendment                       Special Use Permit  
 Temporary Special Use Permit

**STAFF REPRESENTATIVE:**

AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 19051 TONGANOXIE DR

**APPLICANT/APPLICANT AGENT:**

DAN & CINDY LYNCH  
19751 219<sup>TH</sup> ST  
TONGANOXIE KS 66086

**PROPERTY OWNER:**

ORISON LLC

**CONCURRENT APPLICATIONS:**

N/A

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
MIXED RESIDENTIAL

**LEGAL DESCRIPTION:**

A tract of land in the Southwest Quarter of Section 3, Township 11 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Conditional Approval of Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2023-04 (Case No. DEV-22-155), Special Use Permit for an Event Center - Whiskey Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE: 58.70 ACRES

PARCEL ID NO:  
192-03-0-00-00-011.01

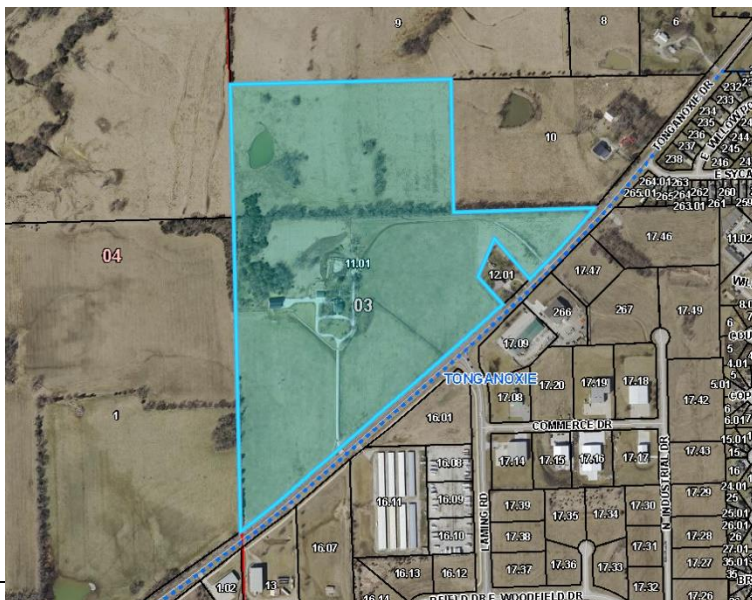
BUILDINGS:  
SINGLE-FAMILY RESIDENCE,  
ACCESSORY STRUCTURE & EVENT  
BARN

**PROJECT SUMMARY:**

Requesting a permit to operate an event center at 19051 Tonganoxie Dr, Tonganoxie, KS.

ACCESS/STREET:  
TONGANOXIE DR – COUNTY  
ARTERIAL, PAVED, ± 24'

**Location Map:**



**UTILITIES**

SEWER: SEPTIC  
FIRE: STRANGER  
WATER: RWD 9  
ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW: 12/15/2022  
NEWSPAPER NOTIFICATION:  
12/20/2022  
NOTICE TO SURROUNDING  
PROPERTY OWNERS:  
12/20/2022



<b>FACTORS TO BE CONSIDERED:</b>		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Special Use Permit request:</i>	<b>Met</b>	<b>Not Met</b>
<p><b>1. Character of the Neighborhood:</b>  <i>Density:</i> Properties located within the unincorporated areas of the County are primarily rural in nature. Most of the surrounding lots are large in size. Properties within the City of Tonganoxie are primarily industrial in nature with some commercial businesses. There is a residential neighborhood to the north.</p> <p><i>Nearby City Limits:</i> The property is located adjacent to the City of Tonganoxie.</p>	✓	
<p><b>2. Zoning and uses of nearby property:</b>  <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature. Industrial and Commercial businesses are located across the road.</p> <p><i>Adjacent Zoning:</i> The adjacent properties within the unincorporated area are zoned RR-2.5. The properties within the City of Tonganoxie are zoned Light to Moderate Industrial.</p>	✓	
<p><b>3. Suitability of the Property for the uses to which it has been restricted:</b>  <i>The property is suitable as a rural residence. The requested use is allowed with a Special Use Permit</i></p>	✓	
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b>  <i>The requested-use is unlikely to detrimentally impact neighboring properties. The applicant had applied and was approved for this type of use in April of 2020. The proposed permit is similar in nature to the original proposal.</i></p> <p><i>Traffic:</i> Traffic will be limited to primarily weekends. The applicant is proposing that the proposed business will generate 320 trips for their largest events (accounts for guest, 150 vehicles, and supporting staff, 10 vehicles). The property accesses off of Tonganoxie Drive which is a County Arterial with an existing traffic count of more than 3,700 vpd.</p> <p><i>Lighting:</i> No exterior lighting besides security lighting is proposed with this request.</p> <p><i>Noise:</i> There may be additional noise during events, which will primarily be on the weekends. The event center is situated toward the center of the property which would reduce the noise heard at the property line.</p> <p><i>Outdoor Storage:</i> No outdoor storage is proposed with this request.</p> <p><i>Parking:</i> The applicant is proposing to install 180 parking spaces. This is adequate for the proposed maximum occupancy (300) and additional support vehicles.</p> <p><i>Visitors/Employees:</i> The narrative indicates that most visitors will be on-site during the weekend when events are most likely to take place. The applicant is proposing a center that would accommodate up to 300 guests. There would also be additional work staff to support these events. During the weekdays, limited visitors is expected.</p>	 ✓  ✓  ✓  ✓  ✓	

<i>Waste: Any waste generated from the proposed use must be disposed of in compliance with all local and state requirements. The applicant has proposed an engineered on-site wastewater system.</i>	✓	
<b>5. Length of time the property has been vacant as zoned:</b> <input checked="" type="checkbox"/> <i>Not Vacant: The property has a house and is being used for agricultural purposes.</i>	✓	
<b>6. Relative gain to economic development, public health, safety and welfare:</b> <i>The proposed application would allow for another business to be located within Leavenworth County. There does not appear to be any detrimental effects to the public health, safety or welfare.</i>	✓	
<b>7. Conformance to the Comprehensive Plan:</b> <i>Future Land Use Map: Mixed Residential</i>		✓

**STAFF COMMENTS:**

The applicant is requesting a Special Use Permit for an event center. The applicant applied for a similar Special Use Permit in 2020, but cancelled the permit shortly after it was approved. The applicant is proposing to operate the event center out of a structure that was permitted in 2021 as an agricultural building. The applicant has provided an engineering report that inspected the foundation of the structure and found that it is structurally sound and compliant with the 2006 International Building Codes. No engineering reports have been submitted for the rest of the structure. The Stranger Fire District has reviewed the request and has recommended some conditions for fire safety, but has recommended that a sprinkler system is not necessary. The 2006 International Building Code may require a fire suppression system to be installed for this type of use.

The event center is proposed to be open year-round with most events occurring during the weekend. The applicant has indicated that the center may be used for large gatherings on weekdays but this will most likely be infrequent and not last into the evening. The center will accommodate up to 300 guests. Wedding ceremonies may take place both inside or outside with music. Receptions, including music, will take place indoors. The narrative indicated that events will conclude at 11:00 PM.

The applicants will not be preparing food but the on-site, non-commercial kitchen will be available to hired caterers. The center will also have a bar area which would be stocked by the clients.

The application includes a proposed parking lot that would accommodate up to 180 vehicles. Based on the maximum capacity and support vehicles, this is sufficient parking for the proposed use. The parking lot will be gravel and will be approximately an acre. The applicants will need to comply with the storm water pollution prevention policy administered by KDHE, if applicable.

**STAFF RECOMMENDED CONDITIONS:**

1. Events shall be limited to the hours of 8:00 AM until 11:00 PM. All business operations shall cease by 12:00 AM.
2. A commercial building permit must be filed and approved for the agricultural building.
3. An Engineering Report must be submitted verifying that the agricultural structure meets the 2006 Commercial Building Codes, including fire suppression.
4. The SUP shall be limited to four full-time employees and unlimited seasonal employees.
5. The applicant shall submit an approved NOI & SWPPP from the Kansas Department of Health and Environment Bureau of Water.
6. An engineered on-site waste water treatment system is required or authorization from a licensed engineer that the existing system is compatible with the proposed use and acceptance by the Kansas Department of Health and Environment.
7. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs.

All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.

8. No on-street parking shall be allowed.
9. This SUP shall be limited to the Narrative and accompanying documents dated November 8, 2022, December 6, 2022 (received), December 15, 2022 and January 5, 2023 (received) submitted with this application.
10. 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.
11. Any noise generated from the proposed business shall be limited to 60 dB, as measured from the property line.
12. Any light generated from the proposed business shall be limited to 0 foot-candles, as measured from the property line.
13. No outdoor storage of materials shall be allowed.
14. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
15. The developer must comply with the following memorandums:
  - a. Email – Karen Armstrong, RWD 9, dated November 17, 2022
  - b. Email – Mark Billquist, Stranger FD, dated November 27, 2022
  - c. Memo – Mitch Pleak, Olsson, dated January 5, 2023
16. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
17. After approval of this SUP by the Board of County Commissioners all conditions listed shall be adhered to and required documents shall be provided to the Planning and Zoning Office before the Special Use Permit shall take effect.

**ATTACHMENTS:**

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

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Dan/Cindy Lynch</u>	NAME _____
ADDRESS <u>19751 214th St.</u>	ADDRESS _____
CITY/ST/ZIP <u>Tonganoxie, KS 66066</u>	CITY/ST/ZIP _____
PHONE <u>(913) 481-6847</u>	PHONE _____
EMAIL <u>danlynch@lynchresidential.com</u>	EMAIL _____
CONTACT PERSON <u>Dan Lynch</u>	CONTACT PERSON _____

**PROPERTY INFORMATION**

PID: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Address of property 19051 Tonganoxie Dr, Tonganoxie Parcel size 58.7 acres

Current use of the property Ag

Does the owner live on the property?  Yes  No

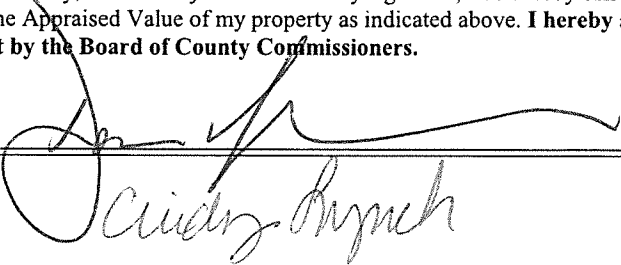
Proposed Special Use Wedding / Event Venue

**TAX ASSESSEMENT STATEMENT**

**Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.**

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one)  Yes  No

I, the undersigned am the (circle one) owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit and acknowledge the potential of a change in the Appraised Value of my property as indicated above. I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.

Signature  Date 11/1/2022

**ATTACHMENT A**

**PROPOSED SPECIAL USE PERMIT INFORMATION**

Name of Business Whiskey Ridge dba "The Ridge"  
Existing and Proposed Structures 9000 sq ft venue building / existing home  
Number of structures used for Special Use Permit 2  
Will the use require parking?  Yes  No How many parking spaces are proposed/available? 150  
Is the proposed use seasonal?  Yes  No  
If yes, what months will the use be active? \_\_\_\_\_ through \_\_\_\_\_  
Month Month  
Reason for requesting a Special Use Permit: To complete venue building

**Estimated Traffic**

*In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.*

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily \_\_\_\_\_ Weekly 150 Monthly \_\_\_\_\_

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly \_\_\_\_\_

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Passenger: Months \_\_\_\_\_ Weeks \_\_\_\_\_ Days \_\_\_\_\_

Commercial: Months \_\_\_\_\_ Weeks \_\_\_\_\_ Days \_\_\_\_\_

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

Primarily weekends

What is the anticipated route(s) from the nearest State Highway to the Site? From State Ave, North on Laming Rd west on Tonganoxie Dr 200 ft to property

**Special Use Permit Renewal**

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you added any buildings since the SUP was last issued?  Yes  No Any parking?  Yes  No

**OWNER AUTHORIZATION**

I/WE Dan/Cindy Lynch, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 1<sup>st</sup> day of November, 2022, make the following statements, to wit:

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. I/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, \_\_\_\_\_ 19051 Tonganoxie Dr, Tonganoxie (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 Applicant in the application process.
3. 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.
4. 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 WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

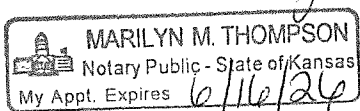
[Signature]  
Owner

Cindy Lynch  
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledged before me on this 2<sup>nd</sup> day of Nov., 2022  
by Marilyn M. Thompson.

My Commission Expires: June 16, 2026



Marilyn M. Thompson  
Notary Public

**ATTACHMENT C**

## Whiskey Ridge

Proposed Venue in Tonganoxie, KS

The property located at 19051 Tonganoxie Drive, Tonganoxie, KS is owned by Orison, LLC whose sole members are Dan and Cindy Lynch of 19751 219<sup>th</sup> Street, Tonganoxie, KS. The property currently consists of a home, built in 1869, a detached garage, and 2 barns. We are currently remodeling the home as it sustained water damage before we purchased it. The ground is being used as a hay field and home to cattle. This will continue until no longer reasonable.

We would like to replace the smaller barn with a 92' x 100' barn to be used as a venue space. The barn will consist of a large open space for approximately 300 people, a fully operational kitchen, bar, storage, and wheelchair accessible bathroom facilities for men and women. Dan and Cindy will not personally be preparing food in the kitchen, but it will be available for catered events. The bar area will not be stocked by the venue owners but is available for use by those renting the venue. They will provide their own beverages and servers. We will be responsible for maintenance of the facility, house, and surrounding property.

A gravel parking lot would also be added to the west of the new barn. It will allow for approximately 150 cars. We will pave at least 5 handicapped accessible spaces and a ramp or zero entry space for wheelchair access to the venue barn. For safety, the parking area will be lit by solar lighting placed in the landscaped areas of the parking lot.

Dan and Cindy will be the only full-time employees at the venue. Family members and/or friends will be there to help from time to time. During an event, we will need 2-4 people there to answer questions or help with parking. The venue and house will be open or available for tours by potential customers by appointment. We are expecting to host events on the weekends. Those that rent the property will have the option to rent for the day or weekend. All music by band or DJ will be turned off by 11pm.

There will be an approximate 5' x 5' sign at the end of the driveway. It will be made of stone or some sort of natural made product.

In case of an emergency, the venue barn will be equipped with interior and exterior back-up flood lights for safety. Fire extinguishers will be located in the kitchen and storage/furnace area. Fire exits will be available on 3 sides of the venue. Weather will be monitored using weather apps and anyone at the venue at times of dangerous weather will be directed to the house's basement, interior rooms or the storage room in the barn. We will set up a meeting with our local fire department or emergency management to acquaint them with the venue and receive input on our safety plan. During events, security will be hired to handle any problems that may arise. This will be required of renters. After speaking with local law enforcement, we will plan to use off duty officers for this purpose.

An additional septic system will be installed to accommodate the additional people using the venue barn during events. Additional water sources will not be needed.

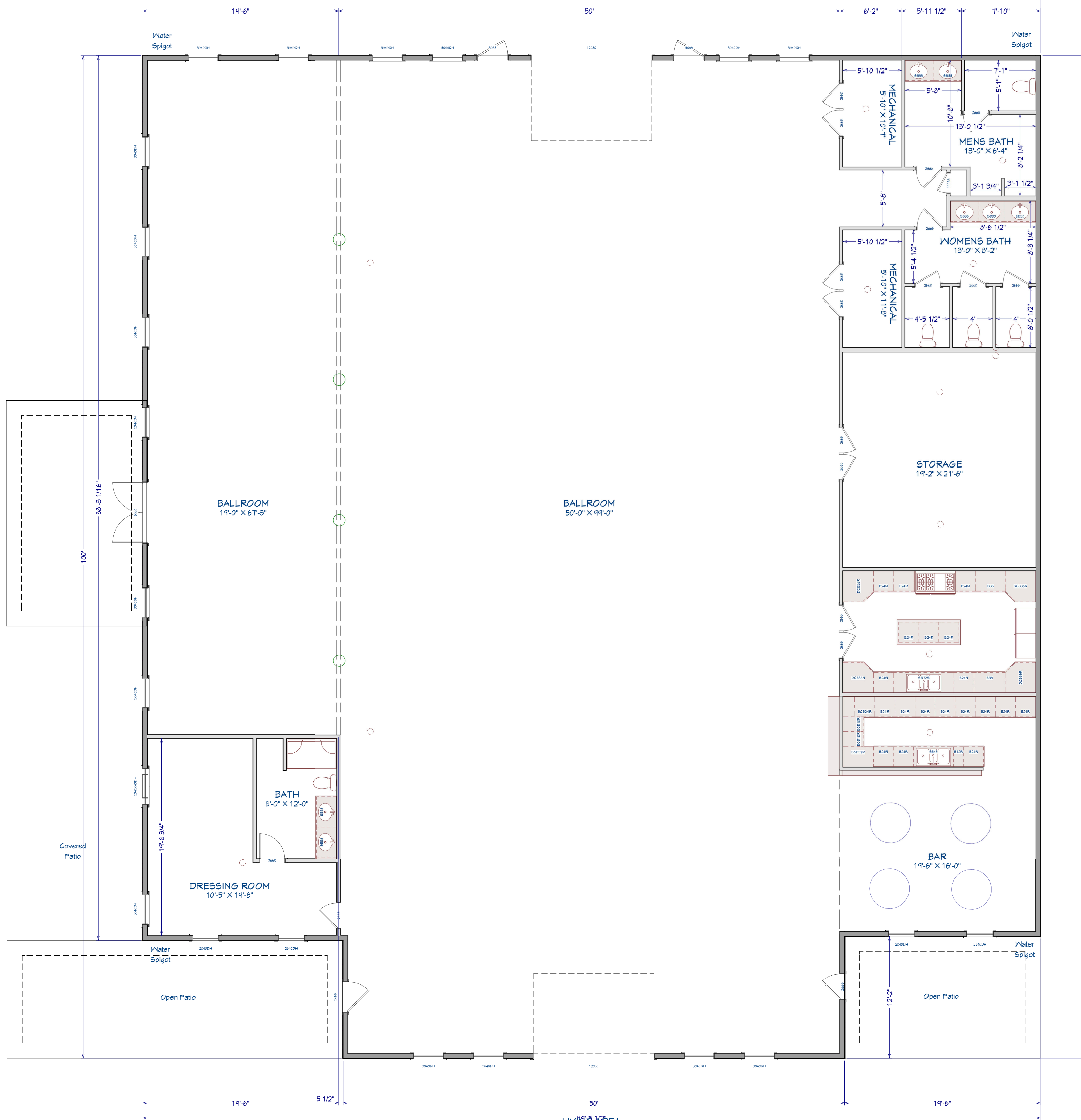
As the new barn will be located in the middle of the parcel (57 acres m/l), we don't expect any change in peaceful surroundings to our neighbors. The additional noise during events will be kept to a minimum by distance and our time restraints for events. Additional traffic will not be noticeable. Tonganoxie Road is already somewhat busy, so our seasonal biweekly or weekly events will not noticeably affect the traffic.

We are requesting the permit for 5 years. At that time, we would be able to revisit the uses for our space.

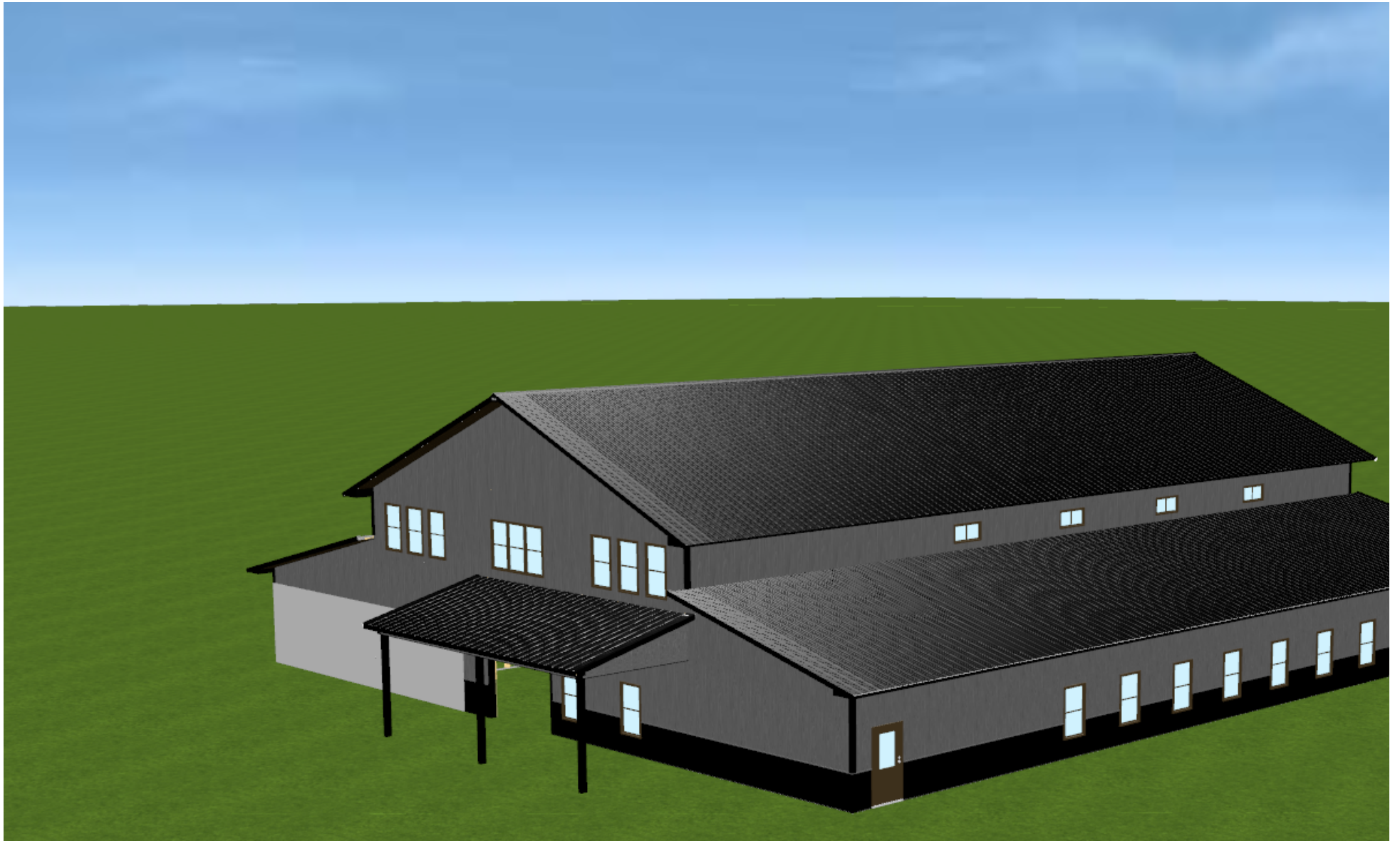
Thank you for your consideration.

Dan & Cindy Lynch  
Orison, LLC





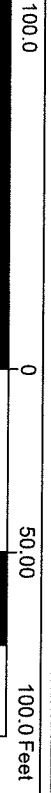
LIVING AREA  
8474 SQ FT



Additional Information Requested:

1. We will have the venue available for rent during the week, but we don't expect this to be a normal occurrence. We may have a weekday event once per month. The majority of our events will be on weekends (Saturday/Sunday). Visitors will be entering the property for one main event.
2. The venue is expected to have an event per week. This estimate is, of course, based on seasonal demand. Fewer events during extreme cold and hot months is the industry norm.
3. After consideration, the parking lot will fit 180 cars to support guests and event staff. The bridal party will have access to the home on the property so they will park closer to the house. We will also have a fire lane next to the building to be used by emergency personnel.
4. The existing driveway to the north of the venue and home will be graveled to 20 ft wide to accommodate two-way traffic in and out of the main venue parking lot. We will not have a gate on that driveway.
5. The existing gate will remain open when the property is occupied.
6. Please see aerial maps of parking.

# Leavenworth County, KS

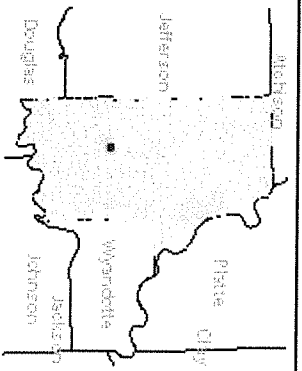


1 in. = 50ft.



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.

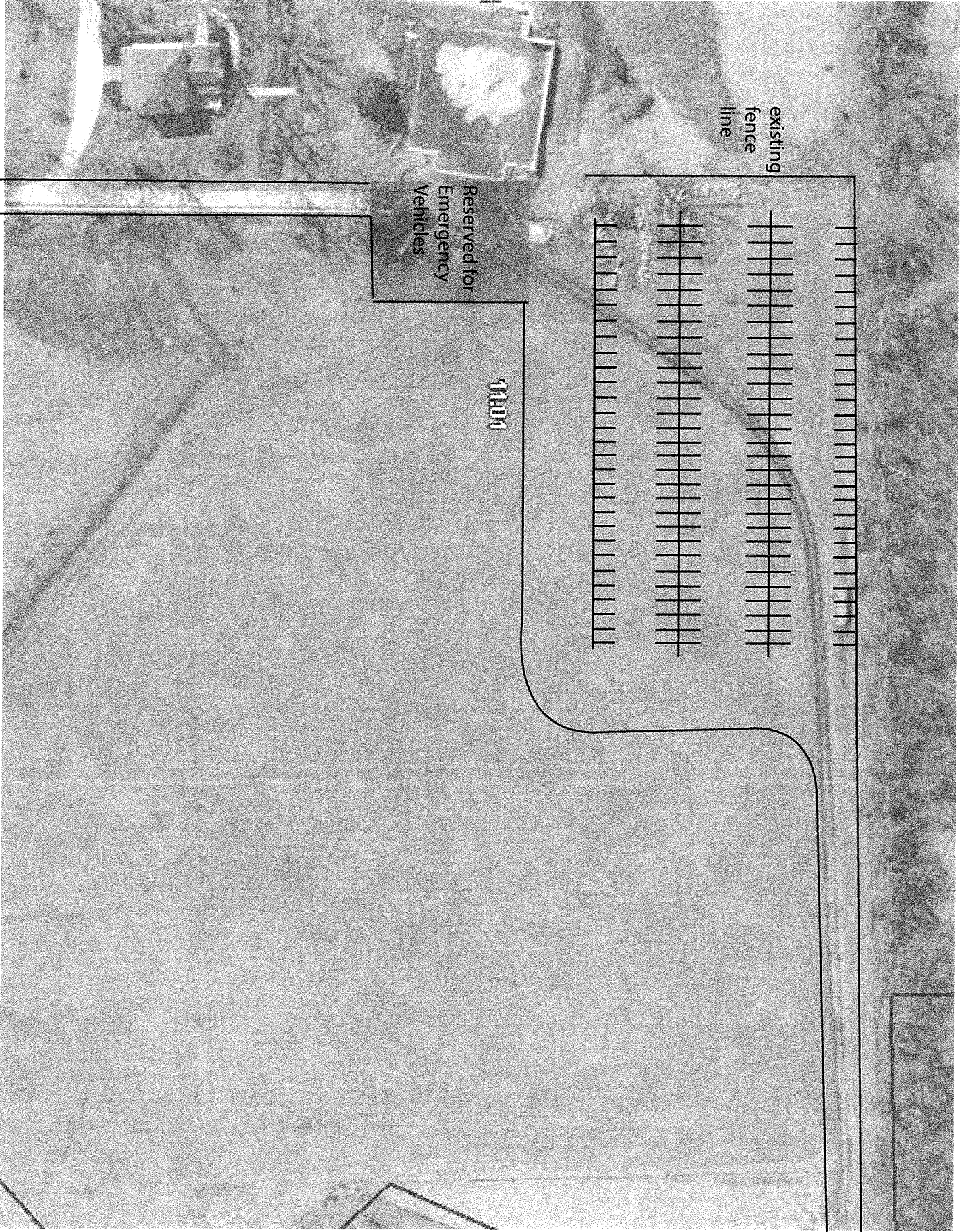
THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Address Point
  - Parcel Number
  - Lot Line
  - Parcel
  - City Limit Line
  - Major Road
  - <all other values>
  - 70
  - Road
  - + Railroad
  - Section
  - Section Boundaries
  - County Boundary

Notes

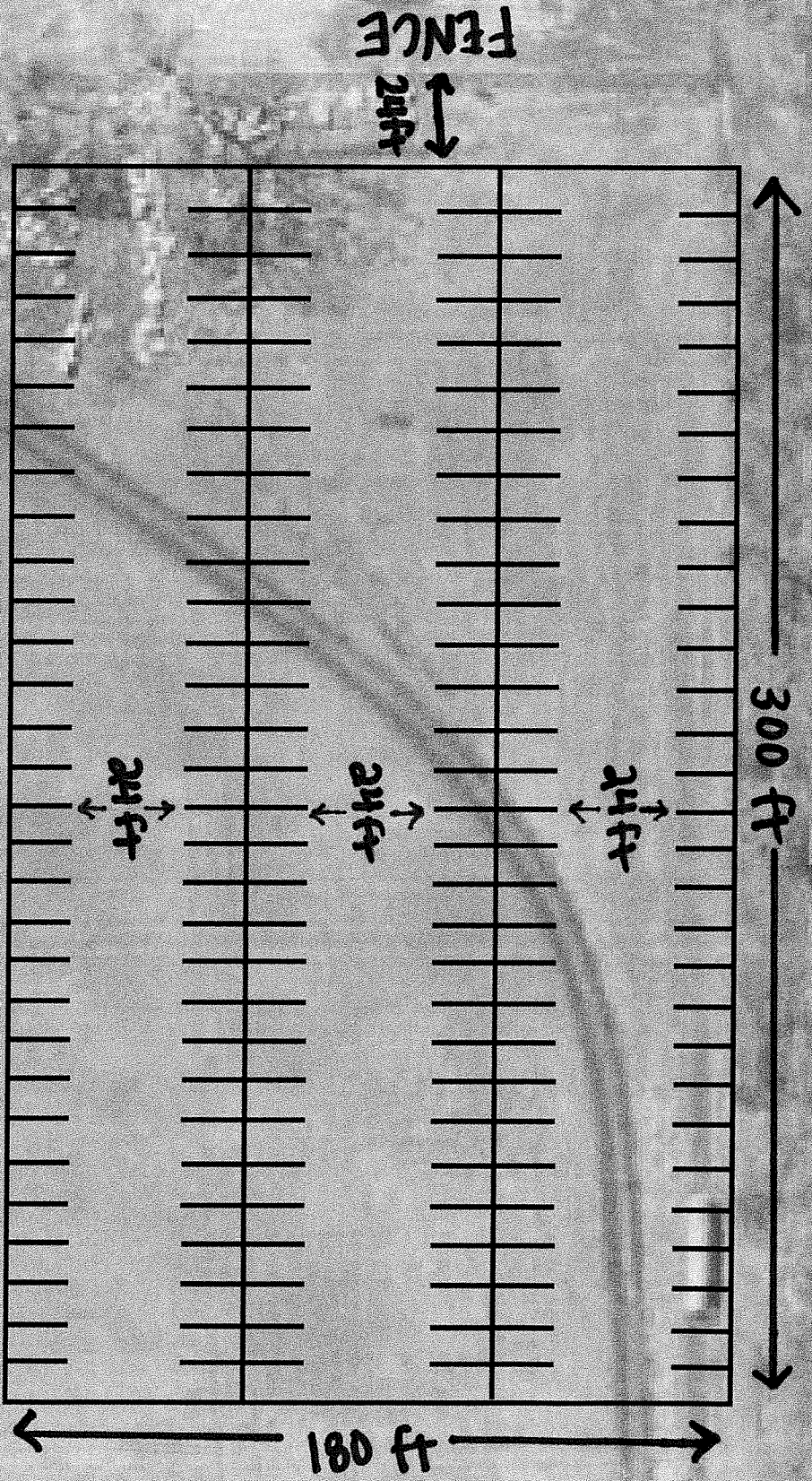
**APPROX LOCATION / MEASUREMENTS**



existing  
fence  
line

Reserved for  
Emergency  
Vehicles

01101



PARKING SPACES

10 ft wide  
18 ft long

30 SPACES PER ROW

6 ROWS

1101

180 PARKING SPACES TOTAL  
ABOUT 1.24 ACRES

(54,000 sqft)



Ryan A. Samuelson P.E.  
KS Lic #25493  
312 SW Greenwich Dr Suite 529  
Lee's Summit MO, 64082  
(816) 728-2081

December 1, 2022

RE: Foundation Review  
19051 Tonganoxie Dr  
Tonganoxie, KS

Per written agreement, I reviewed the foundation 19051 Tonganoxie Dr, Tonganoxie, KS, to determine its structural condition and report deficiencies, and to recommend necessary improvements.

The building is a commercial building which faces generally south. The foundation of the building is constructed of concrete foundation walls and pole barn footers that forms a base foundation under the wood framed metal skin building. The roof is constructed of truss members in the ridge and engineered I-joist for the side eaves. There is a thickened slab approximately 5" thick for the interior slab which appears in good condition.

The foundation walls/footers of the building were found to be in serviceable condition, the building is new construction. The foundation walls all appeared to be plumb within acceptable limits and did not show any signs of excessive settlement, shifting, nor other movements.

The framing appears adequate for spans and the structure appears structurally stable, While the building is in finish construction phases it does appear to be meet 2006 building codes structurally. This cannot be considered design or guarantees of the structure, the visual observation and discussion of construction methods appear to meet and, in most cases, exceed minimum design tolerances.

I would recommend the owner maintain the following items in the future:

- Maintain grading around the foundation of the building per the attached specifications
  - Finish grade does not appear completed as construction is ongoing.
- Epoxy patch all cracks in the foundation walls per the attached specifications if they occur in the future.

The proposed maintenance is designed to retain strength of the foundation walls. The maintenance is not designed to, nor guaranteed to stop water seepage in the future. The owner of the property should be aware that the foundation will continue to age and the foundation walls are susceptible to pressures in the future which could create movements and require structural improvements at that time.

The owner should continue to monitor the foundation walls, and maintain the walls properly. Recent extreme dry weather has allowed several foundations in the area to settle. The owner should be certain to apply water near the foundation walls during dry weather to stop further settlement.

The grading around the building must be monitored in the future and the owner must provide for a positive slope away from the foundation. The owner must continue to keep the grade away from the foundation and thus reduce future pressures on the walls. The owner should

also begin a water maintenance program during the Spring and Summer to keep moisture content levels around the foundation consistent and avoid extreme dry or wet conditions.

It should be noted that this inspection did not attempt to examine for possible termite damage, water damage, or for structural components which are concealed from view by finish materials.

When making visual observations of a building, it is required that certain assumptions be made regarding the existing conditions. Because these assumptions may not be verifiable without expending added sums of money, or destroying adequate or serviceable portions of the building, the owner or recipient of this report agrees that, except for negligence on the part of the engineer, we will be held harmless, indemnified and defended from and against all claims arising out of the services provided by this report.

The structural soundness of the building is not a guarantee against water or future damage to the building. As with any foundation changing conditions in the soil, drainage patterns, extreme weather conditions, or other factors can create damage. The owner of the building must continue to monitor the foundation throughout its life and provide for preventative and general maintenance as it is needed. If any questions arise about the condition of the foundation the owner should have it re-inspected as soon as possible.

A copy of the agreement has been attached to the report. The agreement must be properly initialed and signed for the report to be valid. The agreement must be initialed to reject the exhaustive inspection, agree to limits of liability, and agree to an arbitration clause. The contract must also be signed and dated.

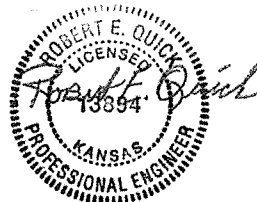
Without exception, this report will expire 180 days from the date of issuance. Any reliance by the named client after the expiration date of the report will be done at their own risk. The report may not be used by any third party.

If you have any specific questions concerning the foundation, please give me a call.

Very truly yours,

Ryan Adam Samuelson, P.E.  
Robert E. Quick, P.E.

President





## ***Royal Engineering Partners***

312 SW Greenwich Dr Suite 529  
Lee's Summit MO, 64082  
(816) 728-2081

### Crack Repair

Crack repair methods to add strength and water proofing using an epoxy.

#### Preparation:

Mechanically open cracks to a depth that allows removal of weakened concrete due to movement of the wall, leaving strong clean dry concrete surface that will allow penetration of the epoxy in an existing wall. Torch dry as needed air blow cracks to clean epoxy.

#### Application:

The epoxy application shall use only 100% solids. Heat cure of two part epoxy. Any patch material using water will not add strength to the wall. Brush all crack surfaces with epoxy liquid and allow five minutes for absorption. Trowel epoxy mortar using crushed and sieved flint with liquid epoxy to make the mortar full depth leaving a smooth surface. Use Sinmast epoxy mortar or equivalent to provide a cure strength equal to 5 times that of 3000 psi concrete.

### Grading Improvements

Final grading around the foundation of the building should provide a minimum of 6" of slope in the first 6' directly away from the foundation. The grade should provide for a easy flow of surface water away from the foundation and off the property. When necessary the owner should use french drains or other mechanical means to remove excess water.

The final grade within 3' of the foundation walls should be covered with rubberoid or another impervious material to stop water penetration and direct water away from the foundation. All downspouts and splash blocks must extend away from the foundation and be kept operational by the owner.

## INSPECTION AGREEMENT & DISCLAIMER

**Property Inspected:**

Client:	Inspected By: Ryan A. Samuelson P.E.
Phone:	Inspector Telephone Number: (816) 728-2081

Reports are based on the standards of performance and code of ethics established by the American Society of Civil Engineers. The inspection is essentially visual, is not technically exhaustive, and does not imply that every defect will be discovered. Latent defects or defects detectable only by invasive means are not addressed. The inspection covers only the items listed on the report for function and safety, not for code compliance. The inspection is not an environmental assessment of the site or building (radon, asbestos, pesticides, etc.) and those items not listed should not be considered inspected. Always check our opinions with specialists, prior to closing. Problems or areas of concern may be more extensive upon investigation by a specialist. **This report is intended for the sole use of the client (named above) and is not to be relied upon or shared in anyway with third parties.** NO EXPRESSED WARRANTY IS GIVEN CONCERNING THE BUILDING(S) AND EQUIPMENT FOR THEIR FUTURE USEFULNESS. Client or agent authorization of the inspection of the property constitutes acceptance of this agreement of the inspection and the inspection fees and authorizes Royal Engineers Consultants, Inc, and its representatives to disclose information, within the reports, to sellers, agents, lenders, and insurers intimate to this transaction for the purposes of clarification or facilitation of repairs. Areas/Items not in the report or stated not observed/not applicable were not inspected, inaccessible, or otherwise totally disclaimed.

**NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED.** This includes water hose flood testing, chimney smoke test, heat exchanger gas tests, etc. Exceptions to the above with prior arrangement and permission from the property owners, These are exception tests and an appropriate quote will be given.

You have the right to a technologically exhaustive inspection of the property you are purchasing. This type of inspection requires 3 appointments including today's session. Other experts will be called in for additional analysis. Delivery of the finished report will be within 14 working days. Cost for this inspection will be \$3,000. Initial here to reject this additional service. \_\_\_\_\_ (Initial)

**\*\* ARBITRATION CLAUSE \*\***

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and **BINDING** arbitration under the Rules and Procedures of the Expedited Arbitration of Building Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the award may be entered in any Court of Competent jurisdiction.

To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Engineers's/Engineering Company's and it officers', agents' or employees **LIMITATION OF LIABILITY** for errors or omissions in the inspection report is limited and fixed to a refund of the fee paid for the inspection and inspection report.

The fee for this inspection is: \$225.00 (Initial)X\_\_\_\_\_

Any legal action or proceeding of any kind, including those sounding in tort or contract, against the engineer/engineering company's and its officers', agents' or employees must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.X\_\_\_\_\_ (Initial)

**OUR FEES FOR THIS REPORT DO NOT INCLUDE CHECKING OR PERFORMING TESTS FOR THE FOLLOWING ITEMS OR CONDITION UNLESS OTHERWISE SPECIFICALLY INCLUDED IN WRITING:**

1. Water/air quality. Toxic or allergic substances. **Asbestos, Radon, Pesticides, Urea Formaldehyde, etc.**
2. Items or condition which cannot be seen or which require disassembly or removal:
3. Inaccessible areas or areas likely to pose a hazard to the engineer.
4. Defects beneath or behind wall or floor coverings, etc.

**THE FOLLOWING POTENTIALS/TESTS/INSPECTION/OPINIONS ARE NOT INCLUDED WITH THIS INSPECTION BUT ARE RECOMMENDED FOR A MORE ACCURATE ASSESSMENT OF A PRCHASE RISK. AN APPROPRIATE SPECIALIST SHOULD BE CONSULTED.**

Geologic, site and soil analysis, slide, tremor, wind, flood, noise (cars, planes, etc.)  
Underground piping or utilities or location, impediments, electrical fields, septic systems, water wells, etc.  
Easements, covenants, restrictions, right of ways, etc. By City, Community, or Buildings Association.  
Conformance to statutes, laws, codes, regulations, occupancy, suitability for a specific use, other property influences, etc.  
Structural/durability analysis, wood destroying insects, pests, etc.  
Water leakage and drainage test of any type. Roof, siding, outside faucets, underground & site drainage, etc.  
Land, boundary surveys, site hazards, insurability, development potential, etc.  
**Expert Analysis:** Electrical, heating/air conditioning, plumbing, waterproof, roofing, siding, glazing, painting, plastering/masonry, swimming pool, hot tub, security, fire protections, etc.

**TIME IS MONEY**

Return trips and re-inspections, follow-up reports and interpretations will be payable at the rate of \$150.00/hr (1 hour min.)

**DEFINITION OF TERMS**

**GOOD** – The term Good implies that the inspector has determined that the referenced item is either in better than expected condition or that the item is new or near new condition.  
**SATISFACTORY** – The term Satisfactory implies that the inspector has determined that the referenced item is in functional condition or that the item is performing as intended. This term is relative to its age and current usage.  
**ATTENTION NEEDED** – The Attention Needed implies that the referenced item needs some minor repairs or adjustment so that it will function as intended. This term takes into consideration the items age and current usage.  
**ACTION NECESSARY** – The term Action Necessary implies that in order for the referenced item to perform as intended repair or replacement of some part of all of the item will be necessary. This term takes into consideration the items age and current usage.

---

By affixing my signature to this document, I acknowledge that I have read and understand the document and I agree to its terms and conditions.

  X    
\_\_\_\_\_  
Client/Agent

\_\_\_\_\_  
Date

## Allison, Amy

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**From:** Cindy Lynch <dcryry@gmail.com>  
**Sent:** Thursday, December 15, 2022 1:57 PM  
**To:** Allison, Amy  
**Subject:** Re: Whiskey 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.

Hi Amy,

To answer the questions requiring attention:

3. On a large wedding weekend we could expect 300 guests = 150 cars @ 2 persons per car. (150 in/ 150 out). We may have approximately 10 vender/staff vehicles. Assuming they will all arrive 1 per car (10 in/ 10 out) = 20 total. Approximately 320 trips in or out could be expected on large event days. This will not be a continuous flow of traffic throughout the day, but people arriving for a particular event and leaving when it's over.

4. We will get a report from a licensed engineer.

For the Public Work Comments:

1. The signs we will obtain will be small (2' x 3') and out of line of sight for drivers pulling into or out of either venue driveway.

Any other questions, please don't hesitate to ask.

Thank You,

On Thu, Dec 15, 2022 at 10:30 AM Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)> wrote:

Mrs. Lynch,

Good morning. Attached are a couple of outstanding comments from Mitch (engineering). I have cc'd Amy Allison on this email, as she will be taking over this case. If you have any questions, please direct them to Amy. Thank you and have a Merry Christmas!

Respectfully,

## Sight Distance Check

The sight distance for the entrance to a proposed event center located at 19051 TONGANOXIE DR, Tonganoxie, KS 66086 was checked for conformance to AASHTO standards.

The entrance will be located on the west side of Tonganoxie Drive north of Laming Road. Tonganoxie Drive is classified as an arterial roadway with a posted speed limit of 55 mph.

A site visit was conducted on January 4, 2023 to field verify the actual sight distances at the entrance. The AASHTO requirements for sight distance are shown in the following exhibits.

Metric				US Customary			
Design speed (km/h)	Stopping sight distance (m)	Intersection sight distance for passenger cars		Design speed (mph)	Stopping sight distance (ft)	Intersection sight distance for passenger cars	
		Calculated (m)	Design (m)			Calculated (ft)	Design (ft)
20	20	41,7	45	15	80	165,4	170
30	35	62,6	65	20	115	220,5	225
40	50	83,4	85	25	155	275,6	280
50	65	104,3	105	30	200	330,8	335
60	85	125,1	130	35	250	385,9	390
70	105	146,0	150	40	305	441,0	445
80	130	166,8	170	45	360	496,1	500
90	160	187,7	190	50	425	551,3	555
100	185	208,5	210	55	495	606,4	610
110	220	229,4	230	60	570	661,5	665
120	250	250,2	255	65	645	716,6	720
130	285	271,1	275	70	730	771,8	775
				75	820	826,9	830
				80	910	882,0	885

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

**Exhibit 9-55. Design Intersection Sight Distance—Case B1—Left Turn From Stop**

Metric				US Customary			
Design speed (km/h)	Stopping sight distance (m)	Intersection sight distance for passenger cars		Design speed (mph)	Stopping sight distance (ft)	Intersection sight distance for passenger cars	
		Calculated (m)	Design (m)			Calculated (ft)	Design (ft)
20	20	36.1	40	15	80	143.3	145
30	35	54.2	55	20	115	191.1	195
40	50	72.3	75	25	155	238.9	240
50	65	90.4	95	30	200	286.7	290
60	85	108.4	110	35	250	334.4	335
70	105	126.5	130	40	305	382.2	385
80	130	144.6	145	45	360	430.0	430
90	160	162.6	165	50	425	477.8	480
100	185	180.7	185	55	495	525.5	530
110	220	198.8	200	60	570	573.3	575
120	250	216.8	220	65	645	621.1	625
130	285	234.9	235	70	730	668.9	670
				75	820	716.6	720
				80	910	764.4	765

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

**Exhibit 9-58. Design Intersection Sight Distance—Case B2—Right Turn from Stop and Case B3—Crossing Maneuver**

The sight distance at the entrance meets the AASHTO requirements. Vehicles turning left onto Tonganoxie Drive have an unobstructed view that extends south past Laming Road. For vehicles turning to the right, the view is unobstructed to the E Sycamore Street intersection.

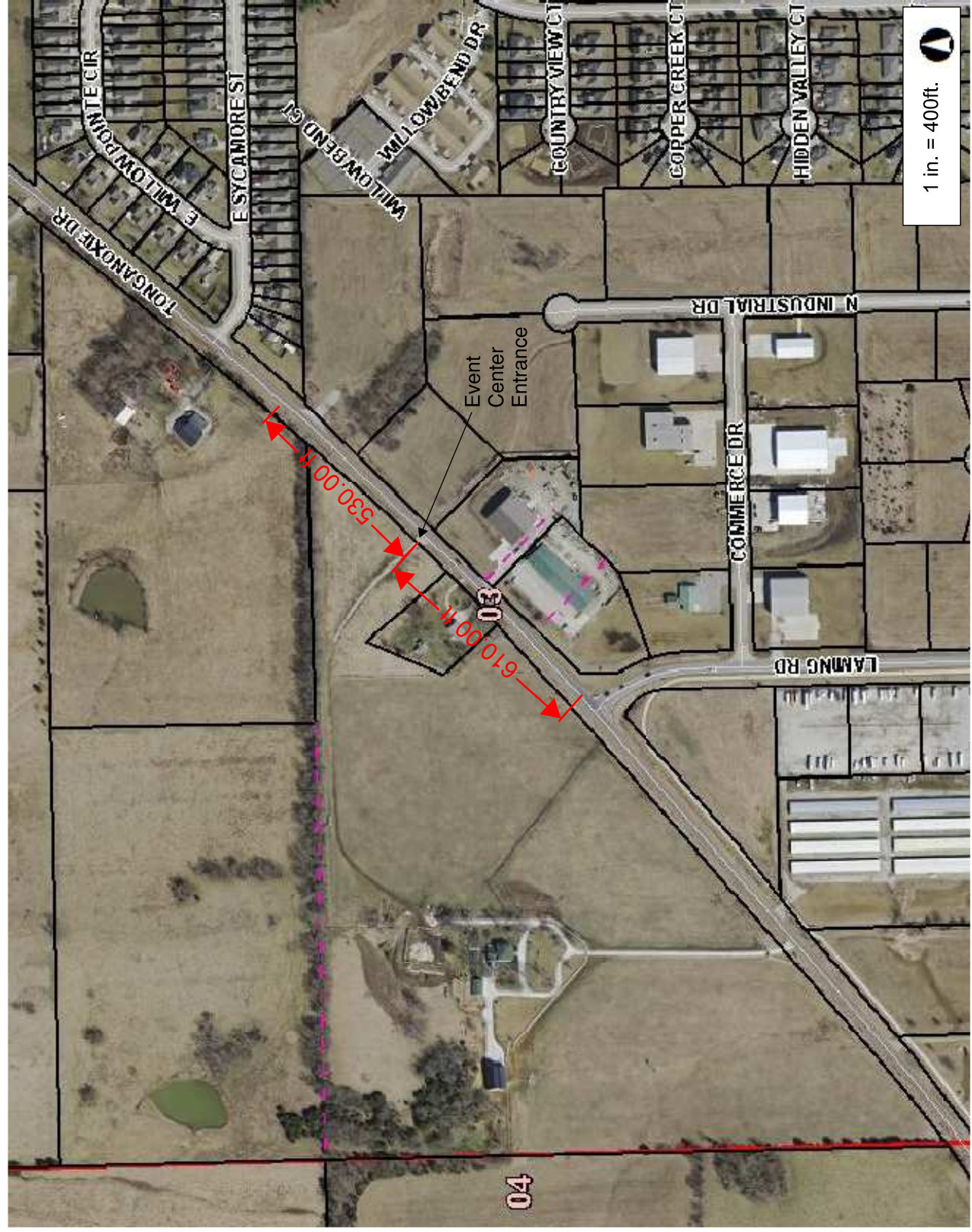


# Leavenworth County, KS



- Legend**
- Lot Line
  - Parcel
  - Major Road
  - <all other values>
  - 70
  - Road
  - Railroad
  - Section
  - Section Boundaries
  - County Boundary

**Notes**



1 in. = 400ft.

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**





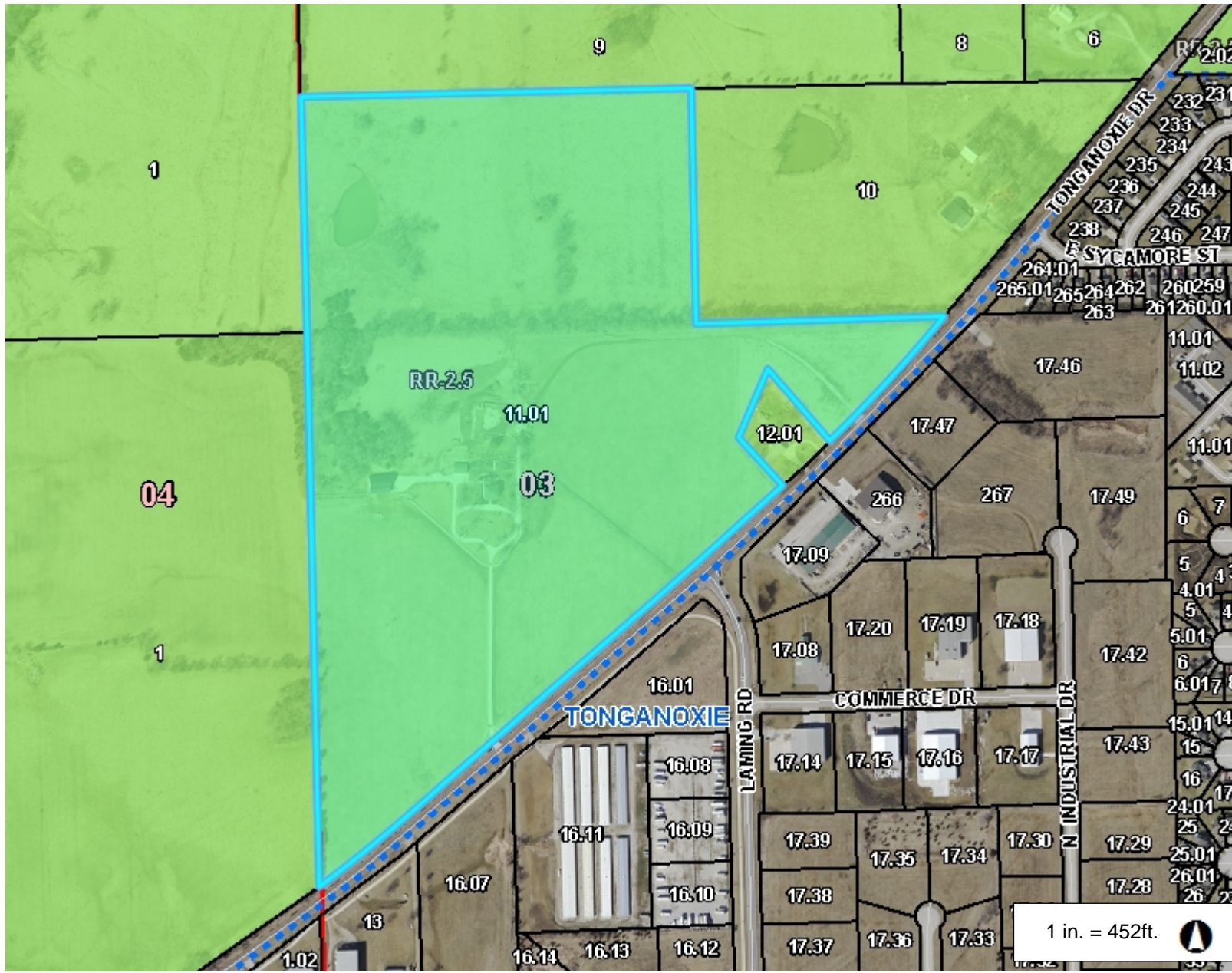
E Sycamore St





Laming Rd

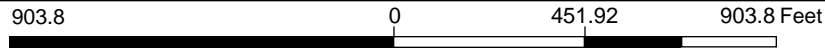
# DEV-22-155 Whiskey Ridge Event Center



### Legend

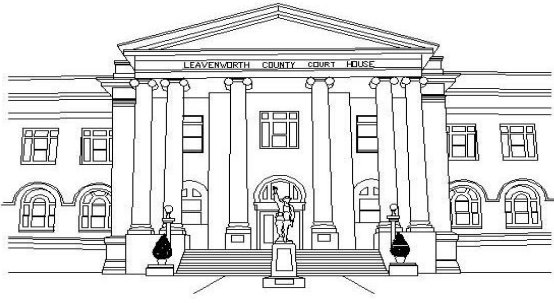
- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3
- PUD
- R-1

1 in. = 452ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes



# COUNTY OF LEAVENWORTH

## Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

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January 5, 2023

### **Whiskey Ridge SUP DEV-22-155 – Public Works Review**

The Public Works Department have reviewed the following documents:

- 2022.11.10 SUP Application.
- 2022.11.10 Narrative.
- 2022.12.06 Additional SUP information to the County
- 2022.12.06 Parking Diagram
- 2022.12.15 Application Response
- 2023.01.05 Sight Distance Memo

Below are responses from the received documents listed above. Direct any questions to Amy Allison at [aallison@leavenworth.gov](mailto:aallison@leavenworth.gov).

Tonganoxie Rd. is a two-lane hard surfaced roadway.

County has reported the barn has been constructed under a separate permit.

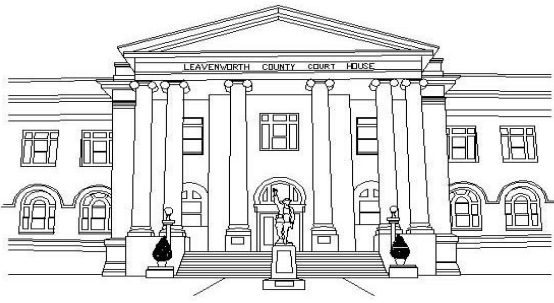
### **Comment Responses:**

1. Olsson Comment (11.18.22): From the application, the venue can be rented for the day or weekend. Clarify if a weekend rental is expected to be like a conference/event where visitors are in and out often or is this (for example) a wedding party renting with one main event. Is traffic limited to an event or continual traffic to/from the site?

Applicant Response (12.06.22): We will have the venue available for rent during the week, but we don't expect this to be a normal occurrence. We may have a weekday event once per month. The majority of our events will be on weekends (Saturday/Sunday). Visitors will be entering the property for one main event.

Olsson Response (12.12.22): No further comment.

2. Olsson Comment (11.18.22): How many events are estimated per week? Are events expected during the weekday, specifically during the PM traffic peak hour (traffic entering/exiting between 4-6PM)?



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Applicant Response (12.06.22): We will have the venue available for rent during the week, but we don't expect this to be a normal occurrence. We may have a weekday event once per month. The majority of our events will be on weekends (Saturday/Sunday). Visitors will be entering the property for one main event. The venue is expected to have an event per week. This estimate is, of course, based on seasonal demand. Fewer events during extreme cold and hot months is the industry norm.

Olsson Response (12.12.22): No further comment.

3. Olsson Comment (11.18.22): Confirm expected trips. If the parking lot can support 150 vehicles, then expected trips would be 300 (150 in / 150 out). Confirm the assumed rider per vehicle, if the barn capacity is 300 people with 150 parking stalls, the narrative indicates 2 person per vehicle. Additionally consider support trips (event staff, catering, trash, and etc.). Support trips could involve commercial vehicles.

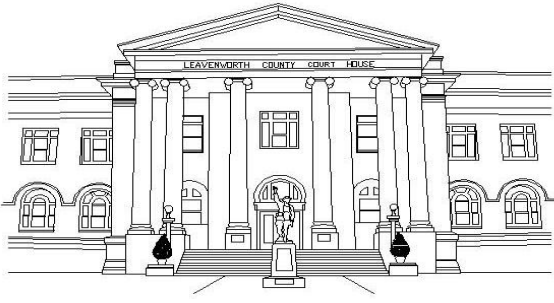
Applicant Response (12.06.22): After consideration, the parking lot will fit 180 cars to support guests and event staff. The bridal party will have access to the home on the property so they will park closer to the house. We will also have a fire lane next to the building to be used by emergency personnel.

Olsson Response (12.12.22): Applicant to provide an estimate of total number of trips (entering and exiting) expected for an event. Include the assumed riders per vehicle in the narrative. Define the estimated support vehicle trips including commercial vehicles. (ie - 100 person event center, 2 event attendees per vehicle = 50 entering/50 exiting = 100 total trips. 20 vendors/staff, 1 vendor/staff per vehicle = 20 entering/20 exiting = 40 trips. Total trips of 140)

Applicant Response (12.15.22): On a large wedding weekend we could expect 300 guests = 150 cars @ 2 persons per car. (150 in/ 150 out). We may have approximately 10 vender/staff vehicles. Assuming they will all arrive 1 per car (10 in/ 10 out) = 20 total. Approximately 320 trips in or out could be expected on large event days. This will not be a continuous flow of traffic throughout the day, but people arriving for a particular event and leaving when it's over.

Olsson Response (01.05.23): No further comment.

4. Olsson Comment (11.18.22): Confirm the drive width and approach apron to the public road. The drive appears to be 12 ft wide and would support one direction of travel. In a conference type event where traffic can be continual to/from the site, how will traffic from the barn to the public road be



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managed? The drive from the public road narrows quickly which doesn't allow for vehicles to queue on the driveway if a vehicle is approaching from the barn.

Applicant Response (12.06.22): The existing driveway to the north of the venue and home will be graveled to 20 ft wide to accommodate two-way traffic in and out of the main venue parking lot. We will not have a gate on that driveway.

Olsson Response (12.12.22): Event driveway was moved to a different entrance to the property. Applicant will have no gate at the entrance. Applicant to provide a sight distance memo for stopping sight distance and turning movements exiting the property by a professional engineer licensed in the State of Kansas.

Applicant Response (01.05.2023): Applicant submitted sight distance memo sealed by a Kansas Professional Engineer.

Olsson Response (01.05.2023): No further comment.

5. Olsson Comment (11.18.22): It appears the property is gated. Is there any guidance from fire/emergency services regarding how the gate should operate during an event.

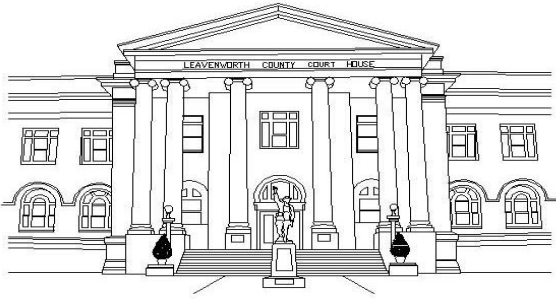
Applicant Response (12.06.22): The existing gate will remain open when the property is occupied.

Olsson Response (12.12.22): Event driveway was moved to a different entrance to the property. Applicant will have no gate at the entrance. Entrance with gate at original location will remain open when property is occupied. No further comment.

6. Olsson Comment (11.18.22): Provide a layout of planned onsite parking. Layout should include a scale of parking area for guests. Layout should include appropriate stall sizes for all types of vehicles and drive aisles to/from parking to the public roadway. Layout can be on a LVCO GIS aerial map. Typically parking stalls are 20 ft x 10 ft and parking lot aisles widths are 24 ft wide.

Applicant Response (12.06.22): Please see aerial maps of parking.

Olsson Response (12.18.22): No further comment.



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### **Public Work Comments:**

1. Application states a proposed sign. Any signage should be placed such that it does not restrict sight distance for the drive. Sign permit shall be obtained prior to construction of the sign (if required).
2. Recommended condition to the SUP: Existing gate to be open when property is being utilized for an allowed special use.

## Voth, Krystal

---

**From:** Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Sent:** Thursday, November 17, 2022 1:47 PM  
**To:** Voth, Krystal  
**Subject:** Re: DEV-22-155 SUP Request for Whiskey 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.

Krystal, in response to DEV-22-155 Whiskey Ridge Event Center

Rural Water District 9 is unable to support fire flow to this location with the existing water supply facilities. A 2-inch PVC pipeline currently serves this property. Fire flows of 500 gpm could be provided following the construction of approximately 4,000 feet of 8-inch pipe that would be at the expense of the owner. Alternatively, the property owner could fill a large storage tank at a slow rate over several days, to be utilized for the required fire flow volume. This storage tank would need to be isolated from the water district pipeline through a reduced pressure zone (RPZ) backflow preventer. The cost of the storage tank, backflow preventer, and pumping (if needed) would be at the cost of the landowner; and would be owned and operated by the landowner.

On Thu, Nov 10, 2022 at 9:42 AM Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)> wrote:

Good morning. We have received an application for an event center located at 19051 Tonganoxie Drive. The BOCC approved this request in 2020. However, the applicant did not provide all necessary items and did not begin building until this year. Therefore, the permit expired and a new SUP is required. Please review the provided documents and provide any comments/concerns by Wednesday, November 23, 2022. If you have any questions, please do not hesitate to reach out.

Staff specifically has the following questions:

1. Is this building required to meet State Fire Code?
  - a. If so, what documentation will be required to prove the code is being met
2. Can the water district provide enough water for fire hydrants/sprinkler system?

Respectfully,

**Krystal A. Voth, CFM**

Director

Planning & Zoning

Leavenworth County

# MEMO

**To:** Krystal Voth  
**From:** Chuck Magaha  
**Subject:** Event Center Whiskey Ridge  
**Date:** January 6, 2023

Krystal, thank you for the opportunity in review the recent special use permit submitted by Dan and Cindy Lynch for an event center on their property. 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 as they have provided some details of the location in the existing site. 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 or flood. 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. 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 would like to see a Fire Hydrant placed at the base of the land owners driveway along Tonganoxie Drive for fire suppression on a 6" water line. I have no further comments to make at this time.



## Allison, Amy

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**From:** Voth, Krystal  
**Sent:** Monday, December 5, 2022 3:23 PM  
**To:** Allison, Amy  
**Subject:** FW: Letter please

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**From:** Mark Billquist <stfdchief1760@gmail.com>  
**Sent:** Sunday, November 27, 2022 11:54 AM  
**To:** Voth, Krystal <KVoth@leavenworthcounty.gov>; Voth, Krystal <KVoth@leavenworthcounty.org>  
**Cc:** Cindy Lynch <dcrory@gmail.com>; Jordyn Lynch <jordynlynch05@gmail.com>; Dan Lynch <danlynch@lynchresidential.com>; Bert Dunham <dunham4bert@gmail.com>  
**Subject:** Re: Letter please

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

Krystal,

Stranger Township Assistant Chief Bert Dunham and I met with Dan Lynch and his wife on Friday, November 25 at the Whiskey Ridge facility that is under construction near Tonganoxie. It is an impressive facility that Dan and his wife have put a large amount of thought and planning into as far as access and safety. I am providing my opinion as the Stranger Township Fire Chief who will be responding to any incident at this facility.

After some research, I believe that this facility can be classified as a Group A-3, Assembly Occupancy which the International Building Code states that an automatic sprinkler system shall be provided for all fire areas of Group A-3 occupancies where one of the following conditions exists:

- 1) The fire area exceeds 12,000 square feet,
- 2) The fire area has an occupant load of 300 or more, or
- 3) The fire area is located on a floor other than a level of exit discharge serving such occupancies.

The Whiskey Ridge facility has a main ballroom area of about 10,000 square feet and has up to seven exit discharge openings. I don't believe that the added requirement of a sprinkler system is required. I would recommend, but not require, a sprinkler system be installed but understand the financial burden this would cause.

The Leavenworth County Commissioners did not provide for a building inspector when they adopted the building codes nor have I seen where inspection duties had been tasked to the Kansas State Fire Marshal, who typically inspect only school and health care facilities. Mr. Lynch wants the property to be safe for people to use but also does not want to be unfairly pushed to do things others have not been made to do. The water districts have been resistant to installing fire hydrants in the past. It seems that we need to create a solution that allows the accommodation of the safety of the patrons and yet allow the venue to operate as others have been able to do in Leavenworth County. Dan is willing to add a fire lane that will allow for emergency vehicles to approach the building without impeding access.

I have suggested Dan focus on notification, exit egress, and fire department access to provide the best compromise for the safety of the future patrons of the facility. He has said that he will have the building built with all the smoke detectors, fire exit lighting, and emergency lighting necessary to ensure the safety of his patrons. I expect that your

office will also require documentation from a licensed engineer or architect confirming the building meets or exceeds the 2006 International Building Code.

Let me know if you have any additional questions or concerns.

**Mark Billquist**

*Stranger Township Fire Chief*

*Midwest Regional Treasurer 10-33 Foundation*

[913-369-0510](tel:913-369-0510) mobile

[stfdchief1760@gmail.com](mailto:stfdchief1760@gmail.com)

## **RESOLUTION 2023-04**

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an Event Center – Whiskey Ridge on the following described property:

A tract of land in the Southwest Quarter of Section 3, Township 11 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas more commonly known as 19051 Tonganoxie Drive.

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 8<sup>th</sup> day of November, 2022, 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 11<sup>th</sup> day of January, 2023; 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 1<sup>st</sup> day of March, 2023, 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 1<sup>st</sup> day of March, 2023, and incorporated herein by reference;

That Case No. DEV-22-155, Special Use Permit for an Event Center – Whiskey Ridge approved subject to the following conditions:

1. Events shall be limited to the hours of 8:00 AM until 11:00 PM. All business operations shall cease by 12:00 AM.
2. A commercial building permit must be filed and approved for the agricultural building.
3. An Engineering Report must be submitted verifying that the agricultural structure meets the 2006 Commercial Building Codes, including fire suppression.
4. The SUP shall be limited to four full-time employees and unlimited seasonal employees.
5. The applicant shall submit an approved NOI & SWPPP from the Kansas Department of Health and Environment Bureau of Water.
6. An engineered on-site waste water treatment system is required or authorization from a licensed engineer that the existing system is compatible with the proposed use and acceptance by the Kansas Department of Health and Environment.

7. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
8. No on-street parking shall be allowed.
9. This SUP shall be limited to the Narrative and accompanying documents dated November 8, 2022, December 6, 2022 (received), December 15, 2022 and January 5, 2023 (received) submitted with this application.
10. 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.
11. Any noise generated from the proposed business shall be limited to 60 dB, as measured from the property line.
12. Any light generated from the proposed business shall be limited to 0 foot-candles, as measured from the property line.
13. No outdoor storage of materials shall be allowed.
14. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
15. The developer must comply with the following memorandums:
  - a. Email – Karen Armstrong, RWD 9, dated November 17, 2022
  - b. Email – Mark Billquist, Stranger FD, dated November 27, 2022
  - c. Memo – Mitch Pleak, Olsson, dated January 5, 2023
16. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
17. After approval of this SUP by the Board of County Commissioners all conditions listed shall be adhered to and required documents shall be provided to the Planning and Zoning Office before the Special Use Permit shall take effect.

located in Section 3, Township 11 South, Range 21, also known as 19051 Tonganoxie Drive, parcel no. 192-03-0-00-00-011.01 in Leavenworth County, Kansas.

Adopted this 1<sup>st</sup> day of March, 2023  
Board of County Commission  
Leavenworth, County, Kansas

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Vicky Kaaz, Chairman

ATTEST

---

Jeff Culbertson, Member

---

Janet Klasinski

---

Mike Smith, Member

---

Doug Smith, Member

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Mike Stieben, Member

**Leavenworth County  
Request for Board Action  
Resolution 2023-5  
Rezoning from RR-5 to RR-2.5**

**Date:** March 1, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Amy Allison, Reviewed

**Additional Reviews as needed:**

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

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**Action Requested:** Approve Resolution 2023-5, a request to rezone a tract of land at 20809 & 20811 225<sup>th</sup> Street and 00000 Mitchell Road from RR-5 to RR-2.5.

**Analysis:** The applicant is requesting a rezoning from Rural Residential-5 to Rural Residential-2.5. The applicant is requesting to rezone all of PID 149-29-0-00-00-009.00, which contains the homes and accessory buildings, and approximately 1.29 acres (171' x 330') of PID 149-29-0-00-00-008.00, with the expressed purpose of dividing the property into two lots. The Comprehensive Plan identifies the future land use of this area as Residential Estate. The Future Land Use Map marks property abutting a portion of this parcel as Residential (2.5-Acre Minimum). The applicant is requesting a rezoning based off the proximity of the property to a more intense Future Land Use Map designation. Staff recommends denial.

**Planning Commission Recommendation:** The Planning Commission voted 6-1 (2 absent) to amend the Planning Staff's recommendation from denial to approval of Case No. DEV-22-166 (Resolution 2023-5) Rezoning Request from RR-5 to RR-2.5.

**Alternatives:**

1. Approve Resolution 2023-5, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2023-5, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2023-5, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:**

\$0.00

**Additional Attachments:** Staff Report, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-22-166 Armstrong Rezone

March 1, 2023

**REQUEST: *Public Hearing Required***

- ZONING AMENDMENT       SPECIAL USE PERMIT  
 TEMPORARY SPECIAL USE PERMIT

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY:** 20809 & 20811 225<sup>TH</sup> STREET and 00000 MITCHELL ROAD

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING COMPANY  
315 N. 5<sup>TH</sup> STREET  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**

JAMES & KAREN ARMSTRONG  
20809 20811 225<sup>TH</sup> STREET  
TONGANOXIE, KS 66086

**CONCURRENT APPLICATIONS:**

N/A

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL ESTATES

**LEGAL DESCRIPTION:**

A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**STAFF RECOMMENDATION: DENIAL**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Resolution 2023-5, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2023-5, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2023-5, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE: 5 ACRES

PARCEL ID NO:

149-29-0-00-00-008.00 &  
149-29-0-00-00-009.00

BUILDINGS:

2 HOMES AND 2 ACCESSORY  
BUILDINGS

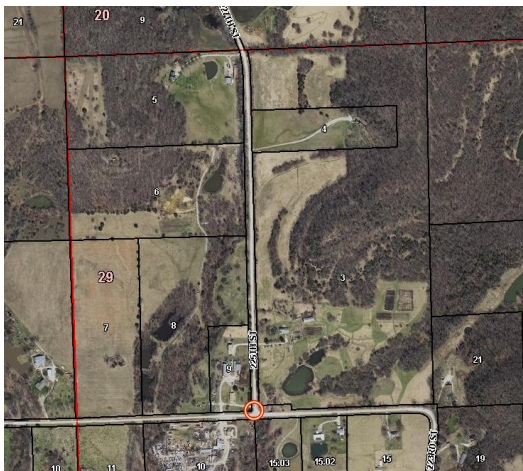
**PROJECT SUMMARY:**

Request to rezone property at 20809 and 20811 225<sup>th</sup> Street AND 00000 Mitchell Road (PID: 149-29-0-00-00-008.00 & 149-29-0-00-00-009.00).

ACCESS/STREET:

225<sup>TH</sup> STREET AND MITCHELL ROAD  
LOCAL, GRAVEL, ±18' WIDE

**LOCATION MAP:**



**UTILITIES**

SEWER: SEPTIC

FIRE: TONGANOXIE

WATER: RWD 9

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW: N/A

NEWSPAPER NOTIFICATION:

1/18/2023

NOTICE TO SURROUNDING  
PROPERTY OWNERS:

1/18/2023

<b>FACTORS TO BE CONSIDERED:</b>		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	<b>Met</b>	<b>Not Met</b>
<p><b>1. Character of the Neighborhood:</b>  <i>Density: Surrounding parcels range in size from 5 acres to 69 acres, in size. The area is not densely populated.</i></p> <p><i>Nearby City Limits: Tonganoxie is more than 1.5 miles to the south.</i></p> <p><i>Initial Growth Management Area: This parcel is not located within the Rural Growth Area.</i></p>		✓
<p><b>2. Zoning and uses of nearby property:</b>  <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature. Immediately to the south is a parcel with industrial salvage usage.</i></p> <p><i>Adjacent Zoning: Most adjacent properties are zoned RR-5. A portion of the parcel to the south of the property is zoned I-3.</i></p>		✓
<p><b>3. Suitability of the Property for the uses to which it has been restricted:</b>  The property is suitable for rural residences and agricultural uses.</p>	✓	
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b>  <i>Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential.</i></p>	✓	
<p><b>5. Length of time the property has been vacant as zoned:</b>  <i>Vacant:</i>  <i>Not Vacant:</i> <input checked="" type="checkbox"/></p>	✓	
<p><b>6. Relative gain to economic development, public health, safety and welfare:</b>  <i>The rezoning does not impact economic development, public health, safety or welfare. In the event the parcels were to be developed as a rural subdivision, twice as many homes could potentially be constructed which may have a positive impact on economic development.</i></p>	✓	
<p><b>7. Conformance to the Comprehensive Plan:</b>  <i>Future Land Use Map: Residential Estate</i>  <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>		✓

**STAFF COMMENTS:**

The applicant is requesting a rezoning from Rural Residential-5 to Rural Residential-2.5. The applicant is requesting to rezone all of PID 149-29-0-00-00-009.00, which contains the homes and accessory buildings, and approximately 1.29 acres (171' x 330') of PID 149-29-0-00-00-008.00, with the expressed purpose of dividing the property into two lots. The Comprehensive Plan identifies the future land use of this area as *Residential Estate*. The Future Land Use Map marks property abutting a portion of this parcel as *Residential (2.5-Acre Minimum)*. The applicant is requesting a rezoning based off the proximity of the property to a more intense Future Land Use Map designation. Staff recommends denial.

**ATTACHMENTS:**

- A: Application & Narrative
- B: Zoning Map
- C: Future Land Use Map
- D: Memorandums

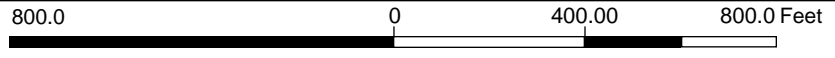


# DEV-22-166 RZ Armstrong



- ### Legend
- Address Point
  - Parcel Number
  - Lot Line
  - Parcel
  - ⋮ City Limit Line
  - Major Road
  - <all other values>
  - 70
  - Road
  - + Railroad
  - Section
  - ▭ Section Boundaries
  - ▭ County Boundary

1 in. = 400ft.



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

### Notes

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, December 27, 2022 8:23 AM  
**To:** Allison, Amy  
**Subject:** FW: Rezoning Review - 20809 225th - DEV-22-166

---

**From:** Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Sent:** Thursday, December 22, 2022 10:39 AM  
**To:** Gentzler, Joshua <JGentzler@leavenworthcounty.gov>  
**Cc:** Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Amanda Holloway (Amanda.holloway@freestate.coop) <Amanda.holloway@freestate.coop>; Timothy Smith <chief1860@ttrfd.com>  
**Subject:** Re: Rezoning Review - 20809 225th - DEV-22-166

*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.

Per the Board's instructions from the Board Meeting on December 20, 2022 requesting that District Manager Armstrong can respond:

LVRWD9 has no issues at this time with the rezoning of the property of 20809 225th St. At this time both homes have their own water meters and are in good standings with LVRWD9.

On Thu, Dec 15, 2022 at 11:31 AM Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)> wrote:

Good morning,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property at 20809 225<sup>th</sup> Street, Tonganoxie, KS 66086.

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 Thursday, December 22<sup>nd</sup>.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.Gov](mailto:JGentzler@LeavenworthCounty.Gov).

Thank you,

**Joshua Gentzler**

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0465

--

Thanks and have a great day,



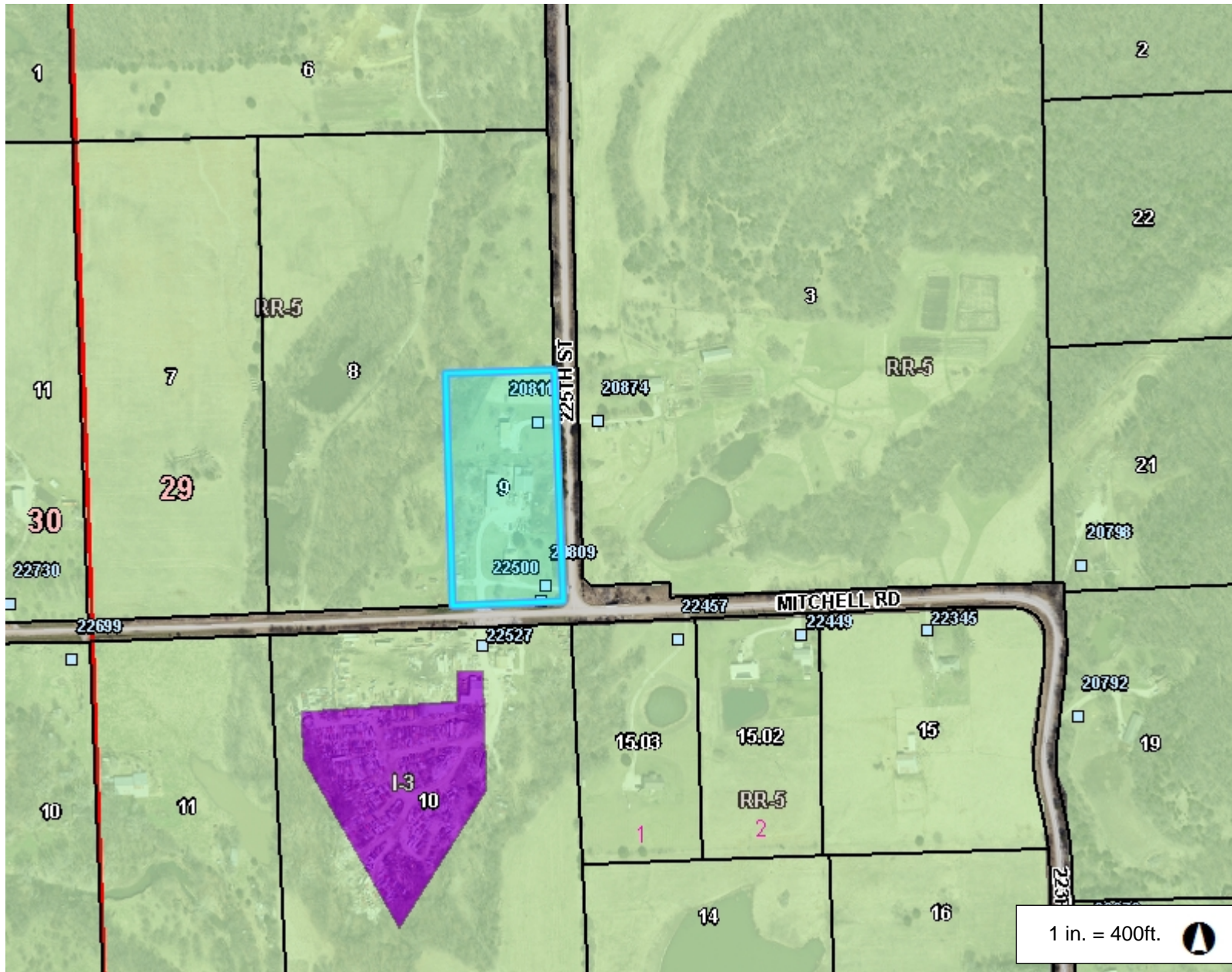
**RURAL WATER DISTRICT 9**

**Karen Armstrong**

District Manager

913-845-3571

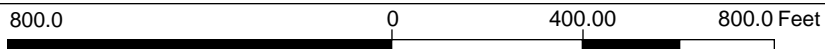
# DEV-22-166 RZ Armstrong



### Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3

1 in. = 400ft.

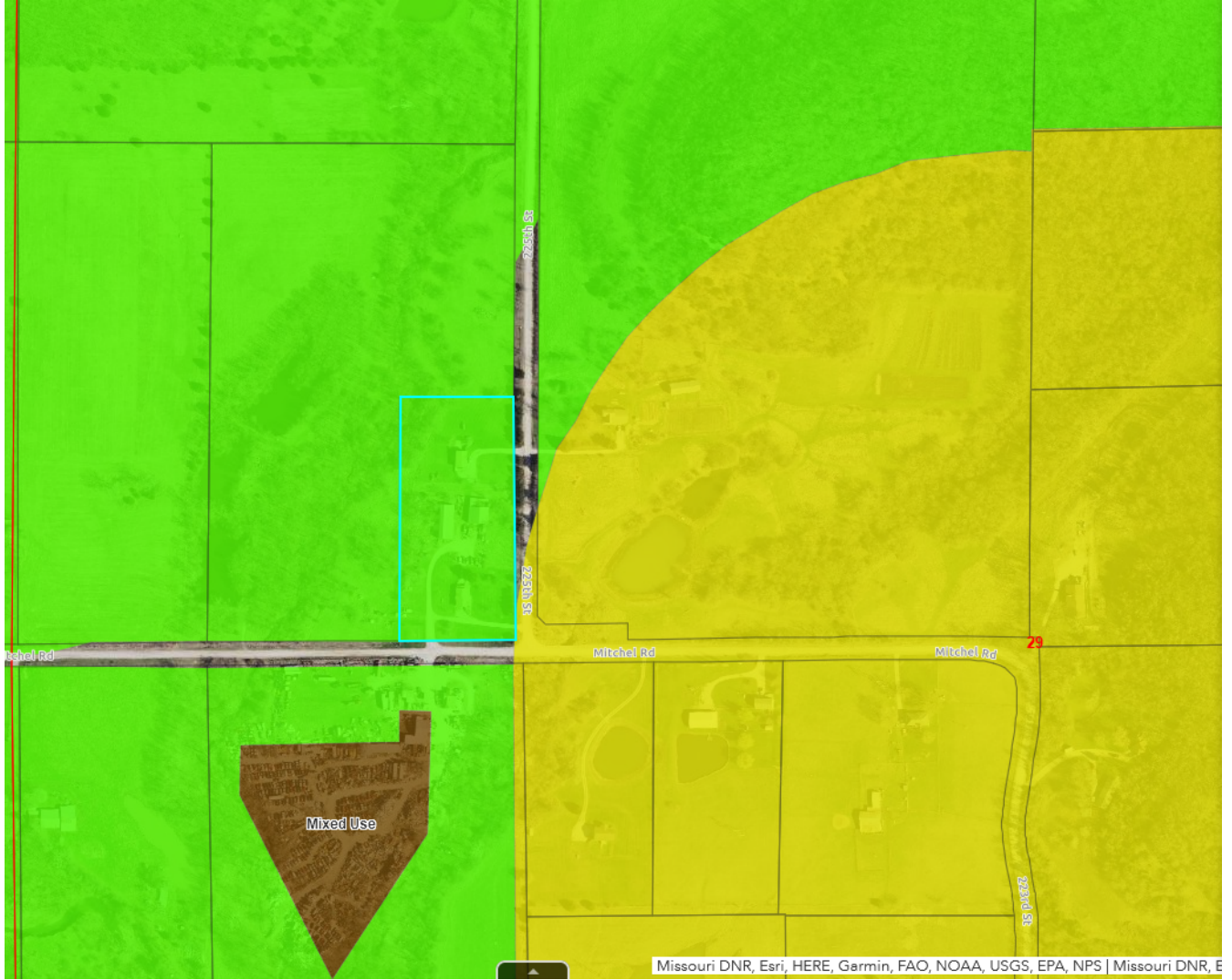


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THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

**DEV-22-166 RZ Armstrong**



**REZONING APPLICATION**

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

Office Use Only

Township: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Planning Commission Date \_\_\_\_\_  
Case No. \_\_\_\_\_ Date Paid \_\_\_\_\_  
Zoning District \_\_\_\_\_ Comprehensive Plan Land Use Designation \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION (If different)**

NAME Joe Herring NAME James & Karen Armstrong  
ADDRESS 315 North 5th Street ADDRESS 20809 & 20811 225TH ST  
CITY/ST/ZIP Leavenworth, KS 66048 CITY/ST/ZIP Tonganoxie, KS 66086  
PHONE 913-651-3858 PHONE N/A  
EMAIL herringsurveying@outlook.com EMAIL N/A  
CONTACT PERSON Joe CONTACT PERSON N/A

**PROPOSED USE INFORMATION**

Proposed Land Use AG & Rural Residential  
Current Zoning RR-5 Requested Zoning RR 2.5  
Reason for Requesting Rezoning To have the ability to divide the 2 houses on the existing property with the smallest size possible. Comp Plan for RR 2.5 exists on the East side of 225th Street. Plan was not to have different zones on opposite sides.

**PROPERTY INFORMATION**

Address of Property 20809 & 20811 225TH ST  
Parcel Size 5.79 Acres  
Current use of the property AG & Rural Residential  
Present Improvements or structures 2 Residential Structures and AG Buildings  
PID 149-29-0-00-00-009

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.

Signature Joe Herring - digitally signed 12/08/2022 Date 12-8-22

**ATTACHMENT A**

**REZONE DESCRIPTION:**

A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseoh A. Herring PS-1296 on December 8, 2022, more fully described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along the South line of the Southeast Quarter of said Northwest Quarter; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet to the East line of the Southeast Quarter of said Northwest Quarter; thence South 01 degrees 36'35" East for a distance of 764.69 feet along said East line to the point of beginning.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 5.79 acres, more or less, including road right of way.

Error of Closure - 1 : 999999

**PREPARED FOR:**


James & Karen Armstrong  
20809 & 20811 225th Street  
Tonganoxie, KS 66086  
PID # 149-29-0-00-00-009



Scale 1" = 100'

Job #K-22-1662  
December 8, 2022

J.Herring, Inc. (dba)  
**HERRING**  
**SURVEYING**  
**COMPANY**



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

# MEMO

**To:** Krystal Voth  
**From:** Chuck Magaha  
**Subject:** Rezoning RR-5 to 2.5  
**Date:** February 3, 2023

Krystal, I have reviewed the request for rezoning from James and Karen Armstrong regarding the rezoning of the parcel from RR 5 to RR 2.5 I have no comments to lend at this time. If you feel I have missed an issue please give a call at 684-0457.



## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, December 27, 2022 8:23 AM  
**To:** Allison, Amy  
**Subject:** FW: Rezoning Review - 20809 225th - DEV-22-166

---

**From:** Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Sent:** Thursday, December 22, 2022 10:39 AM  
**To:** Gentzler, Joshua <JGentzler@leavenworthcounty.gov>  
**Cc:** Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Amanda Holloway (Amanda.holloway@freestate.coop) <Amanda.holloway@freestate.coop>; Timothy Smith <chief1860@ttrfd.com>  
**Subject:** Re: Rezoning Review - 20809 225th - DEV-22-166

*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.

Per the Board's instructions from the Board Meeting on December 20, 2022 requesting that District Manager Armstrong can respond:

LVRWD9 has no issues at this time with the rezoning of the property of 20809 225th St. At this time both homes have their own water meters and are in good standings with LVRWD9.

On Thu, Dec 15, 2022 at 11:31 AM Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)> wrote:

Good morning,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property at 20809 225<sup>th</sup> Street, Tonganoxie, KS 66086.

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 Thursday, December 22<sup>nd</sup>.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.Gov](mailto:JGentzler@LeavenworthCounty.Gov).

Thank you,

**From:** [Amanda Tarwater](#)  
**Sent:** Thursday, December 15, 2022 3:35 PM  
**To:** [Gentzler, Joshua](#)  
**Subject:** RE: Rezoning Review - 20809 225th - DEV-22-166

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FreeState Electric has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)>  
**Sent:** Thursday, December 15, 2022 11:32 AM  
**To:** Anderson, Kyle <[KAnderson@leavenworthcounty.gov](mailto:KAnderson@leavenworthcounty.gov)>; Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>; Miller, Jamie <[JMiller@leavenworthcounty.gov](mailto:JMiller@leavenworthcounty.gov)>; Mitch Pleak <[MPleak@olsson.com](mailto:MPleak@olsson.com)>; Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>; Thorne, Eric <[ethorne@lvsheriff.org](mailto:ethorne@lvsheriff.org)>; Van Parys, David <[DVanParys@leavenworthcounty.gov](mailto:DVanParys@leavenworthcounty.gov)>; Amanda Tarwater <[amanda.tarwater@freestate.coop](mailto:amanda.tarwater@freestate.coop)>; RWD 9 (<[Lvrwd9@gmail.com](mailto:Lvrwd9@gmail.com)>)<[Lvrwd9@gmail.com](mailto:Lvrwd9@gmail.com)>; 'Timothy Smith' <[chief1860@ttrfd.com](mailto:chief1860@ttrfd.com)>  
**Subject:** Rezoning Review - 20809 225th - DEV-22-166

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="">

Good morning,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property at 20809 225<sup>th</sup> Street, Tonganoxie, KS 66086.

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 Thursday, December 22<sup>nd</sup>.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.Gov](mailto:JGentzler@LeavenworthCounty.Gov).

Thank you,

Joshua Gentzler  
Planner II  
[Planning & Zoning](#)  
Leavenworth County  
913.684.0465

**From:** [Anderson, Kyle](#)  
**Sent:** Monday, December 19, 2022 9:53 AM  
**To:** [Gentzler, Joshua](#)  
**Subject:** RE: Rezoning Review - 20809 225th - DEV-22-166

---

We have not received any complaints on this property. There is an active SUP for a landscaping business on the property.

Kyle Anderson  
Environmental Technician/Code Enforcement  
Leavenworth County Planning & Zoning  
300 Walnut St. Ste. 212  
Leavenworth, KS 66048  
913-684-1084

---

**From:** Gentzler, Joshua <JGentzler@leavenworthcounty.gov>  
**Sent:** Thursday, December 15, 2022 11:32 AM  
**To:** Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Amanda Holloway (Amanda.holloway@freestate.coop) <Amanda.holloway@freestate.coop>; RWD 9 (Lvrwd9@gmail.com) <Lvrwd9@gmail.com>; 'Timothy Smith' <chief1860@ttrfd.com>  
**Subject:** Rezoning Review - 20809 225th - DEV-22-166

Good morning,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property at 20809 225<sup>th</sup> Street, Tonganoxie, KS 66086.

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If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.Gov](mailto:JGentzler@LeavenworthCounty.Gov).

Thank you,

**Joshua Gentzler**  
Planner II  
[Planning & Zoning](#)  
Leavenworth County  
913.684.0465

**From:** [Timothy Smith](#)  
**Sent:** Monday, December 19, 2022 9:35 AM  
**To:** [Gentzler, Joshua](#)  
**Subject:** Re: Rezoning Review - 20809 225th - DEV-22-166

---

**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.

The Tonganoxie Township Fire Department has no issues with this request.

On Thu, Dec 15, 2022 at 11:31 AM Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)> wrote:

Good morning,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property at 20809 225<sup>th</sup> Street, Tonganoxie, KS 66086.

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 Thursday, December 22<sup>nd</sup>.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.Gov](mailto:JGentzler@LeavenworthCounty.Gov).

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0465

|

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Tim Smith, Chief

*Tonganoxie Township Rural Fire Department*

*President Kansas State Association Fire Chiefs*

18993 McLouth Rd

Tonganoxie KS 66086

Phone: [913-845-3801](tel:913-845-3801)

Fax: [913-845-3801](tel:913-845-3801)

Cell: [816-392-2468](tel:816-392-2468)

*Failure to Prepare*

*Is*

*Preparing to Fail*

## RESOLUTION 2023-5

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:

A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 8, 2022, more fully Described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along the South line of the Southeast Quarter of said Northwest Quarter; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet to the East line of the Southeast Quarter of said Northwest Quarter; thence South 01 degrees 36'35" East for a distance of 764.69 feet along said East line to the point of beginning in Leavenworth County, Kansas more commonly known as 20809 & 20811 225<sup>th</sup> Street and 00000 Mitchell Road.

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 December day of 12<sup>th</sup>, 2022, 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 8<sup>th</sup> day of February, 2023; 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 1<sup>st</sup> day of March, 2023, 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 1<sup>st</sup> day of March, 2023, and incorporated herein by reference;

That request for rezoning as described above, also known as 20809 & 20811 225<sup>th</sup> Street and 00000 Mitchell Road, Parcel Identification Number 149-29-0-00-00-008.00 & 149-29-0-00-00-009.00, is hereby granted.

Adopted this 1<sup>st</sup> day of March, 2023  
Board of County Commission  
Leavenworth, County, Kansas

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Vicky Kaaz, Chairman

ATTEST

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Jeff Culbertson, Member

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Janet Klasinski

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Doug Smith, Member

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Mike Smith, Member

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Mike Stieben, Member



**Leavenworth County  
Request for Board Action  
Case No. DEV-22-129  
2023 Annual Comprehensive Plan Review**

**Date:** March 1, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Amy Allison, Reviewed

**Additional Reviews as needed:**

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

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**Action Requested:** Approve a Case No. DEV-22-129, 2023 Annual Comprehensive Plan Review.

**Analysis:** This is a request to consider the annual review of the Leavenworth County Comprehensive Plan. A list of amendments and changes has been reviewed by the Planning Commission and submitted to the Board of County Commissioners for final consideration. The annual review is a statutory requirement which if approved would complete the 2023 review cycle.

A Joint Work Session was held on January 18, 2023, where multiple items were discussed. Additional recommendations were added based on those discussions.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No. DEV-22-129, 2023 Annual Comprehensive Plan Review.

**Alternatives:**

1. Approve Case No. DEV-22-129, 2023 Annual Comprehensive Plan Review, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-129, 2023 Annual Comprehensive Plan Review, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-129, 2023 Annual Comprehensive Plan Review, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:**

\$0.00

**Additional Attachments:** Staff Report, Planning Commission Minutes

# Case No. DEV-22-129

## Leavenworth County Comprehensive Plan Update

Staff Report – Board of County Commissioners

March 1, 2023

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### GENERAL INFORMATION:

**Applicant:** Leavenworth County Planning and Zoning Department

**Planner:** Amy Allison

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### REQUEST:

The Leavenworth County Comprehensive Plan was adopted in 2020. According to KSA-12-747 the Planning Commission shall review the Comprehensive Plan on a yearly basis. This review, upon completion, will fulfill the requirement for the year 2023. During the review process, Staff reached out to affected County Departments requesting amendments, corrections or clarification. The Council on Aging along with the Administrator for Economic Development responded to Staff requests.

### ECONOMIC DEVELOPMENT

Mr. Tom Cole, Economic Development Administrator, has clarified a number of tasks, specifically amending the task holder from LCDC to the Leavenworth County Economic Development Administrator. Further, a new item has been proposed.

**NEW ITEM** Develop a comprehensive Economic Development Incentive Policy demonstrating the availability, applicability and utilization of various incentives to enhance the local economy through business attraction, business retention and entrepreneurship.

Process	ED Admin	On-Going	Low
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### COUNCIL ON AGING

Ms. Connie Harmon, Director for the Council on Aging has identified a clarification for Page 92 of the plan. The clarification corrects the age of citizens who may be supported by the COA transportation services from 60 to age 50. Additionally, there is clarification regarding meal delivery and other community-based services. Further, Ms. Harmon has indicated that she, along with Staff, will annually meet with KCATA.

### PLANNING & ZONING

Planning Staff has identified an area of the Future Land Use Map that should be updated regarding development within the floodway. Currently, there are several parcels that are located within the Floodway that are identified as residential development with a density of three units/acre. Given the constraints of floodway development, the costs associated with floodway development and the potential negative impacts to surrounding property owners, Staff recommends these areas be modified to either Rural Residential 2.5 or Rural Residential 5.

Regarding the Strategies found in Chapter 7 of the Comprehensive Plan Planning Staff spent much of 2022 reviewing and existing zoning and subdivision regulations for inconsistencies and updates. Staff added the wind and solar energy regulations and updated the sign regulations. For 2023 Staff will continue working to improve and clarify the zoning and subdivision regulations. For 2023 Staff will begin to implement Strategy 3 of the Topical Implementation Measures, which includes adding graphic examples and conservation design principles to the zoning and subdivision regulations.

### PUBLIC WORKS

The Public Works department is in the process of completing the regional transportation plan which is listed as Strategy 1 under Transportation and Mobility.

### JOINT WORK SESSION

On January 18, 2023, a joint work session with the Board of County Commissioners was held. During the meeting both the Commission and Board discussed the Regional Transportation Plan, adoption of the Comprehensive Plan Future Land Use Map throughout the County, development of a Sewer Plan and amending the Future Land Use map to match the Comprehensive Plans of cities within the County.

Additional strategies suggested where to review and amend the Zoning & Subdivision Regulations to encourage subdivision developments be designed in manner that encourages extension of utilities, such as water and sewer, establish a utility hook-up requirement, and schedule quarterly work sessions with the Board of County Commissioners to discuss various land development issues as they arise.

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**STAFF RECOMMENDATION:**

Staff recommends approving the amendments suggested in DEV-22-129 Annual Comprehensive Plan Review.

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**ACTION OPTIONS:**

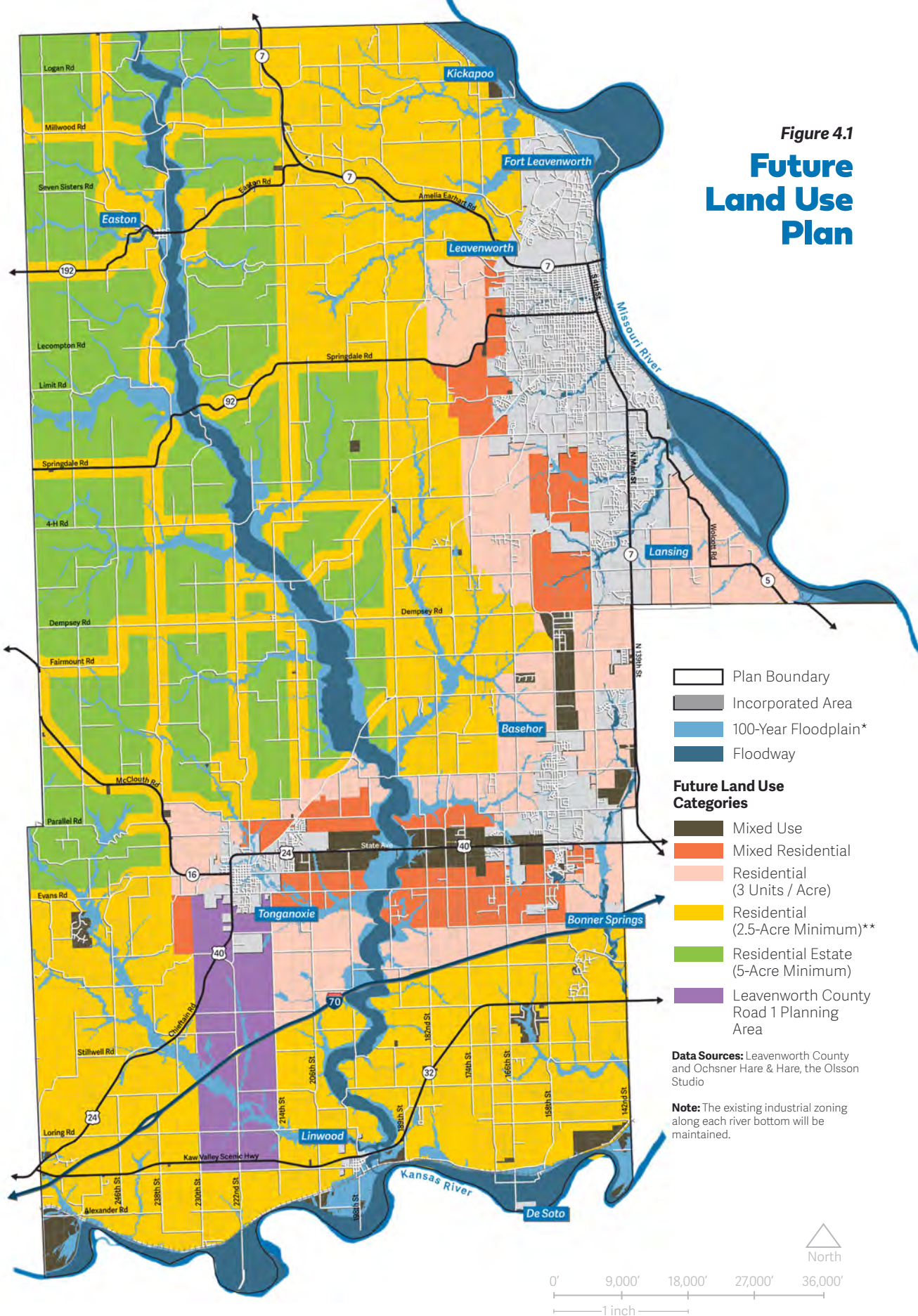
1. Approve Case No. DEV-22-129, 2023 Annual Comprehensive Plan Review, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-129, 2023 Annual Comprehensive Plan Review, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-129, 2023 Annual Comprehensive Plan Review, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

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**ATTACHMENTS:**

Future Land Use Map.  
Chapter 7  
Economic Development Response  
Council on Aging Response

**Figure 4.1**  
**Future Land Use Plan**



\* Also known as Zone A or Zone AE, which are FEMA-defined Special Flood Hazard Areas

\*\* Residential (2.5-Acre Minimum) is the designated future land use within a quarter-mile of each side of the centerline of all improved roads within Leavenworth County, unless the quarter-mile area on either side of the centerline of an improved road is designated as a denser future land use, such as Residential (3 Units / Acre), Mixed Residential, or Mixed Use. "Improved" roads refer to all paved roads within Leavenworth County, not including those roads that have been hard-surfaced through the dust-abatement process. Due to sporadic data inaccuracy, Figure 4.1 Future Land Use Plan may show this quarter-mile Residential (2.5-Acre Minimum) buffer along roads that are not improved. In such cases, the Residential (2.5-Acre Minimum) quarter-mile buffer does not apply to either side of the unimproved road's centerline.

# Section 7

# Implementation

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This section of the Plan sets forth specific actions that various departments, bodies, and organizations should take to move the Plan's recommendations forward. Such actions are organized by topic and strategy, and then evaluated by multiple considerations. Short-, mid-, and long-term processes, policies, plans, and programs that advance one or more targets of the Plan are assessed. This section should be used as a decision-making tool as county staff, vested organizations, and elected officials consider land use-, development-, and infrastructure-related issues.

# Overview

Although planning is a fluid and continuous process, adoption of this Plan begins a long and collaborative journey of implementing the recommendations. This comprehensive plan provides a road map for growth, development, and connectivity that has been vetted by the community and validated by county staff members and county officials. Of all the work that occurred to make this Plan a reality, this section is perhaps the most important as it demonstrates the “how.” With the research and analysis that occurred, the community engagement that took place, and interactive work sessions with county staff members and elected officials, now it is time to put the Plan to work. Adoption of this Plan is the first step into the future of putting the recommendations into action to realize the vision.

Integral to each implementation step are the following overarching strategies:



## Day-to-Day Use

The Plan should be used daily, as the official policy guide for land use, development, transportation.



## Cooperation and Coordination

Open lines of communication with each municipality and the public must be maintained. Coordinating strategies, projects, and policies are critical to proactively execute the Plan.



## Start with Policy

Establishing policy creates the essential framework for future implementation of the Plan. Oftentimes, policy changes can be made quickly and for a minimal cost.



## Be Bold, Visible, and Conversational

Early “wins” and visible projects help garner the endorsement of the public. Spread the word to market and celebrate early successes through multiple outlets to gain support and momentum for long-term ventures.



## Identify Plan Champions

Those persons involved in the planning process must continue to champion the Plan over time to maximize success. Continue communications with the SCAC.

# Action Plan

This subsection utilizes several implementation matrices to clearly lay out the next steps that will move the Plan forward. One implementation matrix outlines holistic measures that should be considered across all recommendations. For instance, communicating the Plan’s recommendations to the public and municipalities is an overarching implementation measure that stretches across all targets and strategies.

In addition, an implementation matrix is provided for different topics. Each of these respective matrices will have specific tasks that relate to that topic. Although there is inherent overlap, these measures will be most specifically related to the topic at hand.

The implementation matrices are broken down by strategies and tasks. Every strategy is analyzed by identifying its “owner;” other participants; time frame for completion; overall impact to safety, infrastructure, quality of life, and economic development; and barriers to implementation. Each strategy is broken down into actionable tasks. Tasks are analyzed by identifying its category (process, policy, program, or plan); “owner;” other participants; and cost impact.

The purpose of providing this level of detail is to ensure each strategy is viewed through the lens of political, economic, and community reality, but also properly weighed against the widespread benefits. The definitions of each analysis topic are provided as follows.

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## Category

Each task can be categorized as a process, policy, plan, or program.

- **Process:** Tasks that set forth actions for (primarily) county planning department staff members to continue throughout the life of the Plan
- **Policy:** Tasks that can be achieved by making and implementing county policy changes
- **Plan:** Tasks that are centered on the need for additional study, and therefore recommend the development of a separate plan
- **Program:** Tasks that describe a set of related measures or activities with a long-term aim and a set schedule and plan

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## Strategy/Task Owner and Participants

Although the entire public should feel an investment in the Plan’s advancement, elected officials, county staff members, and certain organizations have a vested responsibility when it comes to Plan implementation. Both strategy/task owners and strategy/task participants are responsible to ensure the Plan does not sit idle.

- **Strategy/Task Owner:** Those that are charged with leading implementation of the specific strategy and/or task; shown in **BOLD** text
- **Strategy/Task Participants:** Those that are also involved in the implementation of the action item and provide support to the strategy/task owner

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## Time Frame

While some strategies/tasks should be started immediately and/or continued over time to continue building the Plan’s momentum, other strategies/tasks should be planned for and implemented within the next one to five years.

- **Immediately:** (0-1 year) Ease of implementation, directly advances other strategies/tasks, and/or addresses critical issues
- **Continuous:** (Ongoing over Plan lifetime) Necessary strategies/tasks to sustain the Plan
- **Short-Term:** (1-5 years) With appropriate planning, can be implemented within this time frame

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## Overall Impact To

Four categories of impact were considered for the recommended strategies. Each impact category is rated either low, medium, or high. The categories are as follows:

- **Enhanced Safety:** Enhances the safety of the county's transportation system, structures, and operations
- **Resilient and Supportive Infrastructure:** Provides for a resilient and efficient transportation and utility physical infrastructure system that will serve county residents and county growth now and into the future
- **Improved Quality of Life:** Improves county residents' health and diversity of choices (in entertainment, living, shopping, dining, recreation, etc.)
- **Sustained Economic Growth:** Increases potential and sustainable economic growth through development, business recruitment and/or retention, and resident and visitor appeal

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## Barriers to Implementation

Three categories of barriers to implementation were considered for the recommended strategies. Each barrier category is rated either low, medium, or high. The categories are as follows:

- **Necessary Amount of Political Will:** If a task requires a low amount of political will, the task's barriers to implementation decrease, as little convincing, marketing, etc. is necessary to gain the public's and elected official's support. If a task requires a high amount of political will, the task's barriers to implementation increase, as effort must be spent meeting with elected officials, gathering community input, etc.
- **Number of Involved Parties:** If a task requires a low number of parties (people, bodies, departments, and organizations) to be involved, the task's barriers to implementation decrease, as little coordination between groups is necessary. If a task requires a high number of parties to be involved, the task's barriers to implementation increase, as much coordination between groups is necessary.
- **Cost Impact:** If a task has a low cost impact, the task requires limited outside funding requirements and/or a limited public dollars, which decreases the task's barriers to implementation. If a task has a high cost impact, the task requires heightened levels of outside funding and/or public dollars, which increases the task's barriers to implementation. Note that cost impact does not account for private investment costs.



# Holistic Implementation Measures

This implementation matrix, *Table 7.1*, includes items that comprehensively address all recommendations of the Plan. These items set the stage for the advancement of topical implementation measures. Additionally, items listed in *Table 7.1* ensure the Plan’s sustainability as time goes on as they provide the framework necessary for the topical implementation measures to be successful.

**Table 7.1**

Holistic Implementation Measures Matrix									
Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 1: ADOPT THE UPDATED COMPREHENSIVE PLAN</b>	<b>Planning &amp; Zoning Dep’t Commissioners</b>	<b>Immediately</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Low</b>
<i>Strategy 1 Tasks</i>			<i>Category</i>	<i>Task Owner and Participants</i>			<i>Time Frame</i>	<i>Cost Impact</i>	
Post final draft Plan to the county website prior to Planning Commission and County Commission adoption hearings			Process	Planning & Zoning Dep’t, Commissioners			Immediately	Low	
Determine when and how the Leavenworth County Planning and Zoning Department will utilize the Plan during the development review process and communicate to Planning Commission and County Commission			Process	Planning & Zoning Dep’t, Commissioners			Immediately	Low	
Present the Plan to the Planning Commission for recommendation of adoption and to the County Commission for adoption			Policy	Planning & Zoning Dep’t, Commissioners			Immediately	Low	
<b>STRATEGY 2: AMEND RELEVANT REGULATIONS AND PLANS</b>	<b>Planning &amp; Zoning Dep’t County Attorney, Public Works Dep’t, Commissioners</b>	<b>Immediately</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>Medium</b>	<b>Medium</b>	<b>Low</b>
<i>Strategy 2 Tasks</i>			<i>Category</i>	<i>Task Owner and Participants</i>			<i>Time Frame</i>	<i>Cost Impact</i>	
Conduct a thorough review of the existing zoning and subdivision regulations and compile a comprehensive list of changes (with exact policy text) necessary to align county zoning and subdivision regulations with the intent of the Plan			Process	Planning & Zoning Dep’t, Commissioners			Immediately	Low	
Conduct a thorough review of the existing plans, such as the U.S. 24/40 Corridor Study, and compile a comprehensive list of changes (with exact policy text) necessary to align the plans with the intent of the Plan			Process	Planning & Zoning Dep’t, Public Works Dep’t, Commissioners			Immediately	Low	
Communicate changes with county residents through the Planning and Zoning Department’s webpage on the county website			Process	Planning & Zoning Dep’t, Commissioners			Immediately	Low	
Present proposed plan amendments to the Planning Commission for recommendation of approval and to the County Commission for approval			Policy	Planning & Zoning Dep’t, Commissioners			Immediately	Low	

Table 7.1

**Holistic Implementation Measures Matrix (Continued)**

Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 3: USE THE PLAN ON A DAY-TO-DAY BASIS</b>	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, Commissioners	<b>Continuous</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>Medium</b>	<b>Medium</b>	<b>Low</b>
<i>Strategy 3 Tasks</i>			<i>Category</i>	<i>Task Owner and Participants</i>		<i>Time Frame</i>	<i>Cost Impact</i>		
Evaluate all improvement and development proposals within the county by the Plan's targets and strategies to assess whether the proposal aligns completely, partially aligns, or does not align with the Plan			Process	<b>Planning &amp; Zoning Dep't,</b> Commissioners		Continuous	Low		
Assist the Planning Commission and County Commission in the day-to-day administration, interpretation, and application of the Plan			Process	<b>Planning &amp; Zoning Dep't,</b> Commissioners		Continuous	Low		
<b>STRATEGY 4: REVIEW THE PLAN PERIODICALLY AND STRATEGICALLY; PREPARE AN ANNUAL PROGRESS REPORT</b>	<b>Planning &amp; Zoning Dep't,</b> Leavenworth County Development Corporation, Public Works Dep't, Commissioners	<b>Continuous</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Medium</b>	<b>Low</b>
<i>Strategy 4 Tasks</i>			<i>Category</i>	<i>Task Owner and Participants</i>		<i>Time Frame</i>	<i>Cost Impact</i>		
Maintain a list of current possible amendments, issues, or needs that may be a subject of change, addition, or deletion from the Plan			Process	<b>Planning &amp; Zoning Dep't</b>		Continuous	Low		
Monitor demographic and market data as it becomes available to alter land use-specific demand projections			Process	<b>Planning &amp; Zoning Dep't,</b> Leavenworth County Development Corporation		Continuous	Low		
Prepare an annual progress report and presentation to present to the Planning Commission and County Commission that describes the list of successes and possible amendments, issues, or needs that may be subjects of change, addition, or deletion from the Plan			Process	<b>Planning &amp; Zoning Dep't,</b> Commissioners		Continuous	Low		
Conduct an internal update of the Plan every three to five years; dovetail this review with the preparation of the county budget and capital improvements program			Process	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, Commissioners		Continuous	Low		

**Holistic Implementation Measures Matrix (Continued)**

Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 5: EDUCATE ELECTED OFFICIALS, COUNTY DEPARTMENTS, LOCAL MUNICIPALITIES, AND THE PUBLIC</b>	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, County Administrator, Municipalities, Commissioners	<b>Continuous</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Medium</b>	<b>Low</b>

*Strategy 5 Tasks*

	Category	Task Owner and Participants	Time Frame	Cost Impact
Conduct a work session with Planning Commission and County Commission to educate them on the findings and recommendations of the Plan as leadership changes; prepare a key takeaways document for easy reference after the presentation	Process	<b>Planning &amp; Zoning Dep't,</b> County Administrator, Commissioners	Continuous	Low
Meet with relevant department heads and local municipal leaders to explain the findings and recommendations of the Plan; prepare a succinct presentation and provide a copy of it to the department heads and local municipal leaders	Process	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, County Administrator, Municipalities, Commissioners	Immediately ( <i>and as leadership changes</i> )	Low
Make copies of the Plan available online for free and provide hard copies at the County Courthouse for purchase	Process	<b>Planning &amp; Zoning Dep't</b>	Immediately	Low
Aid the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate	Process	<b>Planning &amp; Zoning Dep't,</b> Commissioners	Continuous	Low
Draft a summary document that includes key recommendations from the Plan that can be distributed to residents, developers, businesses, and other interested parties	Process	<b>Planning &amp; Zoning Dep't</b>	Immediately	Low

<b>STRATEGY 6: WIDELY COMMUNICATE AND MARKET THE PLAN TO CELEBRATE THE PLAN'S SUCCESSES</b>	<b>Planning &amp; Zoning Dep't</b>	<b>Continuous</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>
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*Strategy 6 Tasks*

	Category	Task Owner and Participants	Time Frame	Cost Impact
Post the final Plan on the city's and county's website	Process	<b>Planning &amp; Zoning Dep't</b>	Immediately	Low
Provide a copy of the Plan to each county department	Process	<b>Planning &amp; Zoning Dep't</b>	Immediately	Low
Regularly maintain and update the Plan website (www.lvcountryplan.com) with progress and changes; utilize the email marketing tool integration to send update emails out to the contact list	Program	<b>Planning &amp; Zoning Dep't</b>	Continuous	Low
Post updates related to the Plan on the county's social media accounts	Program	<b>Planning &amp; Zoning Dep't</b>	Continuous	Low
Utilize the developed project branding style guide to ensure a consistent look and feel in Plan-related messaging	Process	<b>Planning &amp; Zoning Dep't</b>	Continuous	Low

Table 7.1

**Holistic Implementation Measures Matrix (Continued)**

Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 7: DEVELOP STRONG RELATIONSHIPS WITH IMPLEMENTATION PARTNER ORGANIZATIONS</b>	<b>Planning &amp; Zoning Dep't</b> , County Administrator, Leavenworth County Development Corporation, Leavenworth County Port Authority, Leavenworth County Council on Aging, Commissioners	<b>Continuous</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>	<b>High</b>	<b>Low</b>	<b>High</b>	<b>Low</b>

<i>Strategy 7 Tasks</i>	<i>Category</i>	<i>Task Owner and Participants</i>	<i>Time Frame</i>	<i>Cost Impact</i>
Ensure open communication lines between the county and vital implementation partner organizations, such as the Leavenworth County Development Corporation, Leavenworth County Port Authority, and Leavenworth County Council on Aging	Process	<b>Planning &amp; Zoning Dep't</b> , County Administrator, Leavenworth County Development Corporation, Leavenworth County Port Authority, Leavenworth County Council on Aging, Commissioners	Continuous	Low
Gather demographic and market insight and research from implementation partner organizations to avoid duplicative efforts as the Plan is updated to reflect changing conditions	Program	<b>Planning &amp; Zoning Dep't</b> , County Administrator, Leavenworth County Development Corporation, Leavenworth County Port Authority, Leavenworth County Council on Aging, Commissioners	Continuous	Low

# Topical Implementation Measures

The implementation matrices that follow, *Tables 7.2-7.4*, describe specific measures that must be taken to advance the topic at hand. Land use, economic development, transportation, and infrastructure are inherently linked and the efforts taken to address items in these categories should complement one another; however, it is important – from an implementation standpoint – to understand what must occur in each of these areas for progress to be made. Opportunities to overlap projects exist, such as a redevelopment project that lends itself to a roadway improvement.

**Table 7.2**

Land Use and Economic Development Implementation Measures Matrix									
Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 1: CREATE COMMERCIAL AND MIXED USE DEVELOPMENT AND REDEVELOPMENT PLANS WITH INCENTIVES ALONG IDENTIFIED KEY CORRIDORS AND AT SPECIFIC INTERSECTIONS</b>	<b>Leavenworth County Development Corporation</b> Planning & Zoning Dep't, Public Works Dep't	<b>Short-Term</b>	<b>Low</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>

**Strategy 1 Tasks**

Prepare incentive plans and assistance packages to spur the development of the U.S. 24/40 corridor between Basehor and Tonganoxie; the intersection of U.S. 24/40 and CR-1; and 155th Street between Basehor and Lansing; the package should detail the proposed uses on the site, as well as the site's advantages

**Category**

Process

**Task Owner and Participants**

**Leavenworth County Development Corporation**  
Planning & Zoning Dep't,  
Public Works Dep't

**Time Frame**

Short-Term

**Cost Impact**

Medium

Consider preparing a Request for Proposal for the above mentioned corridors and intersections to send to interested developers; the RFP should detail the available incentive and assistance package; high standards for site and building design should be required

Process

**Leavenworth County Development Corporation**  
Planning & Zoning Dep't,  
Public Works Dep't

Short-Term

Low

Use the county's existing online mapping software to show the spatial location of available properties and incentives

Process

**Leavenworth County Development Corporation**  
Planning & Zoning Dep't,  
Public Works Dep't

Short-Term

Medium

Table 7.2

Land Use and Economic Development Implementation Measures Matrix (Continued)

Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 2: UPDATE THE SPECIAL USE PERMIT CATEGORIES AND REVIEW AND MONITORING PROCESS</b>	<b>Planning &amp; Zoning Dep't,</b> County Administrator, County Attorney, Commissioners	<b>Immediately</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>

*Strategy 2 Tasks*

Create a tiered review and approval system for special uses within the county with different categories of special uses, dependent on their scale, use, and potential impact on the health, safety, welfare, and property values of surrounding properties, using page 81 of this Plan as a guide

*Category*      *Task Owner and Participants*      *Time Frame*      *Cost Impact*

Policy      **Planning & Zoning Dep't,**  
County Administrator, County Attorney, Commissioners      Immediately      Low

Consider longer approval terms for lower class special uses within the county

Policy      **Planning & Zoning Dep't,**  
Commissioners      Immediately      Low

Integrate the Land Evaluation component of the Land Evaluation and Site Assessment (LESA) system into the special use permit review process, as spelled out in the county's zoning and subdivision regulations, to identify areas of and protect the most productive farmland

Policy      **Planning & Zoning Dep't**      Immediately      Low

<b>STRATEGY 3: INTEGRATE A "LAND FIRST" APPROACH INTO THE DEVELOPMENT REVIEW PROCESS, AND A CLEAR ANALYSIS OF SUCH AN APPROACH INTO COUNTY PLANNING STAFF REPORTS</b>	<b>Planning &amp; Zoning Dep't</b> Commissioners	<b>Short-Term</b>	<b>Low</b>	<b>Low</b>	<b>Medium</b>	<b>Low</b>	<b>Medium</b>	<b>Low</b>	<b>Low</b>
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*Strategy 3 Tasks*

Update the county's zoning and subdivision regulations to include graphic examples and descriptive text that illustrates conservation design principles, as described on page 82

*Category*      *Task Owner and Participants*      *Time Frame*      *Cost Impact*

Process      **Planning & Zoning Dep't**  
Commissioners      Short-Term      Low

Work with and educate development review applicants on ways to incorporate conservation design principles into their development proposals

Process      **Planning & Zoning Dep't**  
Commissioners      Continuous      Low

Consider the use of incentives to encourage applicants to incorporate conservation design principles into their development proposals

Policy      **Planning & Zoning Dep't**  
Commissioners      Continuous      Low

Table 7.2

**Land Use and Economic Development Implementation Measures Matrix (Continued)**

Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 4: DEVELOP AND ADOPT AN ECONOMIC DEVELOPMENT STRATEGIC PLAN</b>	<b>Leavenworth County Development Corporation</b> Planning & Zoning Dep't, County Administrator	<b>Short-Term</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Medium</b>

<i>Strategy 4 Tasks</i>	<i>Category</i>	<i>Task Owner and Participants</i>	<i>Time Frame</i>	<i>Cost Impact</i>
Identify funding for an economic development strategic plan	Process	<b>Leavenworth County Development Corporation</b> Planning & Zoning Dep't, County Administrator	Short-Term	Medium
Prepare a scope of services for an economic development strategic plan that includes a regional market assessment, opportunity and barrier assessment, target industry sector analysis, regional and target industry positioning, economic development goals and policies, and stakeholder input	Process	<b>Leavenworth County Development Corporation</b> Planning & Zoning Dep't, County Administrator	Short-Term	Low
Develop a county economic development strategic plan with robust stakeholder input	Plan	<b>Leavenworth County Development Corporation</b> Planning & Zoning Dep't, County Administrator	Short-Term	Medium
Consider regional and municipal economic development activities in the economic development strategic plan	Process	<b>Leavenworth County Development Corporation</b> Planning & Zoning Dep't, County Administrator	Short-Term	Low

Table 7.2

Land Use and Economic Development Implementation Measures Matrix (Continued)

Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 5: CREATE AN ECONOMIC DEVELOPMENT ROUNDTABLE</b>	<b>Planning &amp; Zoning Dep't,</b> County Administrator, Leavenworth County Development Corporation, Commissioners	<b>Short-Term</b>	<b>Low</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>	<b>Medium</b>	<b>High</b>	<b>Low</b>

Strategy 5 Tasks	Category	Task Owner and Participants	Time Frame	Cost Impact
Identify critical participants, including public, private, and nonprofit partners, in the economic development roundtable to be part of the first line of communication between businesses and local government and subsequent recommendations to the Planning Commission and County Commission	Process	<b>Planning &amp; Zoning Dep't,</b> County Administrator, Leavenworth County Development Corporation, Commissioners	Short-Term	Low
Standardize the economic development roundtable's meeting schedule, member responsibilities, and goals, as they relate to business recruitment and retention; workforce development and training; marketing; regional collaboration; and strategic economic development planning.	Program	<b>Planning &amp; Zoning Dep't,</b> County Administrator, Leavenworth County Development Corporation,	Short-Term	Low
Invest in online mapping software that can be integrated into the county's website in order to show the spatial location of available properties and incentives	Process	<b>Planning &amp; Zoning Dep't,</b> County Administrator, Leavenworth County Development Corporation	Short-Term	Medium

Economic Development Resources

**Leavenworth County Development Corporation (LCDC)**

The LCDC is a coalition for economic growth in the Leavenworth, Lansing, Tonganoxie, and Basehor communities, mobilizing business, government, and civic leaders. The public-private partnership gives companies access to partner investment for starting up, relocating, or expanding.

**Leavenworth County Port Authority (LCPA)**

Originally focused on development in the port area along the Missouri and Kansas Rivers, the LCPA is a quasi-governmental agency whose focus is economic development opportunities with industrial properties and facilities. The LCPA is staffed by the Leavenworth County Development Corporation (LCDC).

**AltCap Low Interest Loan Fund for Businesses Affected by COVID-19**

On March 31st, 2020, AltCap launched a community-backed five million dollar small business relief loan fund, supported by the Greater Kansas City Chamber of Commerce, the Kansas City Area Development Council (KCADC), the Civic Council of Great Kansas City, and the Ewing Marion Kauffman Foundation. In order to qualify for a relief loan, small businesses must be located in the Kansas City metropolitan area (including Leavenworth County); have 20 or fewer full-time equivalent employees, and have \$2.5 million or less in annual revenue.

**Broadband Initiative / Kansas Universal Service Fund**

Created by the 1996 Telecommunications Act, the purpose of the Kansas Universal Service Fund is to assure that quality communication services are available for all Kansans, including local businesses and rural area networks. All telecommunications companies contribute a percentage of all intrastate retail revenues to the fund, which is then distributed back to designated eligible local carriers.

**Small Cities Community Development Block Grant**

The CBDG economic development program is a source of financing for companies that are expanding or relocating to a non-metropolitan area of Kansas. Up to \$750,000 is available per project. In order to obtain funds, the county governing body applies on behalf of the private business.

**U.S. Economic Development Administration (EDA)**

The U.S. Economic Development Administration (EDA) partners with entities to develop and disseminate tools on new and emerging economic development concepts that practitioners and policymakers can utilize to make more informed development decisions. They focus on areas such as identifying areas of distress and competitive advantage; pinpointing regional clusters; measuring the triple bottom line and innovation capacity; analyzing investments; and more.



Table 7.3

Transportation and Mobility Implementation Matrix									
Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 1: DEVELOP AND ADOPT A TRANSPORTATION MASTER PLAN</b>	<b>Planning &amp; Zoning Dep't,</b> County Administrator, Public Works Dep't, Commissioners	<b>Immediately</b>	<b>High</b>	<b>High</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>
<i>Strategy 1 Tasks</i>			<i>Category</i>	<i>Task Owner and Participants</i>			<i>Time Frame</i>	<i>Cost Impact</i>	
Allocate funding for a transportation master plan in the county's upcoming budget cycle			Plan	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, Commissioners			Immediately	Medium	
Prepare a scope of services for a transportation master plan that covers all modes of transportation, including maintenance of roads (including paving guidelines), road construction or upgrades, trails, pedestrian and bicycle facilities, transit, freight, railroads, and aviation; attention should be placed on funding			Process	<b>Planning &amp; Zoning Dep't,</b> County Administrator, Public Works Dep't, Commissioners			Immediately	Low	
The transportation master plan should take into consideration regional and municipal planning activities, including but not limited to the Kansas City Regional Bike Plan, MetroGreen Regional Greenway System, KDOT planned improvements, MARC's Regional Transportation Plan 2050, KCATA transit plans, and Leavenworth County's Council on Aging			Process	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, KDOT, KCATA, MARC, Leavenworth County Council on Aging, Commissioners			Short-Term	Low	
Use the recommendations illustrated on <i>Figure 5.1</i> Transportation Plan as a starting point for the transportation master plan			Process	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, Commissioners			Short-Term	Low	
Following existing conditions analysis, public engagement, and formulation of transportation recommendations, present the master plan to the Planning Commission for recommendation of adoption and to the County Commission for adoption			Process	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, Commissioners			Short-Term	Low	
<b>STRATEGY 2: IMPROVE CONNECTIVITY IN THE COUNTY'S TRANSPORTATION NETWORK</b>	<b>Public Works Dep't,</b> Planning & Zoning Dep't, Commissioners	<b>Continuous</b>	<b>High</b>	<b>High</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>	<b>High</b>	<b>High</b>
<i>Strategy 2 Tasks</i>			<i>Category</i>	<i>Task Owner and Participants</i>			<i>Time Frame</i>	<i>Cost Impact</i>	
Align transportation improvements with development and redevelopment projects to link activity centers with appropriate roadway infrastructure			Policy	<b>Public Works Dep't,</b> Planning & Zoning Dep't, Commissioners			Continuous	Medium	
Regularly coordinate with the Leavenworth County Port Authority to address barge and rail operations and determine their role in the regional transportation network			Process	<b>Planning &amp; Zoning Dep't,</b> Public Works Dep't, Leavenworth County Port Authority			Continuous	Low	

Table 7.3

Transportation and Mobility Implementation Matrix (Continued)									
Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 3: UPDATE THE COUNTY'S ROAD STANDARDS</b>	<b>Public Works Dep't, Commissioners</b>	<b>Immediately</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>Medium</b>	<b>Medium</b>	<b>Low</b>
<i>Strategy 3 Tasks</i>			<i>Category</i>		<i>Task Owner and Participants</i>		<i>Time Frame</i>		<i>Cost Impact</i>
Review and potentially update the county road standards, based on best management practices, peer county practices, and FHWA guidance			Process		<b>Public Works Dep't, Commissioners</b>		Immediately		Low
Regularly (every one to three years) review the updated county road standards and revise them to follow national best practices			Process		<b>Public Works Dep't, Commissioners</b>		Continuous		Low
<b>STRATEGY 4: ACTIVELY COORDINATE WITH OTHER MUNICIPALITIES ON THE COUNTY ROADWAY SYSTEM</b>	<b>Public Works Dep't, KDOT, Municipalities</b>	<b>Continuous</b>	<b>Medium</b>	<b>Medium</b>	<b>Low</b>	<b>Medium</b>	<b>Medium</b>	<b>High</b>	<b>Low</b>
<i>Strategy 4 Tasks</i>			<i>Category</i>		<i>Task Owner and Participants</i>		<i>Time Frame</i>		<i>Cost Impact</i>
Host quarterly transportation meetings with representatives from each municipality's public works department, as well as KDOT, to ensure a coordinated strategy for the incorporated and unincorporated roadways			Process		<b>Public Works Dep't, KDOT, Municipalities</b>		Continuous		Low
Proactively communicate with municipalities about the updated county road standards			Process		<b>Public Works Dep't, Municipalities</b>		Continuous		Low
<b>STRATEGY 5: MONITOR TRANSIT NEEDS COUNTYWIDE</b>	<b>Leavenworth County Council on Aging, Planning &amp; Zoning Dep't, KCATA</b>	<b>Continuous</b>	<b>Low</b>	<b>Low</b>	<b>High</b>	<b>Low</b>	<b>Low</b>	<b>Medium</b>	<b>Low</b>
<i>Strategy 5 Tasks</i>			<i>Category</i>		<i>Task Owner and Participants</i>		<i>Time Frame</i>		<i>Cost Impact</i>
Meet annually with KCATA to evaluate how well the current transit system is meeting demand			Process		<b>Leavenworth County Council on Aging, Planning &amp; Zoning Dep't, KCATA</b>		Continuous		Low
Continue allocating appropriate funds to operate the Leavenworth County's Council on Aging on-demand meals and transportation service to seniors			Program?		<b>Commissioners, Leavenworth County Council on Aging, Planning &amp; Zoning Dep't</b>		Continuous		Low

**Table 7.4**

**Community Services and Infrastructure Implementation Matrix**

Strategy	Strategy Owner and Participants	Time Frame	Overall Impact To				Barriers to Implementation		
			Safety	Infrastructure	Quality of Life	Economics	Political Will	No. of Parties	Cost Impact
<b>STRATEGY 1: DEVELOP AND ADOPT A UTILITY MASTER PLAN</b>	<b>Public Works Dep't,</b> County Administrator, Municipalities, Utility Providers, Planning & Zoning Dep't, Commissioners	<b>Short-Term</b>	<b>Low</b>	<b>High</b>	<b>Medium</b>	<b>Medium</b>	<b>High</b>	<b>High</b>	<b>Medium</b>

<i>Strategy 1 Tasks</i>		<i>Category</i>	<i>Task Owner and Participants</i>	<i>Time Frame</i>	<i>Cost Impact</i>
Allocate funding for a utility master plan in the county's upcoming budget cycle		Process	<b>Public Works Dep't,</b> Planning & Zoning Dep't, County Administrator, Commissioners	Short-Term	Medium
Prepare a scope of services for a utility master plan that covers all utilities, including water, wastewater, stormwater, and energy		Process	<b>Public Works Dep't,</b> Planning & Zoning Dep't, County Administrator, Commissioners	Short-Term	Low
Consider hiring a consultant to draft the utility master plan or dedicate staff time to perform the study in-house		Process	<b>Public Works Dep't,</b> Planning & Zoning Dep't, County Administrator, Commissioners	Short-Term	Low / Medium
Following existing conditions analysis, public engagement, and formulation of utility master plan recommendations, present the Plan to the Planning Commission for recommendation of adoption and to the County Commission for adoption		Process	<b>Public Works Dep't,</b> Planning & Zoning Dep't, Commissioners	Short-Term	Low
Perform a Cost of Services study to understand the cost associated with the provision of utility infrastructure based on development type		Plan	<b>Public Works Dep't,</b> Planning & Zoning Dep't, Commissioners	Short-Term	Medium
Host regular coordination meetings between the county, municipalities, and utility providers to ensure utility infrastructure is properly maintained and residents receive quality service		Process	<b>Public Works Dep't,</b> Planning & Zoning Dep't, County Administrator, Utility Providers, Municipalities, Commissioners	Continuous	Low

## Voth, Krystal

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**From:** Harmon, Connie  
**Sent:** Monday, October 31, 2022 8:59 AM  
**To:** Voth, Krystal  
**Subject:** RE: Leavenworth County Comprehensive Plan Review

Krystal,

I read through the comprehensive plan to find the references to the Council on Aging. I found several references, and understand my agency's role as a task owner/participant. I was unaware I was responsible for meeting annually with KCATA and will work with Mark to determine a contact and reach out to them. I listed two potential revisions for you to consider, and the suggested changes are highlighted below. All of our current and future projects are currently aligned with the existing strategies in the plan. Thanks!

Page 92

A recurring theme throughout the public engagement process when discussing transit included much praise for the existing Leavenworth County Council on Aging service. This service provides transportation to those ages 60 and above, meal delivery, and a host of other personal services to ensure seniors receive the care and transportation they need and want. The public indicated that additional transit services are not needed or desired at this time as the Leavenworth County Council on Aging is meeting current demand for transit. However, as Figure 4.1 is realized, there may be a need for enhanced offerings to ensure there are multiple options to reach destinations. At the time of this Plan's writing, transit offerings are meeting transit demand. To ensure that Leavenworth County residents maintain this optimal mobility into the future, transit should be evaluated on an ongoing basis. As developments are constructed, particularly those with employment centers, retail services, and entertainment, it will be important to look at the transportation network holistically. A diverse transportation system allows residents to age in place, access jobs, goods, and services, all of which contribute to a healthy economy.

REVISED

A recurring theme throughout the public engagement process when discussing transit included much praise for the existing Leavenworth County Council on Aging service. **This service provides transportation to those age 50 and above and people of any age with a disability. In addition to providing throughout the county, this fleet also support meal delivery and a host of other community-based services to ensure seniors receive the care and transportation they need and want.** The public indicated that additional transit services are not needed or desired at this time as the Leavenworth County Council on Aging is meeting current demand for transit. However, as Figure 4.1 is realized, there may be a need for enhanced offerings to ensure there are multiple options to reach destinations. At the time of this Plan's writing, transit offerings are meeting transit demand. To ensure that Leavenworth County residents maintain this optimal mobility into the future, transit should be evaluated on an ongoing basis. As developments are constructed, particularly those with employment centers, retail services, and entertainment, it will be important to look at the transportation network holistically. A diverse transportation system allows residents to age in place, access jobs, goods, and services, all of which contribute to a healthy economy.

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STRATEGY 5: MONITOR TRANSIT NEEDS COUNTYWIDE	Leavenworth County Council on Aging, Planning & Zoning Dept, KCATA	Continuous	Low	Low	High	Low
Strategy 5 Tasks		Category	Task Owner and Participa			
Meet annually with KCATA to evaluate how well the current transit system is meeting demand		Process	Leavenworth County Council on Aging, Planning & Zoning Dept, KCATA			
Continue allocating appropriate funds to operate the Leavenworth County's Council on Aging on-demand meals and transportation service to seniors		Program?	Commissioners, Leavenworth County Council on Aging Planning & Zoning Dept			

Program would be the correct category.

Connie  
 Director, COA  
 913.684.0784  
[www.leavenworthcounty.gov/COA](http://www.leavenworthcounty.gov/COA)

**From:** Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Sent:** Tuesday, October 18, 2022 11:50 AM  
**To:** Harmon, Connie <CHarmon@leavenworthcounty.gov>; Magaha, Chuck <cmagaha@lvsheriff.org>; Cole, Tom <TCole@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Dedeker, Andrew <adedeker@lvsheriff.org>  
**Subject:** Leavenworth County Comprehensive Plan Review

Good afternoon! Planning and Zoning Staff has begun the annual review of the Leavenworth County Comprehensive Plan which can be found [here](#). The Leavenworth County Comprehensive Plan is a multi-facet approach to guiding development and as such, each of your departments certainly plays a role in the implementation of the Plan. Pages 100-113 of the plan lists the detailed strategies along with the Task Owner and Participant of the strategy. I would greatly appreciate it if each of you would take a look at the strategies and tasks and provide input if any of your current or future projects are related to the strategies in the Plan. As part of my annual review, I provide to the Board a list of projects that have been or will soon-be accomplished that reflect the Plan. I am happy to answer any questions that you may have regarding the plan. Your input really is critical to this process and is greatly appreciated by Tuesday, November 1. As always, thank you and please do not hesitate to reach out!

Respectfully,  
  
**Krystal A. Voth, CFM**  
 Director  
 Planning & Zoning  
 Leavenworth County  
 913.684.0461

# Economic Development Response

## Strategy 1 Tasks

Prepare incentive plans and assistance packages to spur the development of the U.S. 24/40 corridor between Basehor and Tonganoxie; the intersection of U.S. 24/40 and CR-1; and 155th Street between Basehor and Lansing; the package should detail the proposed uses on the site, as well as the site's advantages

Process	ED Admin	Short-Term	Medium
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Consider preparing a Request for Proposal for the above mentioned corridors and intersections to send to interested developers; the RFP should detail the available incentive and assistance package; high standards for site and building design should be required

Process	ED Admin	Short-Term	Low
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Use the county's existing online mapping software to show the spatial location of available properties and incentives

Complete/Active	ED Admin	Complete	Low
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**NEW ITEM** Develop a comprehensive Economic Development Incentive Policy demonstrating the availability, applicability and utilization of various incentives to enhance the local economy through business attraction, business retention and entrepreneurship.

Process	ED Admin	On-Going	Low
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## Strategy 4 Tasks

Identify funding for an economic development strategic plan

Process	ED Admin / LCDC	Short-Term	Low
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Prepare a scope of services for an economic development strategic plan that includes a regional market assessment, opportunity and barrier assessment, target industry sector analysis, regional and target industry positioning, economic development goals and polices, and stakeholder input

Process	ED Admin / LCDC	Short-Term	Low
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Develop a county economic development strategic plan with robust stakeholder input

Process	ED Admin / LCDC	Short-Term	Low
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Consider regional and municipal economic development activities in the economic development strategic plan

Process	ED Admin / LCDC	Short-Term	Low
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## **BOARD ORDER 2023-1**

### **AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LEAVENWORTH, KANSAS, MADE PURSUANT TO THE AUTHORITY GRANTED TO THEM UNDER K.S.A. 79-1613, MAKING CERTAIN FINDINGS REGARDING THE APPLICATIONS FOR THE ABATEMENT OR CREDIT OF PROPERTY TAXES ON CERTAIN HOMESTEADS OR BUILDING OR IMPROVEMENT DAMAGED BY EARTHQUAKE, FIRE, FLOOD, STORM, OR TORNADO**

**ON THIS 1<sup>st</sup> DAY OF March, 2023**, this board, sitting in regular session, considered the applications of the owners of certain homesteads or building or improvement located in the county of Leavenworth for the abatement or credit of property taxes on those homesteads or building or improvement due to the damage to the homesteads by earthquake, fire, flood, storm or tornado. The board, upon having considered the applications and made inquiry as to whether the properties listed in Exhibit “A”, attached hereto and fully incorporated into this Order meet the requirements for the abatement or credit of property taxes as allowed by K.S.A. 79-1613, makes the following findings:

1. That the properties listed in Exhibit “A” meet the definition of “Homestead or Building or Improvement” as set forth in K.S.A. 79-1613(a)(2) and are owned by the applicants.
2. That the properties listed in Exhibit “A” were destroyed by earthquake, fire, flood, storm, or tornado in the tax year listed in Exhibit “A”.
3. That the office of the Appraiser of the county of Leavenworth, Kansas, has inspected the properties listed in Exhibit “A” and made recommended findings to the board as to the extent of damage to the homesteads or buildings or improvements caused by said disaster and the appropriate corresponding abatement of property tax for each homestead or building or improvement so listed.
4. That the assessed valuation for each homestead or building or improvement listed in Exhibit “A” is accurate.
5. That the findings of the office of the Appraiser of the county of Leavenworth as set forth in Exhibit “A” are adopted by this board and fully incorporated into this Order and meet the requirements for the abatement of property taxes of those certain homesteads or buildings or improvements as provided for by K.S.A. 79-1613(d)
6. That the owners of the homesteads or buildings or improvements listed in Exhibit “A” are entitled under law to the abatement or credit of property taxes on said homesteads or buildings or improvements in the amount listed in Exhibit “A”.

WHEREFORE, it is the Order of this board that the property taxes on those homesteads or buildings or improvements listed in Exhibit “A” be abated or credited in the amount shown in said exhibit and that the county clerk and county treasurer shall in each case of abatement or



credit correct their records in accordance with this Order and that the county clerk shall notify the governing body of any taxing district affected thereby.

**ORDERED THIS 1<sup>st</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
**VICKY KAAZ, 2<sup>ND</sup> DISTR.**

\_\_\_\_\_  
**JEFF CULBERTSON, 1<sup>ST</sup> DISTR.**

\_\_\_\_\_  
**DOUG SMITH, 3<sup>RD</sup> DISTR**

\_\_\_\_\_  
**MIKE SMITH 4<sup>TH</sup> DISTR.**

\_\_\_\_\_  
**MIKE STEIBEN, 5<sup>TH</sup> DISTR.**

**ATTEST:** \_\_\_\_\_  
**JANET KLASINSKI, CLERK**

# Leavenworth County Commissioners Disaster Relief Determination for:

Property address 23575 Sandusky Rd.

Date of Occurrence 05/18/2022

Parcel Number: 193-07-0-00-00-005.00-0

Quick Ref: R27244

Tax Id: 1-18813

Applicant (Property owner/taxpayer—nontransferable): Knipp, Mark W & Lesta F

Mailing Address:

PO Box 744  
Tonganoxie, KS 66086

## Leavenworth County Commissioners' summary of inquiry and findings:

Check Yes or No for each question.

Was the structure destroyed or substantially destroyed a homestead or building or improvement?  YES  NO

Was the homestead or building or improvement destroyed or substantially destroyed by **earthquake, fire, flood, storm or tornado, and/or** was the destructive event declared a disaster by the governor of Kansas?  YES  NO

Was the homestead or building or improvement destroyed or substantially destroyed?  YES  NO

*(Destroyed or substantially destroyed means the cost of restoring the homestead to it's before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.)*

***(If any above are "NO", no tax abatement can be granted.)***

## Based on the date of this event, check the appropriate tax treatment:

**Abatement:** This event occurred after January 1 but prior to August 15.

**Credit:** This event occurred on or after August 15, or application made after taxes have been paid.

## Documentation provided:

Written estimate of repairs or rebuilding costs by a licensed contractor or insurance adjuster.

Photos

Other: \_\_\_\_\_

# EXHIBIT A

## Destroyed by Fire In 2022

Qref	Tax ID	Owner	House Value	Res Out-building Value	AG Out-building Value	Abatement %	Abatement Amount House	Abatement Amount Outbuilding Res	Abatement Amount Outbuilding Ag	Total Abatement Amount
R27244	1-18813	Knipp, Mark W & Lesta F			\$5,340	62%	\$0	\$0	\$828	\$828

**IT IS THEREFORE ORDERED**, based on the above information, the Board of County Commissioners of Leavenworth County grant:

No abatement will be granted.

Abatement \$828 assessed value, for **tax year 2022**.

**IT IS FURTHER ORDERED** the county clerk and the county treasurer shall correct their records in accordance with the county commissioners' order.

**IT IS SO ORDERED**, this \_\_1st\_\_ day of \_March\_\_\_\_\_, 2023.

\_\_\_\_\_, County Commissioner  
Vicky Kaaz, Chairperson

Appraiser	_____	_____
	Notes	Date
Clerk	_____	_____
	Notes	Date
Treasurer	_____	_____
	Notes	Date

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# Quarterly Report

March 1<sup>st</sup> 2023

Prepared By:  
Bob Weber, County Appraiser

## Ongoing Activities

### 1. Appraisal Activities

- a. The county appraiser is required to discover, list and value all real-estate in the county as of January 1<sup>st</sup> of each year. 32,191 Real estate change of value notices will be mailed March 1<sup>st</sup> for the 2023 tax year. Property owners wishing to appeal the valuation on their change of value notice can do so by contacting the County Appraiser's Office within 30 days of the mail date printed on the change of value notice.

#### Parcel Count by Class

Agricultural	2,934	Other	7
Commercial	991	Residential	22,003
Exempt	754	Utilities	47
Farm (residential with Ag land)	3,420	Vacant	2,030
Not for profit (not exempt)	5		

- b. On February 8th we sent out approximately 5,500 personal property renditions. By state law taxpayers must report all taxable personal property to the County Appraiser by March 15<sup>th</sup> of each year. The county appraiser is required to assess a late filing penalty of 5% per month up to a maximum penalty of 25%. The failure to file penalty is 50% and is assessed after one year. We have been receiving personal property renditions back from taxpayers and are mailing personal property change of value notices as soon as the renditions have been worked. Personal property valuations can be appealed by contacting the County Appraiser's Office by May 15<sup>th</sup>.
- c. Agriculture properties are appraised at their use value. Values for crop ground have decreased an average of 4% from 2022 to 2023 in Leavenworth County. Grass land values have increased an average of 27%. Kansas statutes require the Director of PVD to set values for agricultural land based upon its agricultural income or productivity. State statute requires the use of an 8-year average of landlord's share of net income when computing the income value of Ag land. There is a two-year lag in the data. Data from 2021 is the newest year added for 2023 values.

### 2. Sales and Building Permits

- a. The county wide average sale prices of homes increased 12% from 2021 to 2022. The number of single-family residential sales decreased to 1,221 a 15% decrease over the previous year.
- b. The number of new single-family homes built in the county decreased by 23% from 2021 to 2022.

### 3. Sales Ratio & Sales trends

- a. Paired sales analysis compares properties that sold twice over a given time frame and computes a time trend by comparing the two sales prices. Sales with changes to the property between sales are not included. A paired sales analysis selecting 51 paired sales from 2021 through 2022 results in a median monthly time trend of 1.01115 per month or a positive 14% per year.
- b. The following are results of sales ratio reports for the county. All properties are appraised every year as of January 1<sup>st</sup>. A sales ratio is conducted by comparing sales prices of properties that sold from January 1<sup>st</sup> through December 31<sup>st</sup> to their appraised value. State compliance standards require the median ratio (appraisal level) on residential and commercial properties be 90% or above and 110% and below. A ratio over 100% indicates properties are over appraised, a ratio under 100% indicates properties are under appraised.

Group	Median Ratio
<u>Residential</u>	
Total County	85.5%
Leavenworth	84.4%
Lansing	87.8%
Tonganoxie	86.9%
Basehor	87.5%
Linwood / Easton	81.0%
Rural	80.4%

## REAL-ESTATE APPRAISED VALUES

ENTITY	2023 ASSESSED VALUE	2022 ASSESSED VALUE	Total % Change	New Construction and Remodel % Change	Reval % Change	2021 TO 2022 VALUE CHANGES	2020 TO 2021 VALUE CHANGES	2019 TO 2020 VALUE CHANGES	2018 TO 2019 VALUE CHANGES	2017 TO 2018 VALUE CHANGES
Total County	999,159,396	869,997,796	14.85%	2.28%	12.56%	15.2%	8.4%	5.5%	8.3%	6.4%
Leavenworth City (TD 001, 002, 120, 121, 122,123)	296,409,666	262,261,445	13.02%	1.28%	11.74%	13.8%	6.7%	4.7%	4.3%	4.0%
BASEHOR CITY (TD 004)	127,381,685	107,809,098	18.15%	5.27%	12.89%	19.8%	10.9%	6.6%	13.3%	10.8%
LANSING CITY (TD 007)	116,724,158	104,792,325	11.39%	0.73%	10.66%	12.9%	6.2%	4.2%	4.1%	4.2%
TONGANOXIE CITY (TD 010,130,131)	70,934,964	59,960,527	18.30%	4.86%	13.44%	15.1%	9.9%	8.8%	8.7%	8.1%
Easton (TD 005, 006)	899,136	759,647	18.36%	3.27%	15.09%	27.9%	2.8%	1.7%	0.3%	
Linwood (TD 008, 009)	3,991,470	3,478,942	14.73%	2.54%	12.20%	27.1%	14.7%	14.5%	26.6%	
Rural	382,698,930	330,837,435	15.68%	2.24%	13.43%	15.4%	9.5%	5.7%	11.7%	



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

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
1990	\$106,239	\$61,223	\$71,376	735	351
1995	\$126,515	\$80,610	\$87,643	718	322
2000	\$160,902	\$101,149	\$110,696	895	333
2001	\$169,213	\$111,067	\$121,464	939	360
2002	\$182,619	\$114,951	\$127,846	997	446
2003	\$196,422	\$121,585	\$139,997	1,118	446
2004	\$214,988	\$132,909	\$149,511	1,142	452
2005	\$220,834	\$147,679	\$166,922	1,342	572
2006	\$235,155	\$142,104	\$165,060	1,212	479
2007	\$231,150	\$153,753	\$170,752	988	390
2008	\$234,148	\$146,307	\$162,848	855	203
2009	\$237,721	\$149,747	\$163,144	788	180
2010	\$233,575	\$155,912	\$165,241	732	130
2011	\$249,589	\$147,498	\$158,368	695	104
2012	\$229,255	\$144,370	\$152,762	789	131
2013	\$255,949	\$157,696	\$169,582	830	158
2014	\$265,808	\$157,877	\$171,397	930	218
2015	\$261,317	\$166,998	\$181,918	1,081	214
2016	\$280,702	\$176,019	\$190,153	1,222	213
2017	\$295,835	\$188,681	\$204,014	1,217	285
2018	\$308,891	\$198,814	\$213,497	1,282	263
2019	\$323,799	\$210,690	\$225,725	1,320	281
2020	\$335,854	\$236,236	\$252,601	1,400	244
2021	\$374,041	\$266,678	\$282,090	1,435	339
2022	\$462,763	\$291,138	\$315,174	1,221	262

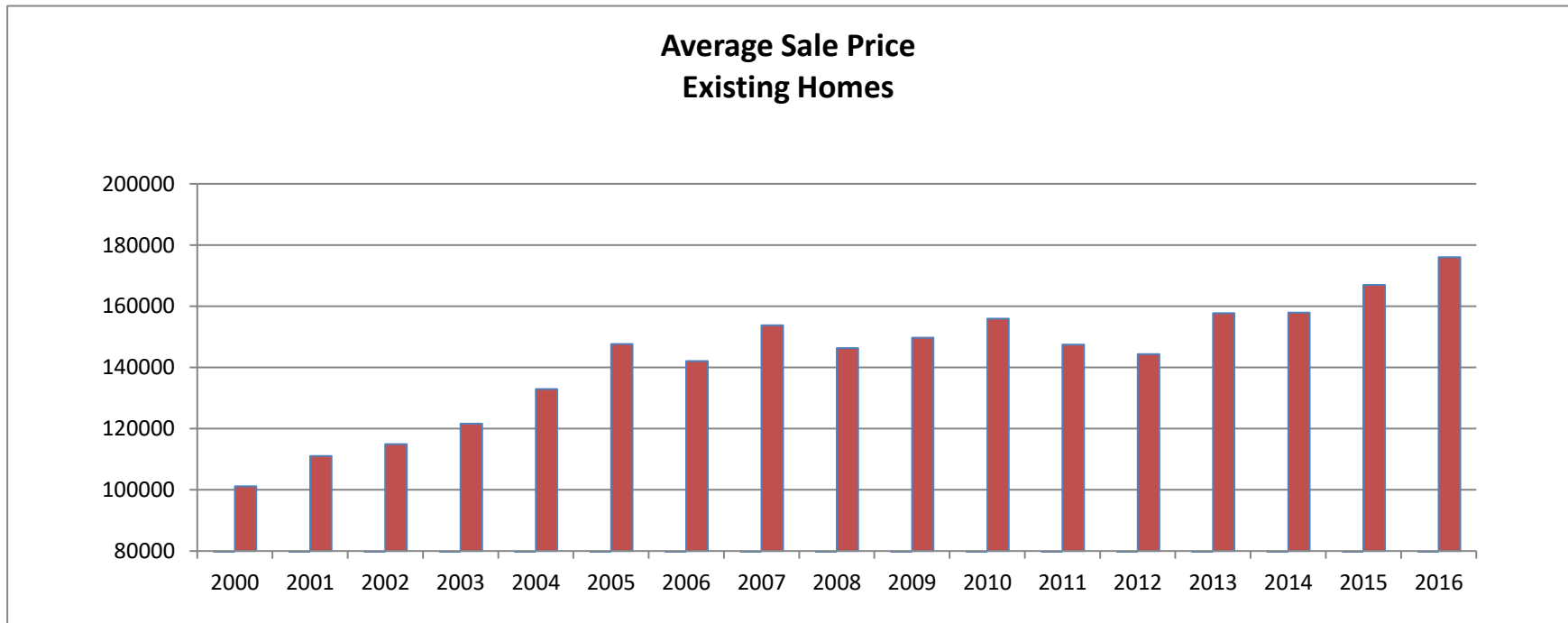
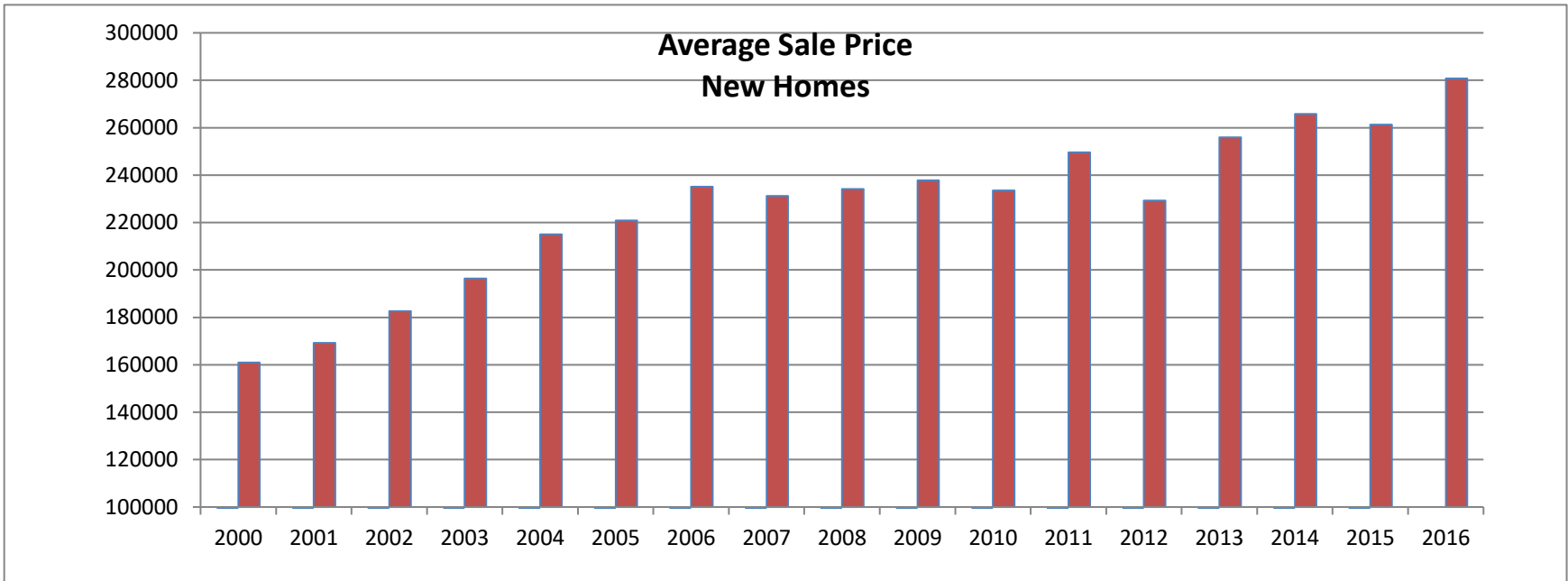
Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Leavenworth					
2006	\$224,534	\$106,892	\$127,975	560	148
2007	\$220,742	\$115,014	\$130,756	450	79
2008	\$224,830	\$114,728	\$128,766	400	64
2009	\$227,994	\$110,812	\$127,598	370	66
2010	\$239,458	\$105,406	\$124,737	319	44
2011	\$271,480	\$103,378	\$121,598	285	46
2012	\$247,250	\$112,302	\$120,432	283	21
2013	\$262,129	\$107,529	\$115,237	262	16
2014	\$258,057	\$108,448	\$113,698	276	17
2015	\$256,713	\$111,418	\$116,490	330	12
2016	\$252,583	\$119,388	\$122,438	465	13
2017	\$283,857	\$140,321	\$145,094	421	20
2018	\$347,867	\$142,905	\$146,550	506	17
2019	\$328,108	\$142,408	\$149,655	410	35
2020	\$330,890	\$171,996	\$182,185	514	35
2021	\$365,810	\$183,714	\$194,261	587	30
2022	\$414,905	\$215,799	\$224,095	504	23
Lansing					
2006	\$260,769	\$161,756	\$186,929	178	37
2007	\$280,329	\$183,067	\$205,568	135	39
2008	\$284,789	\$166,962	\$185,611	139	21
2009	\$290,292	\$159,980	\$182,905	108	30
2010	\$290,143	\$171,267	\$186,126	104	16
2011	\$268,231	\$180,394	\$188,894	94	12
2012	\$297,841	\$172,775	\$188,232	78	22
2013	\$308,584	\$171,814	\$188,519	116	18
2014	\$341,897	\$161,856	\$179,732	120	25
2015	\$329,322	\$168,528	\$186,646	130	11
2016	\$342,083	\$189,509	\$204,180	150	19
2017	\$379,003	\$198,605	\$213,232	185	19
2018	\$352,796	\$218,984	\$227,954	179	13
2019	\$420,577	\$221,218	\$231,937	186	9
2020	\$351,047	\$236,311	\$241,008	172	4
2021	\$370,250	\$270,252	\$271,612	147	2
2022	\$399,900	\$302,388	\$303,095	138	6

Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Tonganoxie					
2006	\$174,011	\$145,397	\$155,897	109	43
2007	\$176,257	\$136,660	\$152,651	104	59
2008	\$176,471	\$141,450	\$155,625	84	23
2009	\$170,880	\$137,062	\$144,276	75	15
2010	\$187,683	\$139,938	\$147,765	61	19
2011	\$188,350	\$130,747	\$135,712	59	7
2012	\$192,244	\$128,632	\$135,074	71	13
2013	\$211,057	\$132,342	\$139,229	73	7
2014	\$215,861	\$145,427	\$151,421	95	17
2015	\$197,035	\$150,411	\$157,616	116	18
2016	\$197,123	\$165,286	\$169,031	125	20
2017	\$231,561	\$162,161	\$179,511	153	56
2018	\$255,732	\$183,716	\$201,480	150	33
2019	\$264,107	\$185,087	\$206,638	143	41
2020	\$256,605	\$204,463	\$218,916	184	36
2021	\$241,662	\$240,995	\$241,153	156	34
2022	\$301,935	\$268,042	\$274,871	134	34
Basehor					
2006	\$253,225	\$168,633	\$227,696	140	82
2007	\$236,663	\$202,468	\$218,681	116	105
2008	\$259,829	\$195,179	\$224,335	102	45
2009	\$252,190	\$218,076	\$227,992	86	25
2010	\$197,286	\$204,741	\$203,926	64	14
2011	\$215,209	\$187,348	\$189,919	66	14
2012	\$218,784	\$177,209	\$184,768	80	35
2013	\$231,070	\$197,902	\$211,333	119	67
2014	\$246,978	\$203,331	\$223,385	148	105
2015	\$254,383	\$209,860	\$231,782	198	98
2016	\$275,937	\$223,986	\$251,602	196	92
2017	\$285,058	\$252,272	\$265,811	201	97
2018	\$295,460	\$252,876	\$270,156	207	105
2019	\$337,740	\$264,481	\$289,609	207	87
2020	\$368,063	\$293,675	\$319,848	270	65
2021	\$397,773	\$344,065	\$365,508	268	155
2022	\$483,276	\$387,125	\$430,830	209	98

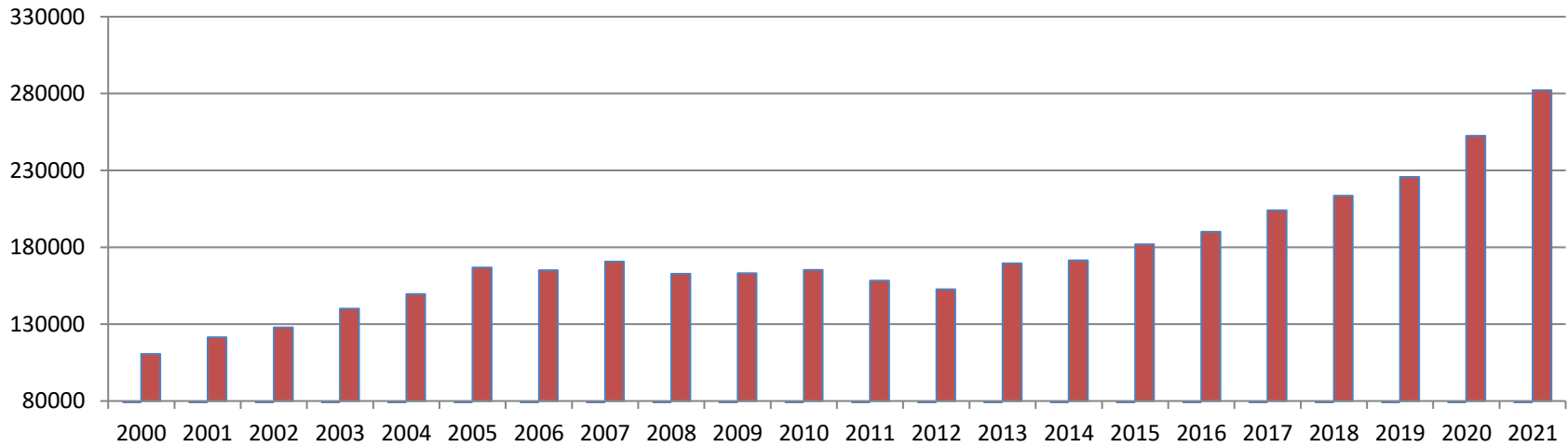
Year	Average Sale Price New Homes	Average Sale Price Existing Homes	Average Sale Price Combined	# of Sales	# of Homes Built
Rural					
2006	\$265,153	\$198,628	\$209,608	215	166
2007	\$284,561	\$223,296	\$231,132	174	107
2008	\$312,219	\$201,016	\$208,077	122	49
2009	\$306,715	\$218,943	\$224,391	145	44
2010	\$284,158	\$232,786	\$234,801	153	37
2011	\$249,448	\$217,649	\$218,527	145	25
2012	\$310,000	\$213,014	\$213,627	158	40
2013	\$335,930	\$225,878	\$233,134	182	50
2014	\$352,062	\$233,935	\$241,058	199	54
2015	\$341,293	\$246,639	\$253,828	237	75
2016	\$345,168	\$283,744	\$289,256	234	69
2017	\$399,243	\$286,927	\$296,853	215	93
2018	\$421,674	\$309,911	\$321,757	217	84
2019	\$391,653	\$334,769	\$337,980	248	103
2020	\$456,385	\$347,905	\$358,838	258	100
2021	\$494,139	\$428,738	\$434,614	256	117
2022	\$603,117	\$433,279	\$453,442	219	99

Linwood/ Easton

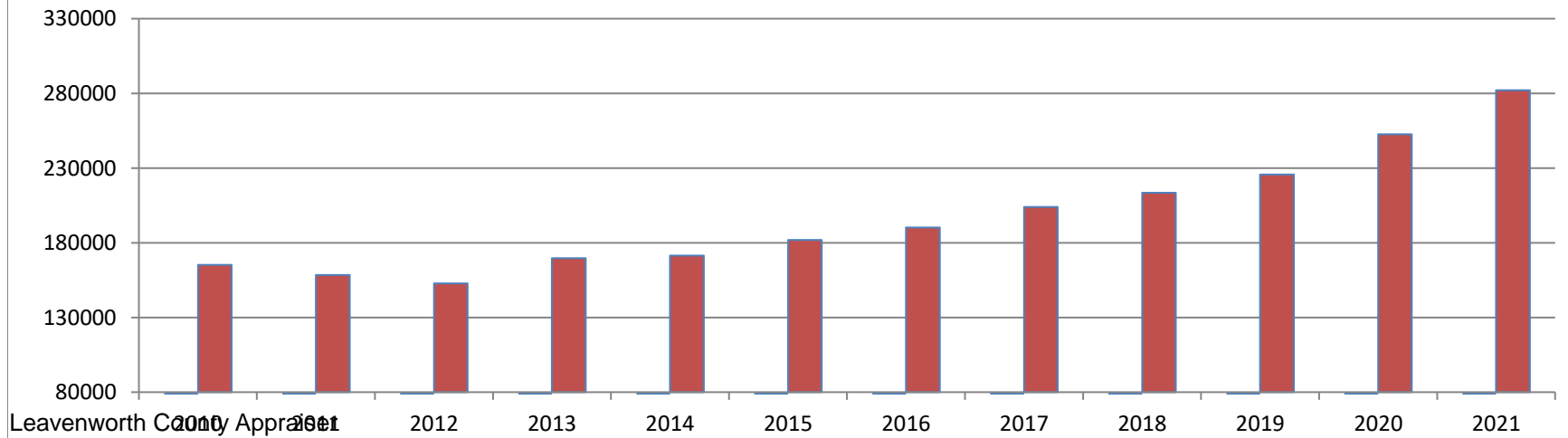
2010	\$0	\$86,742	\$86,742	4	0
2011	\$0	\$62,950	\$62,950	6	0
2012	\$0	\$71,262	\$71,262	6	0
2013	\$0	\$46,363	\$46,363	4	0
2014	\$0	\$47,290	\$47,290	5	0
2015	\$0	\$54,214	\$54,214	9	0
2016	\$0	\$79,298	\$79,298	8	0
2017	\$0	\$92,150	\$92,150	13	1
2018	\$245,133	\$120,063	\$173,664	14	11
2019	\$244,667	\$145,306	\$187,889	14	7
2020	\$241,432	\$146,144	\$198,553	20	4
2021	\$335,317	\$166,553	\$190,662	21	1
2022	\$275,000	\$225,063	\$228,001	17	2



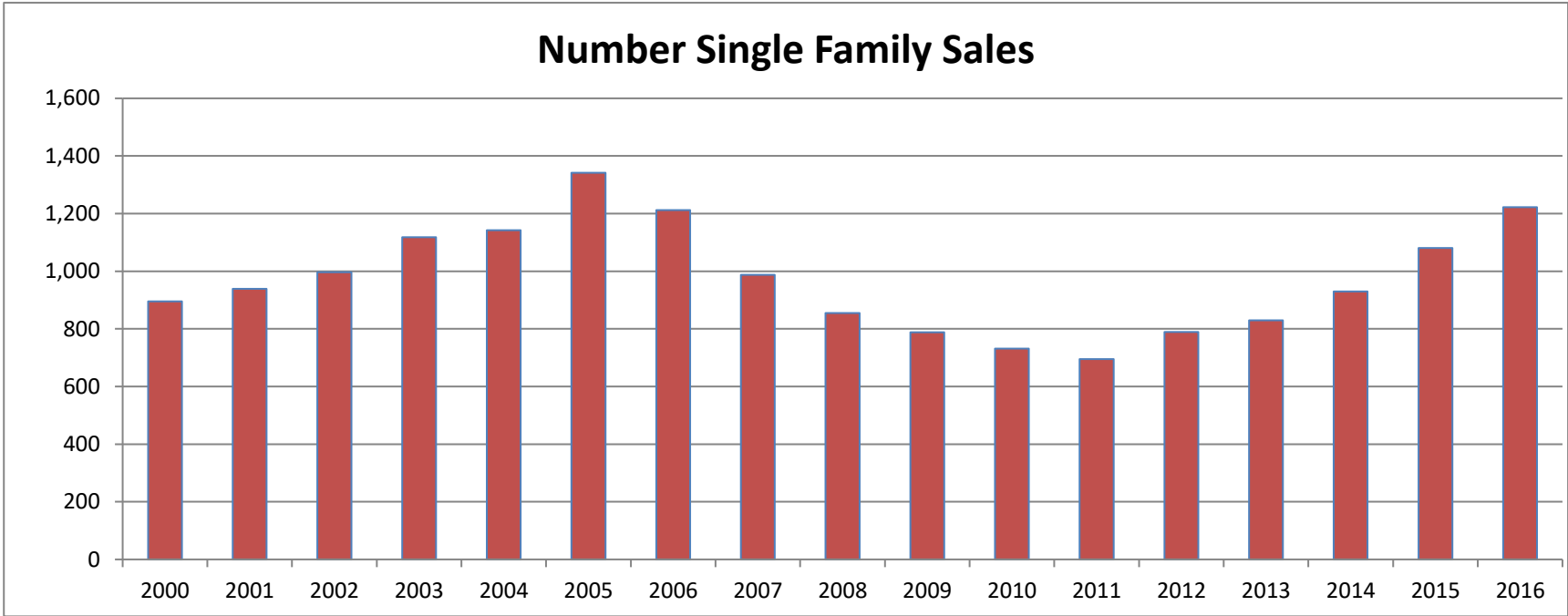
### Average Sale Price All Homes



### Average Sale Price All Homes



### Number Single Family Sales



### Number Homes Built

